



## PLANNING COMMISSION

At Marshall Township Hall

13551 Myron Avery Drive. Marshall, MI. 49068

Tuesday, March 5, 2024, at 7:00 P.M.

### AGENDA

- I. Call to order.
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Agenda – Items can be added or deleted by Commission action.
- V. Public Comment – **Persons addressing the Commission must give their name and address for the record when called upon by the Chair. Public members shall be limited to speaking for a maximum of five (5) minutes.**
- VI. Approval of minutes – January 24, 2024
- VII. Old Business
  - a. Review the letter of understanding David Brown Auto Collision.
  - b. Discussion of Master Plan
  - c. Appointing an alternative to the Joint Planning Commission
- VIII. New Business - None
- IX. Public comment - **Persons addressing the Commission are required to give their name and address for the record when called upon by the Chair. Public members shall be limited to speaking for a maximum of five (5) minutes.**
- X. Zoning Administrators Report - None
- XI. Commissioner comments
- XII. Adjournment

Next Meeting April 2, 2024



**PLANNING COMMISSION MEETING**  
**Wednesday, January 24, 2024, at 7:00 P.M.**  
**Minutes**

The meeting was called to order at 7:00 P.M. by Vice Chairperson Robert Lyng.

Attendance was done by roll call vote.

Present: Commissioners Hoffman, Johnson, Lyng, Riggs, Sly, Boshears.

Excused: Commissioner Egnatuk.

Others Present: Seth Koches Township Attorney, and several citizens.

Commissioner Lyng led the Pledge of Allegiance.

Motion made by Commissioner Johnson and seconded by Commissioner Riggs to approve the agenda.

Voice Vote: Aye: Commissioners Hoffman, Johnson, Lyng, Sly, Riggs and Boshears. Opposed: None

Excused: Egnatuk

Public Comment: Barry Wayne Adams- Discussed the Committee for Marshall-Not the Mega site court findings and the path ahead and constitution information.

Motion by Commissioner Johnson and seconded by Commissioner Boshears to approve the minutes from the January 2, 2024, meeting minutes with typographical and grammatical changes.

Roll Call Vote: Aye: Commissioners Hoffman, Johnson, Lyng, Sly, Riggs and Boshears. Opposed: None

Excused: Egnatuk

Old Business: Re-Opening September 5th, 2023 public hearing for review and possible revocation of a Conditional use Permit for David Brown Auto Collision.

Township Attorney Seth Koches provided an update on the issue and that an engineered site plan is not a requirement as the previous site plan pre-dated the current ordinance. David Brown's Attorney J. Thomas Schaefer summarized the work to be done at the location to bring it into compliance and that they have been working to improve the location. Commissioner Lyng asked for the site plan to be modified to show parking spots and where the fence will be constructed regarding property lines. He also mentioned crushed stone for hard surfacing. He stated the Zoning Administrator could work with him and walk around the property to see what needed to be done.

Commissioner Johnson referenced the check list on page 2 of 3 of the previous letter from former township attorney Seeber on August 17, 2017, and how it ties to the items needing to be completed to bring the property into compliance.

Commissioner Sly asked if the problem with wrecked cars being visible was a lack of storage space issue. Attorney Schaefer shared the addition of the fenced in area to south of building should correct this.



## PLANNING COMMISSION MEETING

Wednesday, January 24, 2024, at 7:00 P.M.

### Minutes

Motion made by Commissioner Johnson and seconded by Commissioner Boshears to not revoke the Conditional Use Permit at this time with an agreement the following be completed to bring the property into compliance;

- 8' fence additionally south of building and down property line to east end of site.
- Gravel or other improved hard surface in storage area. No concrete needed.
- Increase parking spaces from 14 to 19.
- Employee parking behind the fenced in area.

and that a letter of understanding be submitted for approval to the Planning Commission at the March 5th meeting and construction will be completed by June 30, 2024. It was shared the Zoning Administrator is available for assistance if needed.

Roll Call Vote: Aye: Commissioners Hoffman, Johnson, Lyng, Sly, Riggs and Boshears. Opposed: None  
Excused: Egnatuk

Public Comment: Glenn Kowalske and Rick Sadler provided written comment by email for the record. Barry Wayne Adams provided comments about the Planning Commission not being able to control what topics are discussed or public comment time, agenda items vs non- agenda items. He provided other comments about the Constitution, and the Office of the Great Seal.

Julie Ann Bryant provided comments about the need for everyone to use the microphones when speaking, why the presence of the police officer at the meeting and lack of community trust in local government.

### Commissioner Comments

Commissioner Johnson shared information on renewable energy training to be held January 17th in person and virtually, she announced a Michigan Township Association (MTA) conference in April in Traverse City and wants to keep moving forward completing goals of the Master Plan.

It was moved by Commissioner Johnson and seconded by Commissioner Sly for adjournment at 8:05 P.M.

Voice Vote: Aye: Commissioners Hoffman, Johnson, Lyng, Sly, Riggs and Boshears. Opposed: None

Excused: Egnatuk

Respectfully submitted by Secretary Hoffman

Next Meeting February 6, 2024.

## **LETTER OF UNDERSTANDING**

This Letter of Understanding was entered into by the Marshall Township Planning Commission, and David Brown, owner of David Brown's Auto Collision, 13333 15 Mile Road, Marshall, Michigan 49068 (Parcel No. 16-272-015-00); and, is legally described as:

MARSHALL TWP SEC 27 T2S R6W UNIVERSITY LOTS 31 & 32 N OF MC RR R/W EXC. BEG 765' N AND 440' W OF INTERSECTION OF E LN LOT 31 EXTENDED AND N LN OF CONS. RAIL CORP ROW TH W 110' TH S 200' TH W 50' TO W LN LOT 31 TH N 485' TH E 600' TH S 285' TH W TO BEG. ALSO EXC. BEG SE COR TH N 365' TH W 350' TH S 200' TH W 250' TH S TO N LI TH NELY TO BEG. ALSO EXC BEG 565' N OF SE COR TH W 550' TH N 200' TH E 550' TH S 200'.

WHEREAS, David Brown previously received special land use approval to operate a motor vehicle collision repair facility at 13333 15 Mile Road, within the Township;

WHEREAS, Township Zoning Administrator, Paul Anderson, initiated a revocation of a special land use permit because of alleged violations of the Marshall Township Zoning Ordinance;

WHEREAS, on September 5, 2023, David Brown and his attorney appeared before the Planning Commission at the revocation hearing;

WHEREAS, the revocation hearing was continued to January 24, 2024;

WHEREAS, David Brown and his attorney discussed plans to update the site plan and work with the Township towards compliance with Township Zoning Ordinances;

NOW THEREFORE, IT IS UNDERSTOOD that David Brown will submit a non-engineered amended site plan to the Township Zoning Administrator depicting eight (8) foot opaque fencing be installed south of the existing building and continue down the property line to each of the subject property;

IT IS FURTHER UNDERSTOOD that gravel or other improved hard surface be depicted on the amended site plan in the storage area [concrete not required];

IT IS FURTHER UNDERSTOOD that the amended site plan will depict an increase of parking spaces from fourteen (14) to ninety (19) parking spaces;

IT IS FURTHER UNDERSTOOD that the amended site plan depicting employee parking be located behind the existing fenced in area.

### **Agreement and Terms:**

NOW THEREFORE, in consideration of the mutual promises made herein, the Parties hereto agree as follows:

1. David Brown shall submit a non-engineered amended site plan to the Township Zoning Administrator depicting eight (8) foot opaque fencing be installed south of the existing building and continue down the property line to each of the subject property.
2. David Brown shall submit an amended site plan depicting gravel or other improved hard surface in the storage area [concrete not required].

Drafted by:  
T. Seth Koches  
Bauckham, Thall, Seeber, Kaufman & Koches, PC  
470 W. Centre, Suite A, Portage, MI 49024 269-382-4500  
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[koches@michigantownshiplaw.com](mailto:koches@michigantownshiplaw.com)



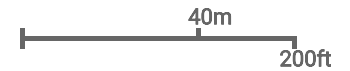


David Brown Auto

13333 15 Mile Rd.



Map Publication:  
02/05/2024 6:25 PM



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**FetchGIS**

**Disclaimer:** This map does not represent a survey or legal document and is provided on an "as is" basis. Calhoun County expresses no warranty for the information displayed on this map document.



13551 Myron Avery Drive  
Marshall, MI 49068  
(269)781-7976 Fax (269)781-4403  
Hours: Monday ~ Wednesday, 9 AM to 3:30 PM

February 5, 2024

To: Attorney Seth Koches

Subject: David Brown Collision

As a helping hand in resolving this issue, I have compiled sections of the Zoning Ordinance that apply to the Planning Commission minutes.

- 1) Fencing: The drawing of the fence should reflect where it will be installed. In relationship to the building, the property lines, and the location of the gate.

There should be an agreement with the Township Fire Department Chief on how that area will be accessed after hours in case of fire.

The fence must be opaque and have a maximum height of eight feet. Mr. Brown could put barbed wire on the top of the fence, but that would reduce the fence's height.

- 2) Increasing the yard area. It must be gravel or other improved hard surface in the storage area. No concrete is needed. Mr. Brown must indicate the location of the expansion on the submitted plan. After the construction, an inspection of the completed yard can be done.
- 3) Parking: Increase parking spaces from 14 to 19. The dimensions of the total parking area must be on the plan. I have included the size requirements for the parking spots. The parking spots should be drawn to scale on the drawing within the total parking area. It appears to me, looking at the aerial, that there are ten spots indicated. If they intend on expanding the lot, it must be paved, and there will also need to be a clear traffic aisle.

I hope this helps you out; like everything else, there is a deadline.

Paul

## Section 9-1 Intent and Purpose

The purpose of this article is to prescribe regulations for off-street parking of motor vehicles and to ensure that adequate parking, loading areas, and access are provided in a safe and convenient manner. These regulations are designed to alleviate and prevent congestion of streets by establishing minimum requirements for on-site parking, access, storage, loading, and unloading. Off-street parking and loading facilities shall be provided and maintained for all buildings, structures, or premises used for purposes permitted by this ordinance in accordance with the provisions of this article.

## Section 9-2 General Requirements

### A. *Applicability of Parking Requirements.*

1. New Parking Areas. All new parking areas and drive aisles shall conform to the requirements of this article.
2. Required Parking Spaces. Before any new building, or addition to a building, is occupied, off-street parking spaces for motor vehicles shall be provided in accordance with this article. This requirement also applies to building capacity increases or change of use.
3. Nonconforming Parking. A parking or loading area lawfully established prior to the adoption of this ordinance shall not be required to be upgraded to comply with this article. Any required expansion due to building expansion, occupancy increases, or use changes shall conform to this article.

### B. *Commercial and Industrial Districts.* Required off-street parking facilities shall be used solely for the parking of passenger vehicles or light trucks for patrons, occupants, or employees of specified uses. Parking facilities shall not be used for the storage, display, sale, repair, dismantling, or wrecking of any vehicle, equipment, or material. Further, no repair work, sales, or service of any kind shall be permitted in association with off-street parking facilities, unless those facilities are enclosed in a building and the work or service is otherwise permitted in the district. **Inoperable vehicles shall not be stored in an off-street parking area for more than 24 hours, except for areas approved for outdoor storage.**

### C. *Setbacks.*

1. Non-Residential. Non-residential parking lots shall be subject to 20 foot front setbacks. When a property abuts an Agricultural or Residential Zoning District, non-residential parking lots shall be subject to 10 foot setbacks along the applicable lot line. Side and rear setbacks are not required when abutting Commercial and Industrial Districts.
2. Residential. Residential parking areas and lots shall be subject to five (5) foot setbacks from all property lines.

### D. *Parking Agricultural and Residential Districts.*

1. Inoperable or Unlicensed Vehicles. The parking or storage of inoperable or unlicensed vehicles shall be prohibited, except within an enclosed building.
2. Passenger Vehicles. Passenger vehicle parking on residential lots is restricted to driveways, attached driveway pad, or in a garage or storage building.
3. Commercial Vehicles.
  - a. Commercial vehicle parking on residential lots in R-1, R-2, R-3, and OC is restricted to one (1) commercial truck or van of no more than 10,000 pounds (class II) or one (1) heavy duty pickup truck up to 14,000 pounds (class III).
  - b. Parking on non-farm property within the AG Zoning District is restricted to no more than two (2) class III vehicles. Vehicles associated with farms are exempt from this requirement.
4. Recreational Vehicle, Trailer, and Boat Parking. May be stored or parked in any residential district on a lot on which an occupied residence is located, subject to the following requirements:
  - a. Outdoor. Maximum of two (2) per residential lot or parcel of land if under 32 feet in length.



Table 9.3 Parking Requirements by Use	
Use	Number of Parking Spaces
Vehicle sales and rental: heavy equipment/tools, heavy trucks, RVs, manufactured homes	One (1) for every 300 square feet of floor space of sales room and one (1) per service stall, plus one (1) per employee.
<b>Other</b>	
Mineral extraction	N/A
Sexually oriented business	See general offices and services and general retail.
Similar uses	Verify against similar use.
Temporary office	One (1) per 350 square feet of UFA.

## Section 9-4 Off-Street Parking Facility Location and Design Requirements

- A. **Dimensions and Layout.** To provide safe and efficient vehicular access to the parking spaces, each off-street parking space shall open directly upon an aisle or driveway that complies with *Table 9.4*. All aisles or driveways shall be unobstructed and allow for the passage of emergency vehicles at all times.

Table 9.4 Minimum Dimensional Requirements (Feet)				
Parking Pattern	Parking Space		Drive Aisle Width	
	Width	Length	One-Way	Two-Way
0° (parallel)	8.5	22	12	22
30° to 53°	9	18	14	22
54° to 74°	9	18	18	22
75° to 90°	9	18	24	24

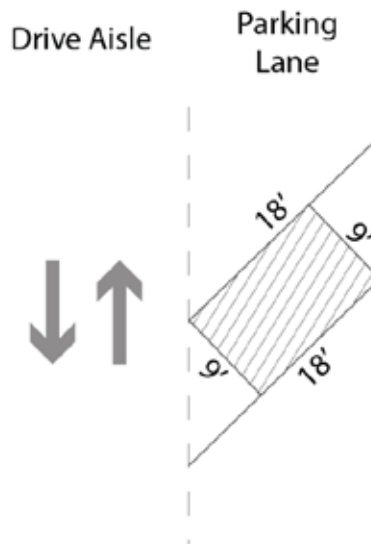


Figure 9-1 Angled Parking Measurement

- B. **Driveway Surface.** Driveways and drive aisles shall be surfaced with asphalt, concrete, or a similar material to provide a durable and dustless surface.
- C. **Surface.** Parking spaces and commercial vehicle parking areas shall be surfaced with asphalt, concrete, or a similar material to provide a durable and dustless surface. Pervious parking spaces are encouraged in order to reduce the amount of impervious cover on developed sites and may be used to reduce post-

construction stormwater runoff rates, volumes and pollutant loads. The approval of pervious surfaces shall be to the discretion of the approval authority.

- D. *Drainage or Runoff.* Parking areas shall be graded and properly drained in such a manner that there will be no free flow of water onto adjacent property or public sidewalks. Any runoff generated by parking areas shall be disposed of in appropriate drainage facilities.
- E. *Striping of Parking.* Parking areas shall be striped to identify each parking space. The striping shall be maintained at all times. This requirement does not apply to home occupations and home based businesses.
- F. *Wheel and Bumper Guards.* Each parking space shall be equipped with wheel or bumper guards, so no part of a parked vehicle will extend beyond the parking area onto a street right-of-way or adjacent property and to protect landscaped areas, unless a raised curb serves the same function. This requirement does not apply to home occupations and home based businesses.
- G. *Accessible Parking.* Pursuant to the Michigan Barrier Free Act, as amended, accessible parking shall be provided for any building or use initiated after the effective date of this ordinance per the minimum requirements of the Act and other requirements that may be adopted by federal or state law.
- H. *Temporary and Overflow Parking.* It is recognized that there may be special events or situations that occur infrequently which would result in the temporary reduction in the availability of required parking spaces or the need for temporary or overflow parking arrangements. Such events could include festivals, recreation and sporting activities, fairs, carnivals, church/school car washes, garage sales, roadside stands, or other community or special events. The Zoning Administrator may authorize temporary parking arrangements subject to the requirements below while permanent overflow parking for uses that require site plan review shall be approved by the Planning Commission.
  - 1. Temporary and overflow parking areas are subject to the following requirements:
    - a. Parking areas shall be located and designed to ensure safe and efficient circulation for both pedestrians and vehicles, including designated maneuvering lanes, ingress and egress.
    - b. Aisles and parking rows shall meet the minimum widths required in this section.
    - c. Maneuvering lanes and parking rows shall be designated by temporary markings, such as paint, cones, flags or ribbons.
    - d. The Township may require supervision by attendants or staff during major events.
  - 2. Overflow parking lots shall only be permitted if parking projections for periodic events or uses exceed the off-street parking requirements listed in *Section 9-3* or the existing availability of on-site parking. Overflow lots are subject to the following additional requirements:
    - a. Parking areas and maneuvering lanes shall be gravel, stone, or a similar material, or shall be grassed. Grassed lots shall be maintained, mowed, and seeded to ensure a passable and stable surface.
    - b. Parking lots shall be graded and/or properly drained to dispose of all surface and storm water and to prevent drainage onto abutting properties.
    - c. Overflow parking areas may not be used to satisfy minimum parking requirements for a site, excluding parking for fairgrounds and similar uses.

## Section 9-5 Shared and Common Parking

- A. *Definition.* The shared parking option is defined as the dual function of off-street parking spaces where operating hours or parking needs associated with individual buildings or uses occur at distinctly different times, for instance office and restaurants or places of worship and retail businesses.
- B. *Justification.* To qualify for this option, the developer is required to explain in detail, as part of the site plan and to the satisfaction of the Planning Commission, how the shared parking option would function in a specific application to receive an exemption.



Figure 7-3 Street Intersection Clear Vision Area

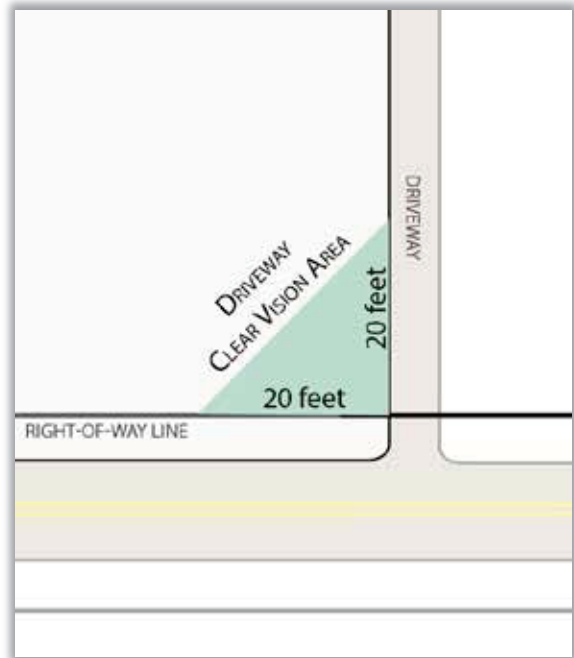


Figure 7-4 Driveway Clear Vision Area

## Section 7-17 Walls and Fences

- A. *Measurement.* Fences and walls shall be measured from the natural grade to the uppermost portion of the fence or wall.
- B. *Requirements.* Fence height requirements are subject to the maximum heights in the table below:

Table 7.16 Fence Height Requirements			
District	Agricultural and Residential Districts	CS, HS	LI, IP
Max. Front Yard Height (ft.)	3 <sup>1</sup>	4	8
Max. Side/Rear Yard Height (ft.)	6	6	8

- C. *Placement.*

1. Right-of-Way. Fences are prohibited within public right-of-way.
2. Finish Side. If one side of a fence has a finished side, that side shall face adjacent properties, the water or streets.
3. Clear Area. Fences are subject to clear area requirements included in Section 7-16.

<sup>1</sup> Fences in front yards in the AG District may be over three (3) feet, but no more than six (6) feet, if no closer to the street ROW or front property line than the front setback. Fences over three (3) feet shall not be solid or privacy-style, and shall not obscure sight into the property.

**D. Type.**

1. Properties in the Agricultural and Residential Districts shall not contain barbed wire or other sharpened materials or electrified fencing. However, these fence types are permitted in the AG District.
2. Properties in CS and HS shall not contain barbed wire or other sharpened materials or electrified fencing in front yards. These fence types are allowed anywhere on LI and IP District properties.
3. Barbed wire on top of fences, when permitted, may not exceed the maximum height requirement for the applicable zoning district.

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**Section 7-18      Water, Sewer, and Septic**

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Zoning and building permits shall not be issued for any structure required to have water and sanitary facilities unless well and septic permits are issued by the Calhoun County Health Department or are proposed to be connected to public water and sewer systems. No building meant for human occupancy may be used without an approved water source and sanitary disposal system.

MARSHALL TOWNSHIP  
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Board report for 2023.

### **Review for the Planning Commission and the Zoning Board of Appeals**

Attached is the 2023 year in review for the Planning Commission. The Planning Commission 2023 had another active year. On the other hand, the Zoning Board of Appeals only heard one appeal for a rear yard setback, and it was approved.

The Planning Commission (PC) has felt pressure to update the Master Plan. I have reminded the PC that the document should be reviewed periodically. The Implementation- Work Plan (attached) has several short-term goals. Within them, the Township is working on a Wellhead protection plan and updating the zoning maps. I have cautioned them about taking on too many things at one time and the costs to the Township.

I will prepare two zoning changes this year for the Planning Commission. The Zoning Board of Appeals and the Township Board have asked for this to be done. The changes will include private driveways/roads and essential services. These changes, in my opinion, would take priority over any additional projects in the Master Plan.

The Planning Commission worked through the process of a Commercial Solar Project. In 2023, they looked at a possible revocation of the project due to flooding issues, which have been resolved. The project is near completion, and the Certificate of Occupancy will soon be issued. There will still be planting that will take place in 2024, and there will be a review of the planting during the warranty period to make sure that all planting is rooted and growing. If there is a deficiency, those plantings will have to be replaced.

Public Hearing, Special Land Use for Kalamazoo River Community Recreation Foundation (KRCRF), the property owner is requesting a special land use for the property commonly known as 116 Marshall St, Ceresco, MI, 49033, MI 49068 16-306-012-03, known as Ceresco Green. The applicant is requesting to be allowed by the KRCRF to construct a seasonal restroom. in Table 3.2 Schedule of Uses: Agricultural and Residential Districts, Parks, playgrounds, and Outdoor Recreation Areas in the Township Ordinance. It was approved, and construction has started.

Work has also been done with the Marshall Area Economic Development Alliance (MAEDA) on the proposed fire station and for some property easement on Michigan Avenue for utilities, which is ongoing.



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The site plan was approved for Blue Oval, and the Township did advocate for the residents in Squaw Creek for additional screening (planting), Photometrics of the cast-off lighting, and also ensuring that the exit on 13 Mile Road would only be used in case of emergency.

Public Hearing for Review and possible revocation of a Conditional Use Permit (CUP) for DAVID'S BROWN AUTO COLLISION 13333 15 MILE RD., MARSHALL, MI 49068 16-272-015-00 as defined in Section 13-7 of the Township Ordinance. Upon motion by Johnson, supported by Gresly, and 5-0 vote, the Planning Commission continued the public hearing to a date certain of January 24, 2024, at 7:00 p.m. at the Marshall Township Hall, 13551 Myron Avery Drive, Marshall, MI 49068 for further consideration and review. At the special meeting, the Planning Commission voted to stop the revocation and would allow Mr. Brown to submit a new site plan.

The Planning Commission continues working on a new set of by-laws, which have been sent to the Attorney for review. Once the attorney reviews them and the PC approves them, they will be sent to the board for final approval.

We have discussed Public Act 233 of 2023. Takes effect Nov. 29, 2024. The measure strips true local authority over these facilities, shifting it to the Michigan Public Service Commission (MPSC). Many of the PC Members have listened to the seminar on this topic. Presented by our Attorney firm. I have contacted the county about efforts to develop a compatible renewable energy ordinance (CREO). There is a discussion of getting this on the November ballot; the initiative would restore this critical zoning authority to Michigan's communities for how they plan for clean energy. Because of the law's effective date, we must be prepared if it takes effect and if those efforts fail. The Township has a main transmission line running through it, and companies are looking at ways to plug in.

### **Code Enforcement**

2023 was again a very challenging year because of the work in the Zoning Department.

In 2022, 40 code enforcement issues were opened.

In 2023, 53 code enforcement issues were opened.

Calls to the Township generated a majority of the issues. Other issues were found while investigating the caller's concern. The largest issues are parking and motor vehicles being inoperable.

There are residential properties that are still works in progress. I would be more than willing to discuss them with you if you have questions.

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## Permits

In 2023, the Township issued 206 permits for Building, Mechanical, Electrical, and Plumbing. Which is an increase from 2022. As Blue Oval develops, I feel that the Township will have housing growth take place in undeveloped areas. I feel that there could be pressure from outside developers who want to create multi-family developments. These developments would not have been possible without utilities and could have increased the request for 425 applications.

In 2023, the goal is to improve the permit system by ensuring that all issued permits have all the correct data on their permits. To help confirm that, a manual will be written. Permits are valid for six months from the date that they are issued. An inspection must take place to ensure progress on the permit to keep it open for the past six months. This was a goal for last year; Carl and I have been working on these to get this going this year.

In conclusion, in 2023, the Planning Commission had some very tough choices and felt great public pressure. I can see the same in 2024, with continued adversity. The Planning Commission in 2024 needs to stay on the task of following the Zoning Ordinance and Master Plan; the process will be smoother and prevent litigation.

Best Regards,

*Paul Anderson*

Paul Anderson  
Township Zoning Administrator

Comment from Commissioner Johnson, Township Board meeting 2/20/24 public comments

Good evening. Please accept these comments for the record. I was unable to send these sooner.

First the priority for the PC should be the goals outlined in the master plan (MP). These items will provided transparency and address issues such as housing. I have expressed these to the PC Chair, PC, Administrator and provided suggestions for assistance to keep this moving forward. Wellhead protection not being one of them and certainly we have more than 2 items to address. A MP should not collect dust on the shelf and the Township Board also approved the MP with the goals outlined within it. It is unclear to me where the pressure or adversity referenced is coming from, however I believe bringing items forward in the MP will certainly address areas on the part of the public.

Regarding solar, the PC has a lot of work to do in this area and I do not support entering into any agreement with the County (CREO) or others until which time we are clear on all our options and what this means to us as a township. This is another area requiring additional assistance from our attorney and public information on the topic. What if any changes are needed as the law stands today and our ordinance and what are each of the options and what effect do they have on Marshall Township?

I would really appreciate an update on where we are with the website updates and mass notification system that was to have been completed by 12/31/23.

I hope the next topic related to any agreement with MADA related to the fire station also resolves itself to a new township hall along with addressing all previous public comments on this issue. I hope we have a presentation on the topic.

WE cannot afford our sense of urgency to overcome our sense of quality in any future direction of our township. We must dedicate the time necessary for many important topics in the best interest of the public we serve.

Sincerely,

Joanna Johnson

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STAFF REPORT

Paul Anderson, Marshall Township Zoning Administrator

David Brown Agreement:

I feel that the letter of agreement is good. The only suggestion that I would make is to pay attention to:

6. The amended site plan should be submitted to the Township Zoning Administrator to confirm compliance with Township **Zoning Ordinance standards**.

If the PC agrees to this, I would like to send the sections of the ZO about parking. More details regarding the dimensions of the property, parking spaces, and traffic lanes are needed. It will also have to show new paving (if necessary) and new surfaces with dimensions.

MASTER PLAN DISCUSSION: I have listened to the concerns, and my thoughts remain unchanged. We will have to address the Well Head Protection Area as that project presented itself, unsolicited by the Township. The bottom line is that it protects the aquifer that the Marshall Township residents depend on for drinking water. This is an "ounce of prevention prevent a pound of cure."

Our job is Planners, and we did extensive work on a Master that was approved by the PC. So, as Planners, my direction to you would be to look at what developments could take place on Michigan Ave. How many curb cuts will be allowed by MDOT? Looking at ways to create access roads that would funnel traffic to any proposed traffic lighting. Are the setbacks adequate? Height restrictions, percentage of buildout, and the minimum square footage of lots.

We also have to be ready for November. I do hope that the referendum gets on the ballot and passes, but what if? Our attorneys are recommending changes, and we should move on this issue. Even if the target is moving.

Best Regards,

*Paul Anderson*

Township Zoning Administrator