



PLANNING COMMISSION
At Marshall Township Hall

13551 Myron Avery Drive. Marshall, MI. 49068

Tuesday, October 3, 2023, 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 – September 5, 2023.
- VII. Old Business
 - 1) Marshall Township PC Bylaws Proposed
- VIII. New Business
- IX. **Public Hearing, Zoning Map Amendment**, Dick Sweet, the property owner, is requesting a zoning map change for the property commonly known as 16-140-003-02, Vacant Land on G Drive with a cross street of Old 27 North, Marshall, MI 49068. The applicant requests that the zoning currently Agricultural / Rural Residential be changed to Highway Service Commercial.
- X. Public comment - **Persons addressing the Commission are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of five (5) minutes.**
- XI. Zoning Administrators Report
- XII. Commissioner comments
- XIII. Adjournment

Next Meeting November 7, 2023

Township of Marshall
Minutes of a Planning Commission Regular Meeting
Held on September 5, 2023

A regular meeting of the Marshall Township Planning Commission was conducted on September 5, 2023, commencing at 7:00 p.m., at the Marshall Township Hall.

Call to Order:

Chairman Egnatuk called the meeting to order at 7:00 p.m. and welcomed those in attendance.

Roll Call:

Present were:

Alec Egnatuk- Chair
Robert Lyng
Phyllis Gresly
Joanna Johnson
David Boshears

Absent was:

Richard Lindsey
Kevin Hoffman

Egnatuk noted that the absences of Lindsay and Hoffman were excused.

Public Comment

Connie Warman discussed rules of conduct regarding township officials. Warman expressed displeasure and asked that rules of conduct apply to township officials and employees. Glenn Kowalske discussed the August 1, 2023, Planning Commission meeting regarding comments made by Commissioner Lindsay. Kowalske read a letter that he forwarded to the Township to the Planning Commission. Kowalske asked that the letter be included in the public record. Kowalske asked that the code of ethics be improved for the Planning Commission and Township Board. Kowalske discussed and recommended several amendments to the solar ordinance and discussed damage to land. Jerry Bosserd discussed changes to the code of ethics and public comment. Bosserd discussed the Next Era solar project and possible violations, including noxious weeds. Bosserd discussed the decommissioning process and expressed concern regarding the removal of the mounting poles from the ground. Bosserd asked the Planning Commission to use microphones so everyone could hear the Commissioners' discussions.

Hearing no additional public comments, Egnatuk said that the letter submitted by Kowalske will be included into the Planning Commissions record and will be available for public inspection.

Approval of Minutes – August 1, 2023

The next item on the agenda was consideration of the minutes of the August 1, 2023, Planning Commission meeting. Several revisions were recommended.

Upon motion of Johnson, supported by Gresley, and 5-0 vote, the minutes of the August 1, 2023, Planning Commission meeting were approved, as revised.

Old Business – Proposed Bylaws

Egnatuk said that the Planning Commission received proposed bylaws, which will be forwarded to the Township Attorney for review.

Public Hearing for Review and Possible revocation of a Conditional Use Permit

The next item on the agenda was the public hearing for review and possible revocation of a Conditional Use Permit for David's Brown Auto Collision, 1333 15 Mile Road, within the Township. Egnatuk opened the public hearing and invited David Brown to address the Commission. Brown was represented by Attorney Thomas Schaffer, who addressed the Commission on his behalf. Schaffer said that Brown has been trying to comply with Township Zoning Ordinance standards throughout the years, and has achieved some compliance. Schaffer said that the subject property has been cleaned up and felt that it would be an extreme measure of the Planning Commission to revoke the conditional use permit. Schaffer said that Brown intends to comply with all ordinance requirements. Schaffer said Brown is unclear regarding all matters for compliance and is asking for clarification. Schaffer asked the Commissioners to inform Brown of examples of non-compliance so Brown can work towards compliance with the applicable ordinances. Schaffer discussed the original site plan, which was approved in 1997 and suggested amending it to satisfying the Planning Commission and to comply with Township Ordinance regulations.

Egnatuk invited an interested person to submit public comment in support of or in opposition to the Planning Commission's review and possible revocation of a conditional use permit for David Brown's Auto Collision. Jerry Bosserd discussed several grievances regarding the Zoning Administrator. Bosserd asked the Planning Commission who filed complaints regarding Brown's property. Bosserd asked who owned the properties surrounding Brown's property. Dwayne Sly said that the Township encourages small businesses and asked the Commission and Brown to work together to reach a resolution. Connie Warman said that she observed the Brown property and didn't see any particular issue with it.

Hearing no additional public comments, Egnatuk closed the public comment portion of the public hearing and the Commissioners entered into deliberation. Paul Anderson prepared a staff report which was contained in the Commissioner's agenda packet and summarized it. Anderson's staff report is part of the meeting record. The staff report summarized the extensive history of the subject property and efforts made to achieve compliance. Anderson discussed the procedure [Section 7-13 of the Township Zoning Ordinance] for revoking a conditional use permit. Anderson

did not recommend revoking the conditional use permit, but instead wanted to work with Brown to set forth a plan towards compliance. Johnson said that the site plan was approved in 1997 and discussed parking and vehicle storage. Johnson and Anderson discussed notices provided to Brown before the public hearing. Johnson suggested that Brown update the site plan. Schaffer and Johnson discussed ways an amended site plan may achieve compliance with Township Ordinance regulations. Schaffer noted that the Township Attorney authored a letter on August 17, 2017, outlining compliance issues, which he thought were addressed. Schaffer, the Commission and Township Attorney, Seth Koches, thoroughly discussed this letter. The Township Attorney's letter was part of Anderson's staff report and the record of this meeting. Lynd said that inoperable vehicles should be stored behind a fence, and noted that there is no fence on the subject property. Schaffer agreed that fencing should be addressed. Egnatuk said that he does not want to shut down Brown's business; the rest of the Commissioners agreed. Koches and Schaffer discussed possible site plan amendments for compliance with Township Ordinances. The Commissioners discussed continuing the public hearing to allow for Brown to obtain a site plan amendment. The Township Attorney and Shaeffer agreed to discuss the site plan.

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.

New Business

None.

Public Comment

Jerry Bosserd discussed the Next Era solar project and discussed the review process. Bosserd felt the review process was rushed. Bosserd discussed potholes and blight issues. Glenn Kowalske asked the Planning Commission if it plans to correct misstatements by a Commissioner at a previous Planning Commission meeting. Kowalske asked what happens to solar panel supporting poles that are installed and discussed taking measures to protect the land.

Zoning Administrator's Report

Anderson provided a staff report regarding 14201 H Drive North and summarized it.

Planning Commissioner Comments

Johnson discussed MTA webinars and possible solar preemption. Johnson discussed goals of the master plan.

Adjournment

Upon motion by Lynd, supported by Gresly, and a 5-0 vote, the Planning Commission meeting was adjourned at 8:20 p.m.

s/ T. Seth Koches

Seth Koches, Township Attorney

DRAFT



Zoning Map Amendment

I. Application

A. PROPERTY INFORMATION

Property Address Old 27 N & G Drive
 Parcel Number 16-140-003-02 Zoning District _____
 Lot Size Frontage: 330ft Depth: 997ft Area: 7.7 Acres/Sq Ft Rectangle Irregular
 Current use of property Vacant - Residential Aagri

B. APPLICANT INFORMATION

Applicant

Identify the person or organization requesting the Zoning Map Amendment:

Name Dick L Sweet Title Owner
 Organization _____ Cell Phone 269 625 0539
 Mailing Address 3907 9 1/2 W Rd Business Phone " " "
 City Burlington State NY Zip 49029 E-Mail dick.sweet@fsma@gmail.com

The Applicant must have a legal interest in the subject property:

- Property Owner Purchaser by Option or Purchase Agreement
 Purchaser by Land Contract Lessee/Tenant

Property Owner Check here if Applicant is also Property Owner

Identify the person or organization that owns the subject property:

Name _____ Title _____
 Organization _____ Cell Phone _____
 Mailing Address _____ Business Phone _____
 City _____ State _____ Zip _____ E-Mail _____

Existing Zoning Aagri / Residential
 Proposed Zoning HS Commercial

C. AMENDMENT INFORMATION

Describe how the amendment will fulfill each Standard of Approval from Section 18-4 A.

✓ **Standard #1** The proposed rezoning is consistent with the goals, policies and future land use map of the Marshall Township; or, conditions have changed significantly since the Zoning Map was adopted, and the change is consistent with recent development trends in the area.

Self Storage Rental
Equip & Tool Rental/Sales

✓ **Standard #2** The proposed district and the uses allowed is compatible with the physical, geological, hydrological and other environmental features of the site.

✓ **Standard #3** The potential uses allowed in the proposed zoning district is compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.

✓ **Standard #4** If rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.

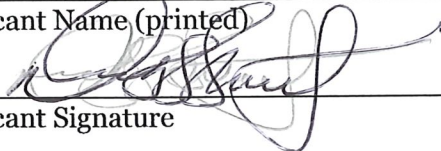
D. REQUEST AND AFFIDAVIT

The applicant must read the following statement carefully and sign below:

The applicant affirms and acknowledges the following:

- That the answers and statements contained in this application and enclosures are in all respects true and correct to the best of his, her or their knowledge.
- That the approval of this application does not relieve the undersigned from compliance with all other provisions of the Zoning Ordinance or other codes or statutes, and does not constitute the granting of a variance.

Dick L. Sweet
Applicant Name (printed)


Applicant Signature

Aug. 31, 2023
Date

Deadline 30 days prior to the scheduled Planning Commission meeting.

Pre-Application Conference with the Zoning Administrator to review the Zoning Map Amendment and discuss the review process.

Zoning Map Amendment

1. Planning Commission review of Zoning Map Amendment and scheduling of public hearing;
2. Planning Commission public hearing; review and recommendation of the Zoning Map Amendment; and
3. Township Board review and approval of Zoning Map Amendment.



Zoning Map Amendment

III. Standards of Approval

The following guidelines shall be used by the Planning Commission, and may be used by the Township Board when considering amendments to the Zoning Map:

Standard #1 Whether or not the proposed rezoning is consistent with the goals, policies and future land use map of the Marshall Township Master Plan; or, if conditions have changed significantly since the Master Plan was adopted, and the map change would be consistent with recent development trends in the area.

Standard #2 Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site.

Standard #3 The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.

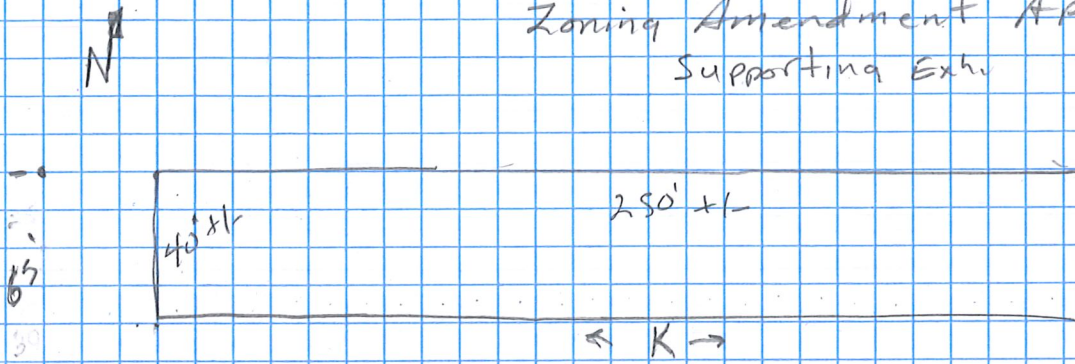
Standard #4 Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.

Standard #5 Other factors deemed appropriate by the Planning Commission or Township Board.

Dick L Sweet Zoning Amendment Application

Supporting Exh


Self Storage Rental
Rental Equip/
HS Comm.

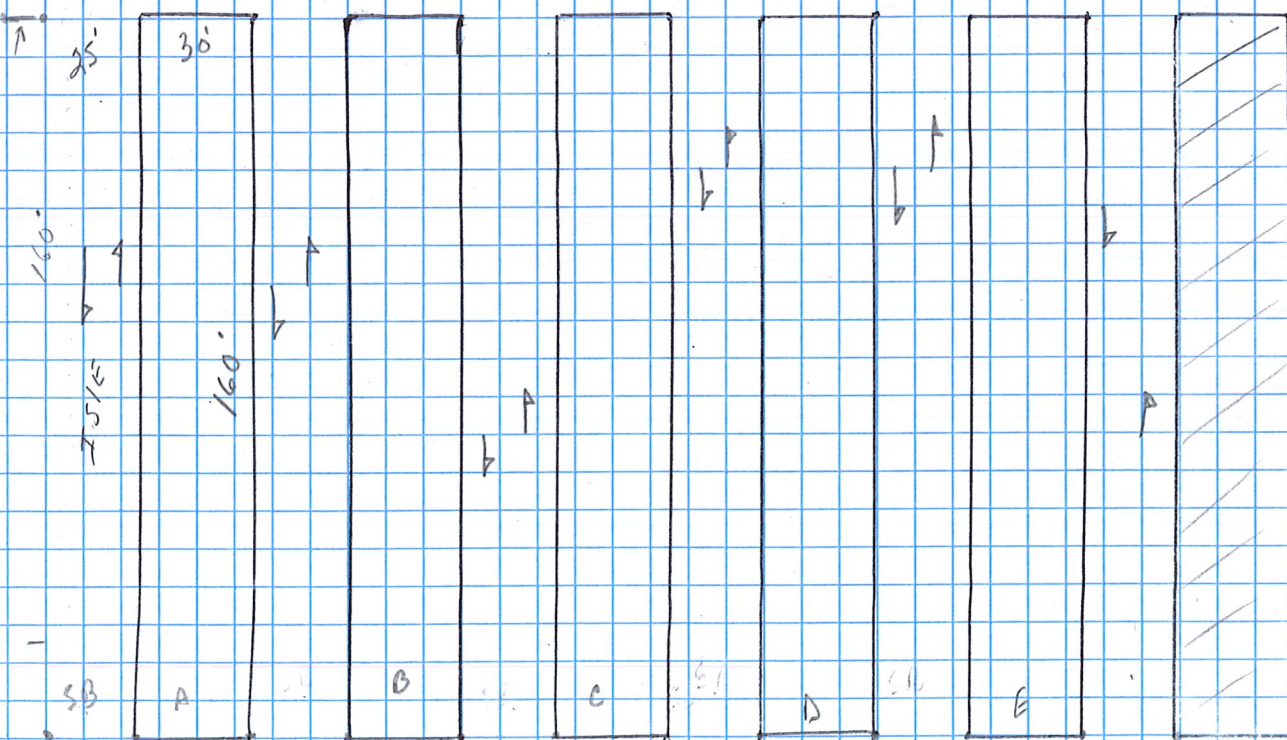
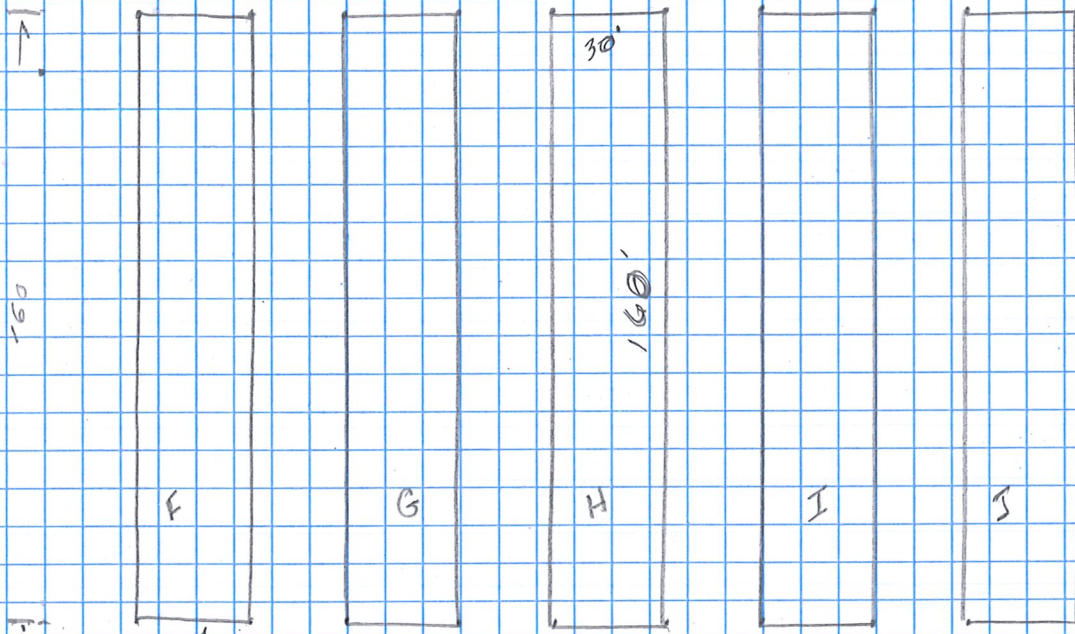


SB = Set Back

A-J = Bldg 30' x 160'

← = Traffic Flow

 = Rental Equip Staging



NOTICE OF HEARING

Marshall Township
Calhoun County, Michigan

The Marshall Township Planning Commission will hold a hearing on Tuesday, October 3, 2023, at 7:00 p.m. at the Marshall Township Hall at 13551 Myron Avery Drive in Calhoun County, Michigan, to hear all persons interested in the following issue:

Public Hearing, Zoning Map Amendment, Dick Sweet, the property owner, is requesting a zoning map change for the property commonly known as 16-140-003-02, Vacant Land on G Drive with a cross street of Old 27 North, Marshall, MI 49068. The applicant requests that the zoning currently Agricultural / Rural Residential be changed to Highway Service Commercial.

MARSHALL TWP SEC 14 T2S R6W BEG AT A PT ON E & W 1/4 LN DIST N 89 DEG 35'30" W 1188.01' FROM E 1/4 POST TH N 89 DEG 35'30" W ALG SD E & W 1/4 LN 330' TH N 996.81' TO S LN OF N 330' OF S 1/2 OF NE 1/4 TH S 89 DEG 38'03" E PARA WITH SD S LN 330' TH S 997.06' TO POB.

Copies of the Marshall Township Zoning Ordinance and Zoning Map are available for inspection from Jeff Albaugh, Marshall Township Clerk (781-7976), upon request to the Township. Call and leave a message or email info@marshalltownship.org prior to said meeting.

Dated: June 20, 2023, MARSHALL TOWNSHIP PLANNING COMMISSION
By: Alec Egnatuk, Marshall Township Planning Commission Chair

Please publish the above Notice in the Advisor/ Chronicle on September 16, 2023. Please forward Proof of Publication and bill to Marshall Township at the Marshall Township Hall, 13551 Myron Avery Drive, Marshall, MI 49068.



Calhoun GIS

Parcel Report: 16-140-003-02

9/18/2023

4:00:53 PM



Property Address

VERONA RD
MARSHALL, MI, 49068

Owner Address

AVERY TYLER
--
14012 VERONA
MARSHALL, MI 49068

Unit: 16
Unit Name: 16-MARSHALL TOWNSHIP

General Information for 2023 Tax Year

Parcel Number: 16-140-003-02

Property Class:	402
Class Name:	RESIDENTIAL VACANT
School Dist Code:	13110
School Dist Name:	MARSHALL
PRE 2022:	0%
PRE 2023:	0%

Assessed Value:	\$20,500
Taxable Value:	\$9,059
State Equalized Value:	\$20,500

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2022	\$23,400	\$23,400	\$8,628
2021	\$21,700	\$21,700	\$8,353

Land Information

Acreage:	7.5
Zoning:	AR

Legal Description

MARSHALL TWP SEC 14 T2S R6W BEG AT A PT ON E & W 1/4 LN DIST N 89 DEG 35'30" W 1188.01' FROM E 1/4 POST TH N 89 DEG 35'30" W ALG SD E & W 1/4 LN 330' TH N 996.81' TO S LN OF N 330' OF S 1/2 OF NE 1/4 TH S 89 DEG 38'03" E PARA WITH SD S LN 330' TH S 997.06' TO POB

Sales Information

MARSHALL TOWNSHIP 2023 SUMMER

Bill #:

<p align="center">MESSAGE TO TAXPAYER</p> <p>IF AN ESCROW COMPANY IS SHOWN IN THE TAX DETAIL A COPY OF THIS BILL HAS BEEN SENT TO THEM. SEND PAYMENTS TO CALHOUN COUNTY TREASURER AS SHOWN. FOR A RECEIPT ENCLOSE A PRE-ADDRESSED, POSTAGE AFFIXED ENVELOPE WITH YOUR PAYMENT. DROP BOXES AT CALHOUN COUNTY BUILDING AND TOWNSHIP OFFICES FOR NON-CASH PAYMENT. IN PERSON PAYMENTS AT COUNTY TREASURER'S OFFICE AT THE COUNTY BUILDING, MONDAY THROUGH THURSDAY 9:00 A.M. - 4:00 P.M.</p>	<p align="center">PAYMENT INFORMATION</p> <p align="center">This tax is due by: 09/14/2023</p> <p>Pay by mail to: MARSHALL TOWNSHIP TREASURER C/O CALHOUN COUNTY TREASURER 315 WEST GREEN STREET MARSHALL, MI 49068 269-781-0810</p>																																										
<p align="center">PROPERTY INFORMATION</p> <p>Property Assessed To: SWEET DICKIE & SHARON 3707 9 1/2 MILE RD BURLINGTON, MI 49029</p> <p align="right">MARSHALL PUBLIC SCH</p> <p>Prop #: 16-140-003-02 School: 13110 Prop Addr: G DRIVE NORTH</p> <p>Legal Description: MARSHALL TWP SEC 14 T2S R6W BEG AT A PT ON E & W 1/4 LN DIST N 89 DEG 35'30" W 1188.01' FROM E 1/4 POST TH N 89 DEG 35'30" W ALG SD E & W 1/4 LN 330' TH N 996.81' TO S LN OF N 330' OF S 1/2 OF NE 1/4 TH S 89 DEG 38'03" E PARA WITH SD S LN 330' TH S 997.06' TO POB</p> <p align="center">*BALANCE OF DESCRIPTION ON FILE*</p>	<p align="center">TAX DETAIL</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td>Taxable Value:</td> <td align="right">9,059</td> <td>RESIDENTIAL-VACANT</td> </tr> <tr> <td>State Equalized Value:</td> <td align="right">20,500</td> <td>Class: 402</td> </tr> <tr> <td>P.R.E. %:</td> <td align="right">0.0000</td> <td></td> </tr> </table> <p>Escrow Company</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p align="center">Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th align="left">DESCRIPTION</th> <th align="right">MILLAGE</th> <th align="right">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>MRSHL OPERATING</td> <td align="right">8.91460</td> <td align="right">80.75</td> </tr> <tr> <td>MRSHL BLDG/SITE</td> <td align="right">0.49440</td> <td align="right">4.47</td> </tr> <tr> <td>MRSHL DEBT</td> <td align="right">3.00000</td> <td align="right">27.17</td> </tr> <tr> <td>CALHOUN ISD</td> <td align="right">3.08000</td> <td align="right">27.90</td> </tr> <tr> <td>KELLOGG COLLEGE</td> <td align="right">1.80550</td> <td align="right">16.35</td> </tr> <tr> <td>STATE EDUC. TAX</td> <td align="right">6.00000</td> <td align="right">54.35</td> </tr> <tr> <td>CALHOUN COUNTY</td> <td align="right">5.36980</td> <td align="right">48.64</td> </tr> <tr> <td>Total Tax</td> <td align="right">28.66430</td> <td align="right">259.63</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td align="right">2.59</td> </tr> <tr> <td>Summer Amount Due:</td> <td></td> <td align="right">262.22</td> </tr> </tbody> </table>	Taxable Value:	9,059	RESIDENTIAL-VACANT	State Equalized Value:	20,500	Class: 402	P.R.E. %:	0.0000		DESCRIPTION	MILLAGE	AMOUNT	MRSHL OPERATING	8.91460	80.75	MRSHL BLDG/SITE	0.49440	4.47	MRSHL DEBT	3.00000	27.17	CALHOUN ISD	3.08000	27.90	KELLOGG COLLEGE	1.80550	16.35	STATE EDUC. TAX	6.00000	54.35	CALHOUN COUNTY	5.36980	48.64	Total Tax	28.66430	259.63	Administration Fee		2.59	Summer Amount Due:		262.22
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<p align="center">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td>County:</td> <td>01/01/2023 - 12/31/2023</td> </tr> <tr> <td>Twn/Cty:</td> <td>04/01/2023 - 03/31/2024</td> </tr> <tr> <td>School:</td> <td>07/01/2023 - 06/30/2024</td> </tr> <tr> <td>State:</td> <td>10/01/2023 - 09/30/2024</td> </tr> </table> <p>Does NOT affect when the tax is due or its amount</p>	County:	01/01/2023 - 12/31/2023	Twn/Cty:	04/01/2023 - 03/31/2024	School:	07/01/2023 - 06/30/2024	State:	10/01/2023 - 09/30/2024																																			
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Please detach along perforation. Keep the top portion.

Mort Code

Bill #

Pay this tax to:

MARSHALL TOWNSHIP TREASURER
C/O CALHOUN COUNTY TREASURER
315 WEST GREEN STREET
MARSHALL, MI 49068
269-781-0810

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.	
This tax is due by: 09/14/2023	
After 09/14/2023 additional interest and fees apply	
2023 Summer	Tax for Prop #: 16-140-003-02

TAXPAYER NOTE: Is your name & mailing address correct? If not, please make corrections below. Thank You.

Make Check Payable To: MARSHALL TOWNSHIP TREASURER

Property Addr: G DRIVE NORTH

Summer Amount Due: 262.22

Amount Remitted: _____

POST DATED CHECKS NOT ACCEPTED

To: SWEET DICKIE & SHARON
3707 9 1/2 MILE RD
BURLINGTON MI 49029





Calhoun GIS

Parcel Report: 16-140-003-11

9/18/2023

3:58:12 PM



Property Address

OLD US 27 NORTH
MARSHALL, MI, 49068

Owner Address

MA VENTURES, LLC.
--
16295 GARRETT WAY
MARSHALL, MI 49068

Unit: 16
Unit Name: 16-MARSHALL TOWNSHIP

General Information for 2023 Tax Year

Parcel Number: 16-140-003-11

Property Class:	202
Class Name:	COMMERCIAL VACANT
School Dist Code:	13110
School Dist Name:	MARSHALL
PRE 2022:	0%
PRE 2023:	0%

Assessed Value:	\$59,300
Taxable Value:	\$21,835
State Equalized Value:	\$59,300

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2022	\$59,300	\$59,300	\$20,796
2021	\$58,300	\$58,300	\$20,132

Land Information

Acreage:	5.55
Zoning:	HS

Legal Description

MARSHALL TWP T2S-R6W SEC 14, COMM AT THE E 1/4 POST TH W 858.01' TH CONT W 330' TH N 733.06' TH E 330' TH S 733.3' TO BEG. 5.55A M/L SPLIT ON 01/11/2011 FROM 16-140-003-01;

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Bill #:

<p align="center">MESSAGE TO TAXPAYER</p> <p>IF AN ESCROW COMPANY IS SHOWN IN THE TAX DETAIL A COPY OF THIS BILL HAS BEEN SENT TO THEM. SEND PAYMENTS TO CALHOUN COUNTY TREASURER AS SHOWN. FOR A RECEIPT ENCLOSE A PRE-ADDRESSED, POSTAGE AFFIXED ENVELOPE WITH YOUR PAYMENT. DROP BOXES AT CALHOUN COUNTY BUILDING AND TOWNSHIP OFFICES FOR NON-CASH PAYMENT. IN PERSON PAYMENTS AT COUNTY TREASURER'S OFFICE AT THE COUNTY BUILDING, MONDAY THROUGH THURSDAY 9:00 A.M. - 4:00 P.M.</p>	<p align="center">PAYMENT INFORMATION</p> <p align="center">This tax is due by: 09/14/2023</p> <p>Pay by mail to: MARSHALL TOWNSHIP TREASURER C/O CALHOUN COUNTY TREASURER 315 WEST GREEN STREET MARSHALL, MI 49068 269-781-0810</p>																																	
<p align="center">PROPERTY INFORMATION</p> <p>Property Assessed To: SWEET DICKIE & SHARON 14012 VERONA MARSHALL, MI 49068</p> <p align="right">MARSHALL PUBLIC SCH</p> <p>Prop #: 16-140-003-11 School: 13110 Prop Addr: G DRIVE NORTH</p> <p>Legal Description: MARSHALL TWP T2S-R6W SEC 14, COMM AT THE E 1/4 POST TH W 858.01' TH CONT W 330' TH N 733.06' TH E 330' TH S 733.3' TO BEG. 5.55A M/L SPLIT ON 01/11/2011 FROM 16-140-003-01;</p>	<p align="center">TAX DETAIL</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td>Taxable Value:</td> <td align="right">21,835</td> <td>COMMERCIAL-VACANT</td> </tr> <tr> <td>State Equalized Value:</td> <td align="right">59,300</td> <td>Class: 202</td> </tr> <tr> <td>P.R.E. %:</td> <td align="right">0.0000</td> <td></td> </tr> </table> <p>Escrow Company</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p align="center">Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th align="left">DESCRIPTION</th> <th align="right">MILLAGE</th> <th align="right">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>MRS HL OPERATING</td> <td align="right">8.91460</td> <td align="right">194.65</td> </tr> <tr> <td>MRS HL BLDG/SITE</td> <td align="right">0.49440</td> <td align="right">10.79</td> </tr> <tr> <td>MRS HL DEBT</td> <td align="right">3.00000</td> <td align="right">65.50</td> </tr> <tr> <td>CALHOUN ISD</td> <td align="right">3.08000</td> <td align="right">67.25</td> </tr> <tr> <td>KELLOGG COLLEGE</td> <td align="right">1.80550</td> <td align="right">39.42</td> </tr> <tr> <td>STATE EDUC. TAX</td> <td align="right">6.00000</td> <td align="right">131.01</td> </tr> <tr> <td>CALHOUN COUNTY</td> <td align="right">5.36980</td> <td align="right">117.24</td> </tr> </tbody> </table>	Taxable Value:	21,835	COMMERCIAL-VACANT	State Equalized Value:	59,300	Class: 202	P.R.E. %:	0.0000		DESCRIPTION	MILLAGE	AMOUNT	MRS HL OPERATING	8.91460	194.65	MRS HL BLDG/SITE	0.49440	10.79	MRS HL DEBT	3.00000	65.50	CALHOUN ISD	3.08000	67.25	KELLOGG COLLEGE	1.80550	39.42	STATE EDUC. TAX	6.00000	131.01	CALHOUN COUNTY	5.36980	117.24
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Please detach along perforation. Keep the top portion.

Mort Code

Bill #

Pay this tax to:

MARSHALL TOWNSHIP TREASURER
C/O CALHOUN COUNTY TREASURER
315 WEST GREEN STREET
MARSHALL, MI 49068
269-781-0810

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.	
This tax is due by: 09/14/2023	
After 09/14/2023 additional interest and fees apply	
2023 Summer	Tax for Prop #: 16-140-003-11

TAXPAYER NOTE: Is your name & mailing address correct? If not, please make corrections below. Thank You.

Make Check Payable To: MARSHALL TOWNSHIP TREASURER

Property Addr: G DRIVE NORTH

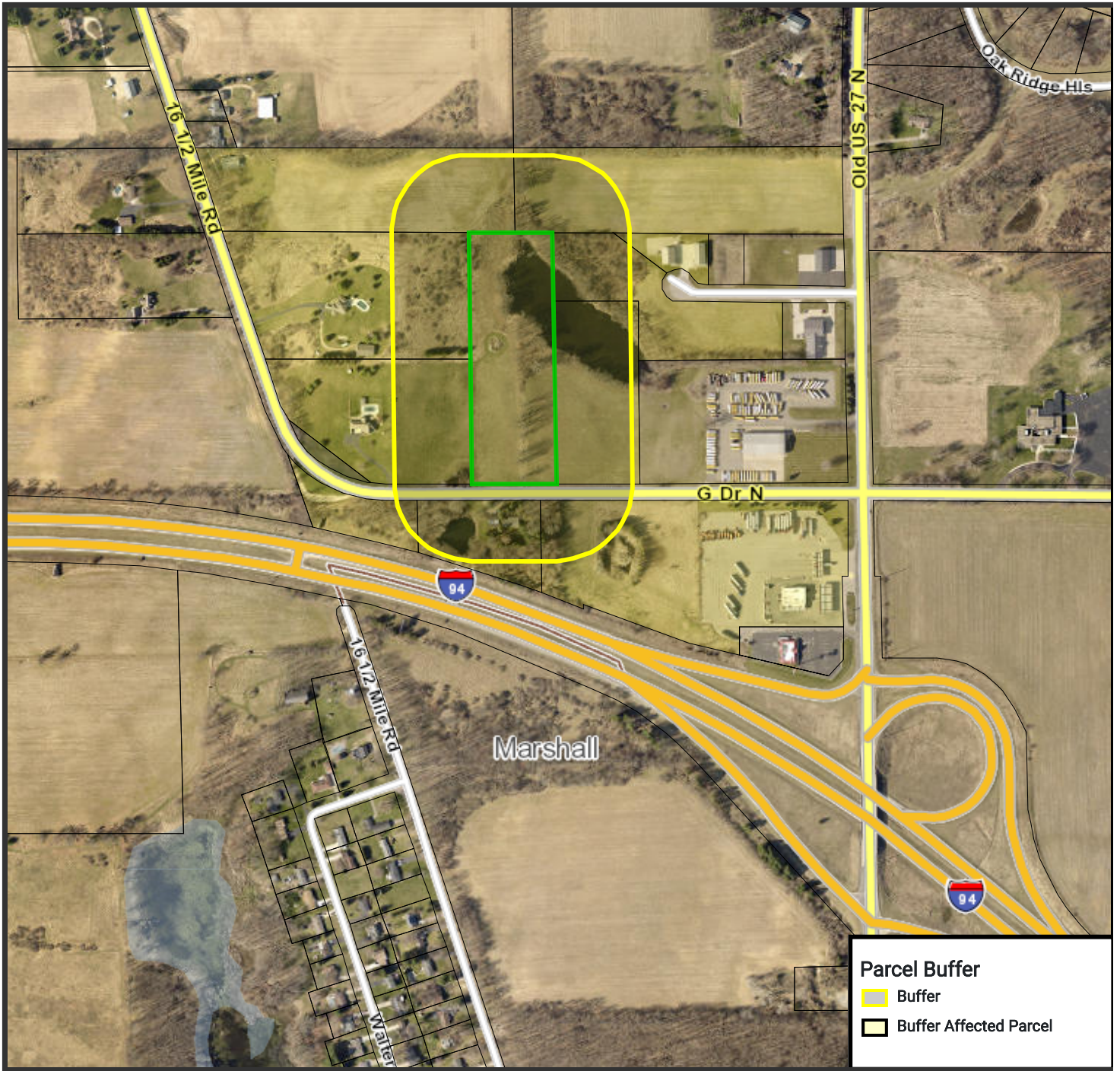
Summer Amount Due: 632.11

Amount Remitted: _____

POST DATED CHECKS NOT ACCEPTED

To: SWEET DICKIE & SHARON
14012 VERONA
MARSHALL MI 49068





NOTICE OF HEARING

Marshall Township
Calhoun County, Michigan

The Marshall Township Planning Commission will hold a hearing on Tuesday, October 3, 2023, at 7:00 p.m. at the Marshall Township Hall at 13551 Myron Avery Drive in Calhoun County, Michigan, to hear all persons interested in the following issue:

Public Hearing, Zoning Map Amendment, Dick Sweet, the property owner, is requesting a zoning map change for the property commonly known as 16-140-003-02, Vacant Land on G Drive with a cross street of Old 27 North, Marshall, MI 49068. The applicant requests that the zoning currently Agricultural / Rural Residential be changed to Highway Service Commercial.

MARSHALL TWP SEC 14 T2S R6W BEG AT A PT ON E & W 1/4 LN DIST N 89 DEG 35'30" W 1188.01' FROM E 1/4 POST TH N 89 DEG 35'30" W ALG SD E & W 1/4 LN 330' TH N 996.81' TO S LN OF N 330' OF S 1/2 OF NE 1/4 TH S 89 DEG 38'03" E PARA WITH SD S LN 330' TH S 997.06' TO POB.

Copies of the Marshall Township Zoning Ordinance and Zoning Map are available for inspection from Jeff Albaugh, Marshall Township Clerk (781-7976), upon request to the Township. Call and leave a message or email info@marshalltownship.org prior to said meeting.

Dated September 15, 2023, 2023, MARSHALL TOWNSHIP PLANNING COMMISSION
By: Alec Egnatuk, Marshall Township Planning Commission Chair



AVERY TYLER
14012 VERONA
MARSHALL, MI 49068

COMBS JACK A & ROSALIE C
15724 16 1/2 MILE RD
MARSHALL, MI 49068

FLANDERS SCOT & CHRISTINE
15628 16 1/2 MILE ROAD
MARSHALL, MI 49068

KINGPIN INC
9301 15 1/2 MILE RD
MARSHALL, MI 49068

WYATT FLOYD & CYNTHIA
16647 G DRIVE NORTH
MARSHALL, MI 49068

JELOE, LLC
16969 BURLINGAME DRIVE
MARSHALL, MI 49068

JELOE, LLC
16969 BURLINGAME DRIVE
MARSHALL, MI 49068

MA VENTURES, LLC.
16295 GARRETT WAY
MARSHALL, MI 49068

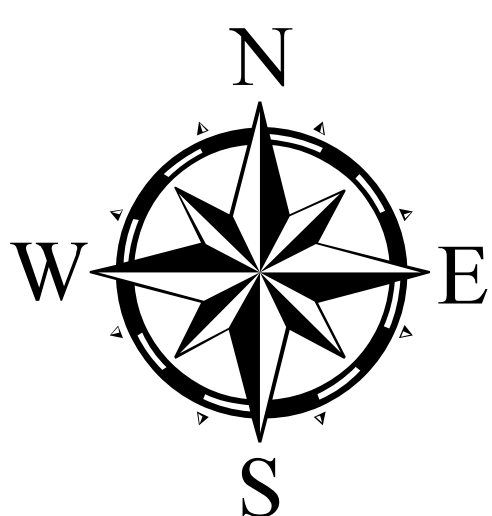
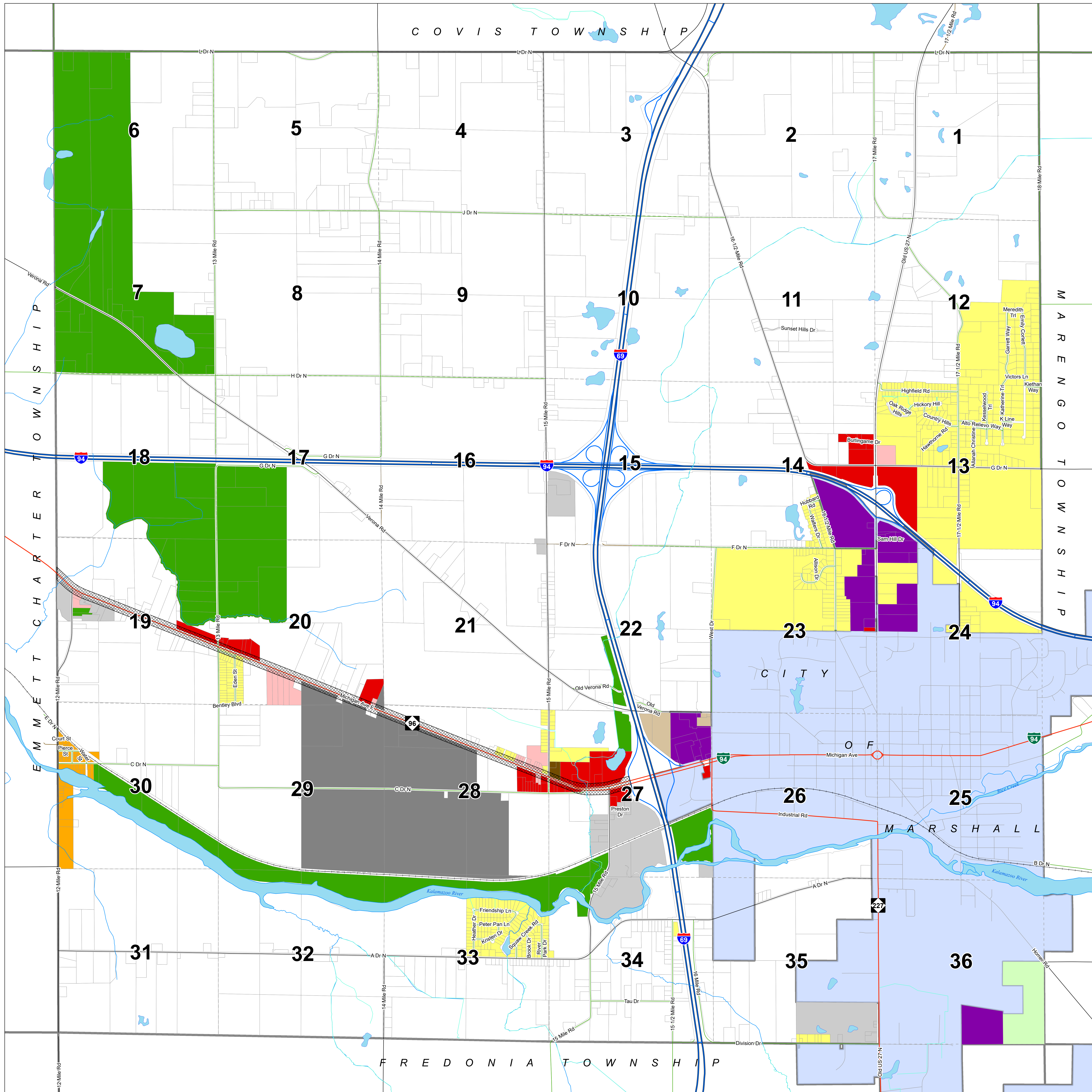
PIONEER AUTO TRUCK STOPS INC.
1620 S KALAMAZOO AVE
MARSHALL, MI 49068

G DRIVE MARSHALL LLC
16700 G DRIVE NORTH
MARSHALL, MI 49068

SACKRIDER REAL ESTATE LLC
11740 E MICHIGAN AVE
BATTLE CREEK, MI 49014

ZONING DISTRICTS

Marshall Township
Calhoun County, Michigan



0 0.25 0.5 0.75 1
1 in = 1,000 ft Miles

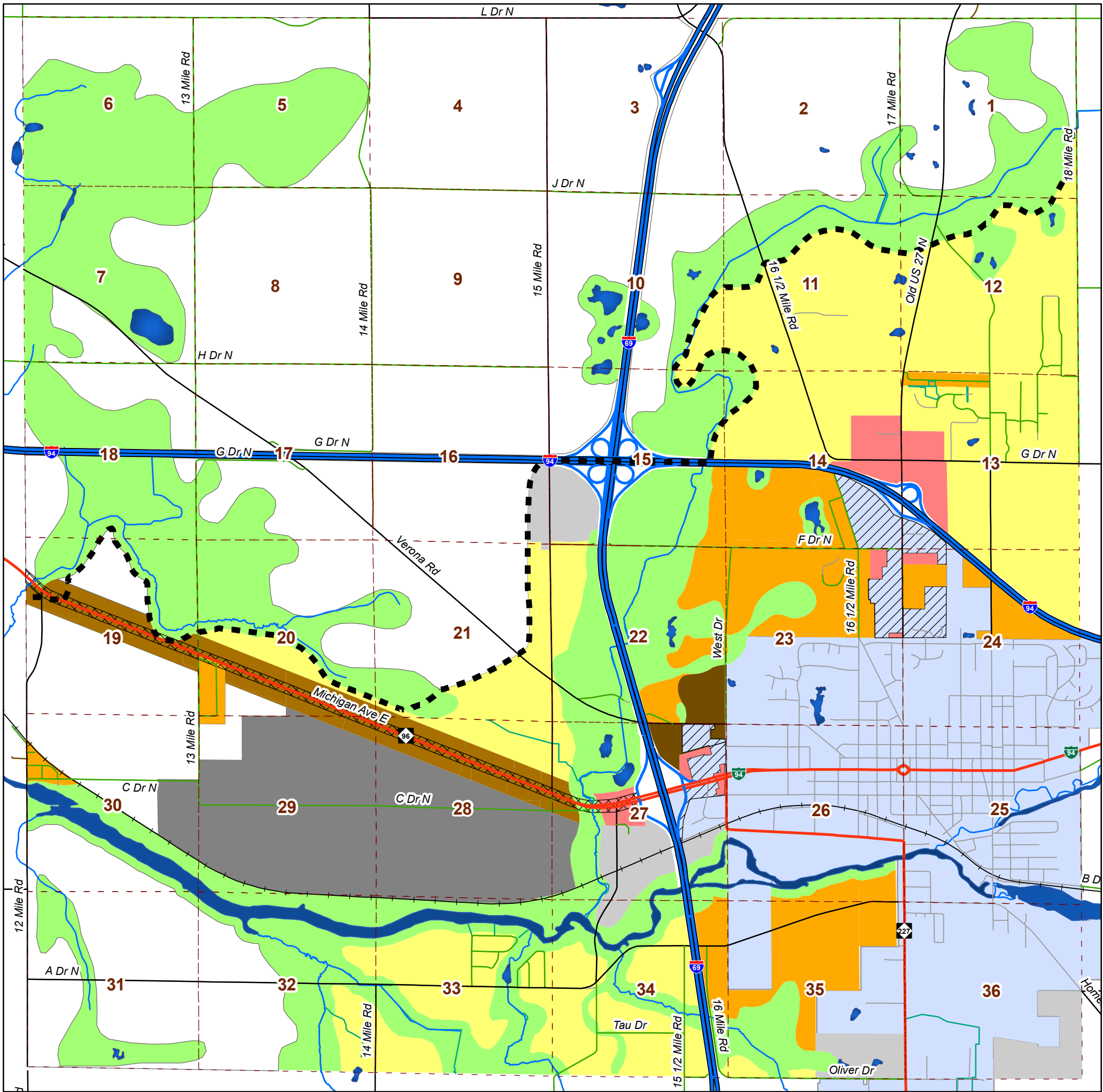
Zoning

- | | |
|---------------------------------|---------------------------------|
| OC - Open Space Waterbody | MF - Multiple Family Residence |
| AB - Agricultural Business | CS Community Service Commercial |
| AR - Agricultural | HS - Highway Service Commercial |
| RA - Low Density Residential | LI - Light Industrial |
| RB - Medium Density Residential | IP - Industrial Park |
| MHP - Manufactured Home Park | P.A. 425 Agreement |
| Additional Setback Corridor | |

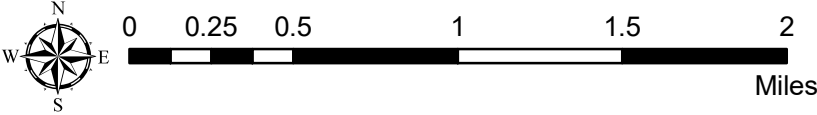
- | | |
|---------------------------|----------------------|
| Interstate | Railroads |
| Ramp | Drains |
| Business Route | Rivers |
| State Route | Lakes |
| County Primary | Sections |
| County Local Hard Surface | City Of Marshall |
| County Local Gravel | Municipal Boundaries |
| City/Private | |

Marshall Township

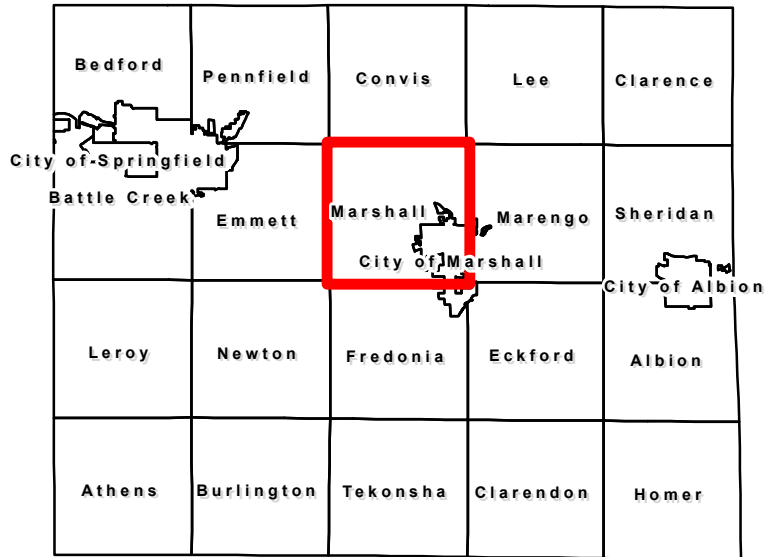
Future Land Use



- Agricultural / Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Open Space / Recreation
- 425 Agreement
- Urban Growth Boundary
- Additional Setback Corridor
- City Of Marshall
- Sections Lines
- Lakes
- Rivers
- Drains



Map Created by Calhoun County GIS (2022)
 315 W Green St, Marshall MI 49068 | 269-781-0749



Sources: State of Michigan, 2019 Marshall Township, Calhoun County GIS, 2022

Section 4-1 Intent and Purpose

This article outlines the Commercial and Industrial Zoning Districts and contains basic information pertaining to the land use regulation and spatial requirements for buildings and lots.

- A. *Community Service Commercial (CS)*. The CS District is established to accommodate smaller retail commercial businesses, office uses, and residential use where natural transition to commercial is occurring. Uses are typically located in a neighborhood commercial center that has expanded onto former residential lots.
- B. *Highway Service Commercial (HS)*. The HS District is established to accommodate various retail and service activities which cater primarily to the traveling public. The intent of this district is to permit and encourage the development of service centers which are typically located along highways, near the intersections of major routes, and adjacent to highway interchanges and which provide the necessary goods and services for private and commercial traffic.
- C. *Light Industrial District (LI)*. The LI District is established to accommodate light manufacturing and other limited industrial use. The uses allowed in this district have a higher potential to affect more sensitive uses and properties. This district has been located within the township to permit the development of these industrial uses to protect adjacent agricultural, residential, and commercial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses that would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district have been excluded.
- D. *Industrial Park District (IP)*. The IP District is designed to provide the location and space for industrial uses requiring a substantial parcel size, based upon manufacturing or research, employment needs, and distribution needs, or for industrial storage/warehouse facilities. It is the intent of this district to allow for the development of certain activities while protecting any abutting agricultural or residential properties from incompatible industrial activities. This district shall require the development of an open space perimeter adjacent to those properties where residential development exists or is designated within the Marshall Township Master Plan. Internally, within the industrial park area, there shall be an emphasis on open space and landscaping, when coupled with the open space perimeter, to achieve a campus-like setting. While certain uses are excluded which would function more effectively in other districts, the range of industrial uses is quite broad based upon the ability to provide separation and avoid interference with the operation of the uses permitted in this district.

Section 4-2 Schedule of Uses

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in the ordinance. Land and/or buildings in the districts indicated at the top of Table 4.2 may be used for the purposes denoted by the following abbreviations:

- A. *Permitted Use (P)*. Land and/or buildings in this district may be used by right, subject to all other applicable provisions of the Zoning Ordinance.
- B. *Special Land Use (S)*. Land and/or buildings are subject to review and permitting in accordance with *Article 13*.
- C. *Not Permitted*. Blank cells indicate that a use is not permitted.

Table 4.2 Schedule of Uses: Commercial and Industrial Districts

Use	CS	HS	LI	IP	Other
Accessory Uses					
Accessory buildings	S/P	S/P	S/P	S/P	8-2
Amateur radio and over-the-air reception devices	P/S	P/S	P/S	P/S	8-3
Garage and yard sales	P				8-12
Home based business	S				8-13

Table 4.2 Schedule of Uses: Commercial and Industrial Districts

Use	CS	HS	LI	IP	Other
Home occupation, class one	P				8-14
Home occupation, class two	S				8-14
Mobile food unit	P	P	P	P	8-21
Outdoor display and sales, not including vehicle and equipment sales		S			8-23
Outdoor donation collection facility	S	S	S	S	8-24
Outdoor storage related to a principal use	P/S	P/S	P/S	P/S	8-23
Solar energy collector, building-mounted	P	P	P	P	8-31
Solar energy collector, ground-mounted	S	S	S	S	8-31
Accommodations, Hospitality, Entertainment					
Banquet hall	P				
Bed and breakfast	P				8-6
Distillery, small	S	P			
Hotel/motel		P			
Micro-brewery	S	P			
Recreation facility, campground	S	P			8-25
Recreation facility, commercial indoor		P	P		
Recreation facility, commercial outdoor		S			
Restaurant	P	P	S		
Restaurant with drive-through	S	P			8-26
Restaurant with micro-brewery or small winery	S	P			
Restaurant with outdoor dining or service	P	P			
Tavern		S			
Theater, indoor		S			
Theater, outdoor		S			
Winery, small	S	P			
Agricultural					
Agribusiness					
Agritourism, ancillary uses and activities					
Commercial stable					
Farms and farm operations				P	8-11
Farmers market					
Greenhouses and nursery, accessory landscape business					
Roadside stand					
Industrial					
Manufacturing, processing and packaging, light			P	P	8-15
Manufacturing, processing and packaging, heavy				S	8-15
Salvage and impound operation			S	S	8-27
Warehousing			P	P	
Wholesale and distribution		S	P	P	
Mini-warehouse/self-storage		S	P		8-20
Infrastructure, Transportation, Communications					
Airstrip			S	S	
Commercial solar energy system			S	S	8-31
Essential services	P	P	P	P	8-10
Helicopter landing pad			S	S	
Infrastructure and utilities, regional		P	P	P	
Parking facility, public or commercial	S	P	P		
Waste management facility			P	P	

Use	CS	HS	LI	IP	Other
Wind energy conversion systems (WECS), large turbine systems					8-35
Wind energy conversion systems (WECS), small turbine or on-site system, anemometer tower or MET (meeting setback and height requirements for principal buildings in applicable district)	P	P	P	P	8-35
Wind energy conversion systems (WECS), small turbine or on-site system, anemometer tower or MET (exceeding height requirements for principal buildings in applicable district)	S	S	S	S	8-35
Wireless communications		P	P		8-36
Wireless communications, collocation	P	P	P	P	8-36
Institutional/Civic					
Community oriented cultural facility	P				
Community public safety	P	P	P	P	
Governmental facility	P	P	P	P	
Meeting facility	P				
Parks, playgrounds, outdoor recreation	P				
Place of worship	P				
Recreation facility, community-based	P				
School, college or university	P	P			
School, private	P	P			
School, specialized/training		S	S		8-28
Offices and Services					
Animal services, animal clinic/hospital, kennel, rescue or shelter	S	P	P		8-4
Body branding, piercing and tattoo facility		P	P		
Child care center	P	P			
Crematorium			P	P	
General offices and services	P	P			
General offices and services with a drive through facility	S	P			
Offices and services, such as a landscaping and tree removal company, exterminator, carpet cleaner, contractors' office.		S	P		
Medical services, clinics and medical offices	P	P			
Medical services, hospital	S	P			
Vehicle repair, major			S		8-33
Vehicle repair, minor		S	P		8-33
Vehicle wash		S	P		
Vehicle wash, trucks and heavy equipment			P	P	
Residential					
Day care, adult day care home	S				
Day care, family day care (children)	S				
Day care, group day care home (children)	S				
Dwelling, accessory	S				8-7
Dwelling, multi-family/single-family attached					8-22
Dwelling, multi-family/single-family attached, over commercial or office use	S				
Dwelling, single-family	S				8-8
Dwelling, temporary	S				8-9
Dwelling, two-family	S				

Table 4.2 Schedule of Uses: Commercial and Industrial Districts

Use	CS	HS	LI	IP	Other
Foster care, adult foster care family home	S				
Foster care, adult foster care group home	S				
Foster care, foster family home (children)	S				
Foster care, foster family group home (children)	S				
Housing, independent and assisted living	S				
Home, convalescent or nursing	S				
Retail					
General retail (indoor)	P	P			
General retail (outdoor)		S	S		
General retail with a drive through facility	S	P			
Liquefied petroleum gas (LPG) sales			S		8-17
Service station	S	S	S		8-29
Vehicle sales and rental: automobiles, light trucks, boats	S	S			8-34
Vehicle sales and rental: heavy equipment/tools, heavy trucks, RVs, manufactured homes	S	S	P		8-34
Other					
Mineral extraction	S	S	S	S	8-19
Sexually oriented business			S		8-30
Similar uses	P/S	P/S	P/S	P/S	2-4
Temporary office			S	S	8-32

Section 4-3 Spatial Requirements

All lots shall meet the minimum area and width requirements of *Table 4.3*. New lots shall not be created, except in conformance with these requirements. All placement of buildings shall conform to the minimum spatial and dimensional requirements listed in *Table 4.3*.

Requirement		CS	HS	LI	IP
Lots					
Min. Area (s.f.)	Sewer	20,000	43,560	43,560	5 ac
	Septic	43,560	43,560	43,560	5 ac
Min. Width (ft.)	Sewer	100	150	200	330
	Septic	150	150	200	330
Setbacks					
Min. Front (ft.)		30	35	70	70
Min. Side (ft.)	Non-Residential	15	20	35	35
	Residential	15	50	50	50
Min. Rear (ft.)	Non-Residential	30	20	50	50
	Residential	30	50	50	50
Project Perimeter Open Space Buffer		-	-	-	200
Non-Residential Principal and Accessory Buildings					
Max. Height (ft.)		35	35	45	45
Max. Stories		3	3	3	3
Max. Lot Coverage		25%	25%	30%	30%
Residential Accessory Buildings					
Min. Front (ft.)		30	-	-	-
Min. Side (ft.)		5	-	-	-
Min. Rear (ft.)		5	-	-	-
Min. Separation from Principal Building (ft.)		10	-	-	-

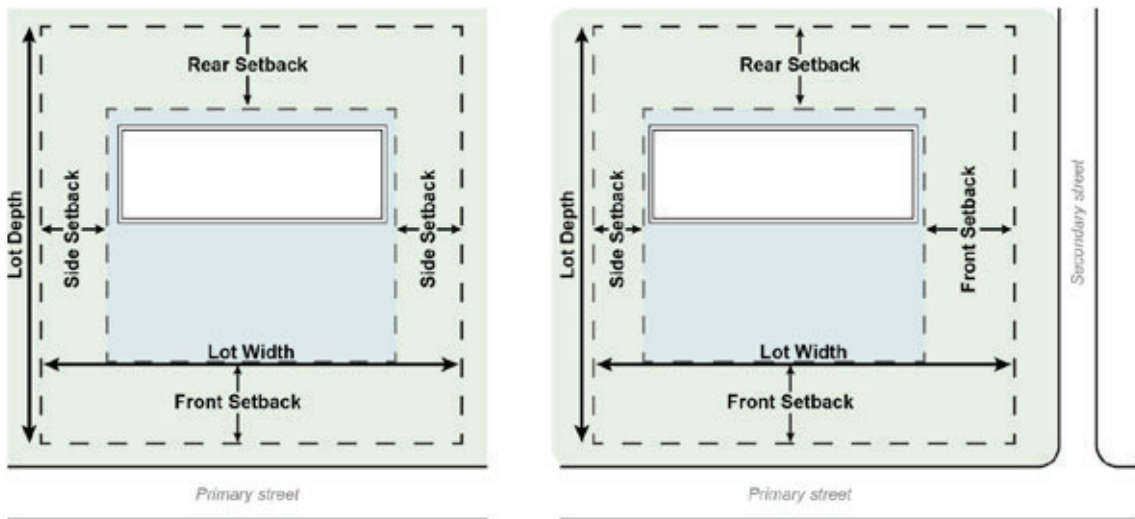


Figure 4-1 Spatial Requirements, Interior Lot (left) and Corner Lot (right)

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

Paul Anderson, Marshall Township Zoning Administrator

Public Hearing, Zoning Map Amendment, Dick Sweet, the property owner, is requesting a zoning map change for the property commonly known as 16-140-003-02, Vacant Land on G Drive with a cross street of Old 27 North, Marshall, MI 49068. The applicant requests that the zoning currently Agricultural / Rural Residential be changed to Highway Service Commercial.

The application is aligned with the future master plan map, and properties on three sides of the application are either already commercial or master planned to be commercial. The property directly to the east 16-140-003-11 is already zoned Highway Service Commercial. There are two residential homes to the west of the property. Both homes are approximately 350 feet from the property line. This application is just for the zoning change, and any development must submit a site plan to the Planning Commission. The zoning ordinance requires a buffer when commercial property abuts residential property.

The Planning Commission is a recommending body for the zoning change. The recommendation will be submitted to County Planning for review, and the Township Board will vote on the final change.

Paul Anderson

Township Zoning Administrator