



PLANNING COMMISSION

At Marshall Township Hall

13551 Myron Avery Drive. Marshall, MI. 49068

Tuesday, December 5, 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 – October 3, 2023.
- VII. Old Business
 - 1) Marshall Township PC Bylaws Proposed and Approval
- VIII. New Business
 - 1) 2024 Meeting Dates – Discussion and Approval
 - 2) Master Plan – Discussion
- IX. 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.**
- X. Zoning Administrators Report
- XI. Commissioner comments
- XII. Adjournment

Next Meeting January 2, 2024



PLANNING COMMISSION MEETING
Tuesday, October 3, 2023, at 7:00 P.M.
Minutes

The meeting was called to order at 7:00 PM by Vice Chairperson Lyng.

Attendance was done by roll call vote.

Present: Commissioners Lyng, Johnson, Boshears, and Lindsey

Excused: Hoffman, Egnatuk

Absent: Gresly

Others Present: Zoning Administrator Paul Anderson and several citizens.

Commissioner Lyng led the Pledge of Allegiance.

Motion by Lindsey and seconded by Boshears to approve the agenda.

Voice Vote

Aye: Commissioners Lyng, Boshears, Johnson, Lindsey. Opposed none.

Excused: Hoffman, Egnatuk Absent: Gresly

Public Comments

There were comments about the Blue Oval project, zoning changes, neighborhood consensus, and concerns about comments made about family.

Motion by Commissioner Lindsey and seconded Boshears to approve the September 5, 2023, minutes.

Voice Vote: Aye: Commissioners Lyng, Boshears, Johnson, Lindsey. Opposed none.

Excused: Hoffman, Egnatuk Absent: Gresly

There was a comment by Commissioner Johnson about clarity in the minutes after the vote.

The proposed by-laws were reintroduced to the floor. The Attorney returned the draft to the Planning Commission too late to act at this meeting.

Motion by Commissioner Lindsey and seconded by Johnson to postpone the by-laws until the November 7, 2023, meeting.

Roll Call Vote

Aye: Commissioners Johnson, Lindsey, Boshears, and Lyng Opposed none.

Excused: Hoffman, Egnatuk Absent: Gresly

Vice Chairperson Lyng Opened the Public Hearing at 7:25 PM.



PLANNING COMMISSION MEETING

Tuesday, October 3, 2023, at 7:00 P.M.

Minutes

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.

There was a concern with the zoning of the adjacent property. The applicant agreed to a postponement to clarify the property's zoning further.

Public comment: Several comments opposed the re-zoning, noting the proximity to the residential properties and wanting the property to remain Agricultural/Residential.

Vice Chairperson Lyng closed the Public Hearing at 7:45 PM.

It was moved by Commissioner Lindsey and seconded by Boshers to postpone the special land use until the November 7, 2023 meeting.

Roll Call Vote

Aye: Commissioners Lindsey, Johnson, Boshears, and Lyng Opposed none.

Excused: Hoffman, Egnatuk Absent: Gresly

Public Comments: Comment about the master plan and zoning, spraying solar, opposing solar, blue oval, people at the meeting vote, concern about squaw creek and blue oval.

Zoning Administrator – NONE

Commissioner Comments- Johnson apologized for the comments but asked that there not be attacks on anyone. Kalamazoo is now looking at solar. She wants to look at the master plan. She mentioned the Calhoun County Counts Survey. She had information about the county applying for a grant to possibly move a recycling center in the Township.

It was moved by Commissioner Lyng and seconded by Commissioner Boshears for adjournment at 8:35 PM.

Voice Vote Aye: Boshears, Lindsey, Johnson, and Lyng Opposed none.

Excused: Hoffman, Egnatuk Absent: Gresly

Respectfully Submitted by Zoning Administrator Paul Anderson for Secretary Lindsey.

MARSHALL TOWNSHIP PLANNING COMMISSION
BY-LAWS AND RULES OF PROCEDURE

1. NAME PURPOSE

- a. The name shall be the Marshall Township Planning Commission, hereafter known as the "Commission."

2. AUTHORITY

- a. These rules of procedures are adopted by the Marshall Township Planning Commission pursuant to Public Act 33 of 2008, the Michigan Planning Enabling Act, as may be amended, and Public Act 267 of 1976, as amended, the Open Meetings Act.
- b. These Bylaws are also adopted to facilitate the duties of the Commission for administration of a zoning ordinance as outlined in P.A. 110 of 2006, as amended, being the Michigan Zoning Enabling Act, (M.C.L. 125.3101 et seq.), hereinafter "the Zoning Act."

3. MEMBERSHIP

- a. Members of the Commission (Commissioners) are appointed by the Marshall Township Supervisor and affirmed by the Marshall Township Board pursuant to the Marshall Township Planning Commission Ordinance of May 2017 as amended.
- b. First priority; each Commissioner shall represent and advocate what is best for the Marshall Township as a whole, putting aside personal or special interests.
- c. Second priority; each Commissioner shall represent a separate important segment of the community, as appointed by the Marshall Township Supervisor and affirmed by the Marshall Township Board. One Member shall be The Township Board Representative. One Commissioner shall be The Planning Commission representative to the Zoning Board of Appeals.

4. ATTENDANCE

- a. If any member of the Commission is absent from three consecutive regularly scheduled meetings without an excusal, then that member shall be considered delinquent. Delinquency may be grounds for the Marshall Township Board to remove a member from the Commission for nonperformance of duty, or misconduct, after holding a public hearing on the matter. The Commission secretary or acting secretary in the absence of the elected secretary shall keep attendance records and shall notify the Marshall Township Supervisor whenever any member of the Commission is absent from three consecutive regularly scheduled meetings, so the Marshall Township Supervisor can consider further action allowed under the law or excuse the absences.

5. TRAINING

- a. Each Commissioner shall have attended at least four hours per year of training in planning and zoning during the member's current term of office. If so, provided in the ordinance creating the Commission, failure to meet the training requirements may result in the member not being reappointed to the Commission. Training may be provided by one or more of the following organizations: Michigan Association of Planning, Michigan State University Extension, Michigan Townships Association, Michigan Municipal League, continuing education programs of Michigan State University, University of Michigan, Northern Michigan University, Central Michigan University, or Wayne State University.

6. OFFICERS

- a. **SELECTION.** At the organizational meeting in January, the Commission shall select from its membership a chairperson, vice-chairperson and secretary who shall serve for a twelve-month period and who shall be eligible for reelection. Nominations shall be made from the floor, and the election shall be held immediately thereafter. A candidate receiving a majority vote of the members present shall be declared elected.
- b. **DUTIES.** A chairperson shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein. The vice-chairperson shall act in the capacity of the chairperson in the absence of the chairperson and shall succeed to the office of the chairperson in the event of a vacancy in that office, in which case the Commission shall select a successor to the office of vice-chairperson at the earliest

practicable time. The Secretary shall perform such duties as the Commission may determine and shall coordinate these responsibilities with Township staff members, such as Clerk and/or Zoning Administrator.

- c. TENURE. The officers shall take office immediately following their election. They shall hold their office for a term for one year, or until their successors are elected and assume office.

7. MEETINGS

- a. MEETING NOTICES. All meetings shall be posted at the Township Hall and or posted on the Township Web Site. according to the Open Meetings Act. The notice shall include the date and time of the meeting.
- b. REGULAR MEETINGS. Regular meetings of the commission shall be held monthly if there is business to conduct. Meetings shall be in the Township Hall on the first Tuesday of the month unless scheduled for another date. The dates and times of all meetings shall be posted at the Township Hall and or posted on the Township Web Site.
- c. SPECIAL MEETINGS. A special meeting may be called by the Chairperson or two members of the Commission upon written request to the Secretary. The Secretary shall send written notice of a special meeting to Commission members not less than 48 hours in advance of the meeting.
- d. QUORUM. In order for the Commission to conduct business or take any official action, a quorum consisting of five members shall be present. When a quorum is not present, no official action, except for closing of the meeting may take place. The members of the Commission may discuss matters of interest but can take no action until the next regular or special meeting. All public hearings without a quorum shall be scheduled for the next regular or special meeting, and no additional public notice is required provided the date, time and place is announced at the meeting.
- e. HEARINGS. Hearings shall be scheduled and due notice given in accordance with the provisions of the State Acts and Ordinances of the Township. All comments shall be addressed to the Chairperson and the Commission. Second comments are not permitted until all have had an opportunity to speak for the first time. The Chairperson may terminate a presentation or ask for summation if comments are repetitive. A time limit for speakers may be imposed by the Chairperson. Once the public hearing is closed, further public comment shall be at the discretion of the Chairperson based upon additional information that may be submitted by the applicant, the staff or based upon a comment by the Commission.

f. ORDER OF BUSINESS. The order of business at regular meetings shall be as follows:

- I. Call to order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Agenda – Items may be added or deleted by Commission action.
- V. Public Comments on Agenda Items Only – Person 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 three (3) minutes.
- VI. Approval of minutes of previous meetings
- VII. Noticed Public Hearings –
 - i. Presentation by petitioner.
 - ii. Public Comment – Standard public comment rules apply.
 - iii. Commission discussion and action.
- VIII. Old Business
 - i. Commission discussion and action.
- IX. New Business
 - i. Commission discussion and action.
- X. 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 three (3) minutes.
- XI. Zoning Administrator's Report
- XII. Planning Commissioner Comments
- XIII. Adjournment

g. VOTING. An affirmative vote of a majority of the members present shall be required for the approval of any requested action or motion placed before the Commission. Voting shall ordinarily be by voice vote, provided however that a roll call vote shall be required if requested by any Commission member or directed by the Chairperson. All members of the Commission including the Chairperson shall vote on all matters, but the Chairperson shall vote last. Members may be excused from voting only if the person has a bonafide conflict of interest as recognized by the

majority of the remaining members of the Commission. Any member abstaining from a vote shall not participate in the discussion of the item.

- h. **RULES OF ORDER.** All meetings of the Commission shall be conducted in accordance with generally accepted parliamentary procedure, as governed by “Robert’s Rules of Order.”
- i. **PUBLIC COMMENT.** Members of the public shall have an opportunity, under Public Comment, to address the Commission for up to three (3) minutes. The time limit for comments may be reduced at the discretion of the moderator depending on the expected number of speakers and the remaining Agenda items to be addressed. If physically able, persons wishing to make public comment shall address the Commission from the podium and be seated when they are finished speaking. The Commission may not take action in response to a public comment at the same meeting the comment is presented unless by unanimous consent of the Commissioners present. Individual Commissioners are not required to respond to questions presented during public comment, however, if a Commissioner so wishes, they may respond to questions during the Commissioner Comments section of the agenda.
- j. **RULES FOR CONDUCT AT MEETINGS.** To promote open meetings without disruptions and the Commission’s performance of its functions without obstruction, impairment, or hindrance, in an atmosphere of fairness, courtesy, and respect for different points of view, all persons in attendance at a Commission meeting shall:
 - a. Not engage in or encourage others to engage in behavior which disrupts or impedes the orderly conduct of the meeting. Such prohibited conduct includes making loud noises, clapping, shouting, booing, hissing, or interrupting Commissioners or other persons who are speaking.
 - b. Not, by actions or words, create, provoke, encourage, engage, or participate in any type of assaultive, threatening, or abusive behavior, or disturbance that disrupts the meeting.
 - c. Silence and refrain from using mobile phones and/or pagers while the meeting is in session unless the device is being used to record the meeting and not for two-way conversations.
 - d. Not use threatening, obscene, insulting, or abusive language during the meeting.

The meeting moderator shall determine compliance with and enforce these rules as provided in Section 7.k. Failure to comply with these rules will be considered a breach of the peace for

which the offender may be excluded from (ordered to leave) the meeting as provided in Section 3 of the Open Meetings Act, MCL 15.263. Failure to leave a meeting upon being ordered to do so by the moderator shall be deemed a breach of the peace for which the violator may be arrested and physically removed from the meeting.

- k. **DISORDERLY CONDUCT AT MEETING.** The meeting moderator may call to order any person who is not complying with one or more of the meeting conduct rules in Section 7.j. A person who continues to violate a rule after being called to order, shall be notified by the meeting moderator that they are subject to removal from the meeting as provided in Section 7.j if the failure to comply continues. If further violations occur after such a notice, the offending person may be ordered to leave the meeting by the meeting moderator, and upon failure to comply with such an order, may be arrested and physically removed from the meeting as provided in Section 7.j by a law enforcement officer that is either in attendance at the meeting, or comes to the meeting for that purpose at the meeting moderator's request.
- l. **NOTICE OF DECISION.** A written notice, or a copy of the draft or approved meeting minutes, containing any final decision of the Planning Commission shall be provided to the applicant upon request.

8. MINUTES

Commission minutes shall be prepared by the Secretary of the Commission, Township clerk or designated person. The minutes shall contain a brief synopsis of public and Commission discussion of an item, including a complete restatement of all motions and recording of votes, complete statement of the conditions or recommendations made on any action and recording of attendance.

9. AMENDMENTS

These rules may be amended by the Commission by a concurring vote of five members at any regular meeting, provided that all members have received advanced notice of the proposed amendments at least three days prior to the meeting at which such amendments are to be considered.

10. CONFLICT OF INTEREST

Commissioners shall declare a potential conflict of interest and abstain from participating in Commission deliberations and voting on a request when:

- a. The request for which the Commission is asked to make a decision that involves the Commissioner's spouse, children, step-children, grandchildren, parents, brothers, sisters, grandparents, parents-in-law, grandparents-in-law or members of his/her household;
- b. The Commissioners member has a business or financial interest in the Property involved in the request or has a business or financial interest in the applicant's company, agency or association;
- c. The Planning Commission member owns or has a financial interest in the adjoining property. For purposes of this section, property separated only by an abutting public or private road, street or highway shall be deemed an adjoining property; or
- d. There is a reasonable appearance of a conflict of interest, as determined by a Majority vote of the remaining members of the Planning Commission present.
- e. The Commissioner has signed a non-disclosure agreement (NDA), either:
 - a. Directly related to the property involved in the request, or
 - b. With the applicant's company, agency, association, or with a State or local entity.
- f. Failure of a Commissioner to disclose a potential conflict of interest as required by these by-laws constitute malfeasance in office.

Attorney Review and approval
Board Review and approval
Update on PDA

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

MEETING DATES 2024

TOWNSHIP BOARD MEETING DATES

January 15th, 2024	May 20th, 2024	September 16th, 2024
February 19th, 2024	June 17th, 2024	October 21st, 2024
March 18th, 2024	July 15th, 2024	November 18th, 2024
April 15th, 2024	August 19th, 2024	December 16th, 2024

PLANNING COMMISSION MEETING DATES

Township Planning Commission meetings are held at 7:00 PM on the 1st Tuesday of the month at the Marshall Township Hall located at 13551 Myron Avery Drive, Marshall, MI 49068, on the following dates:

January 2 nd , 2024	May 7 th , 2024	September 3 rd , 2024
February 6 th , 2024	June 4 th , 2024	October 1 st , 2024
March 5 th , 2024	July 2 nd , 2024	November 5 th , 2024
April 2 nd , 2024	August 6 th , 2024	December 3 rd , 2024

ZONING BOARD OF APPEALS DATES

Township Zoning Board of Appeals will meet as needed. At the Marshall Township Hall located at 13551 Myron Avery Drive, Marshall, MI 49068

JOINT PLANNING COMMISSION DATE

Township/City, Joint Planning Commission meetings are held at 7:00 PM on the 2nd Tuesday of the month as needed at Marshall City Hall 323 W. Michigan Ave. Marshall, MI 49068

FIRE BOARD

The Fire Board shall meet at least once per calendar quarter on the second Tuesday of January, April, July, and October at 4 p.m. and on the dates and at times as may be otherwise prescribed by the Board. Special meetings shall be held at the call of the Chair or written request of at least 3 members of the Board stating the reason or reasons, therefore.



MARSHALL TOWNSHIP MASTER PLAN

**Calhoun County, MI
November 21, 2022**

MARSHALL TOWNSHIP MASTER PLAN CALHOUN COUNTY, MI

November 21, 2022

BOARD OF TRUSTEES

David Bosserd, Supervisor
Susan George, Clerk
Jeffrey Albaugh, Treasurer
Robert Lyng, Trustee
Dan Walsh, Trustee

PLANNING COMMISSION

Alec Egnatuk, Chair
Robert Lyng, Vice-Chair, Board Representative
Richard Lindsey, Secretary
Phyllis Gresly
Joanna Johnson
David Boshears
Kevin Hoffman

STAFF

Paul Anderson, Zoning Administrator

CONSULTING PLANNER

David M. Jirousek, MCP, AICP
Horizon Community Planning



Cover photo credit: Joanna Johnson

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CHAPTER ONE: INTRODUCTION

OUR COMMUNITY

Marshall Township is a beautiful rural community located at the interchange of Michigan Interstates I-69 and I-94 in Calhoun County, Michigan. The interstates divide the Township into quadrants, each with its own unique characteristics, with the City of Marshall situated to the southeast. Interstate interchanges allow direct access to the east-central and south-central areas of the Township. Michigan Avenue East serves as the primary commercial corridor along the southern portion of the Township leading into the City of Marshall.

Much of the Township's land is agricultural in nature. Two wetland and stream systems are located within the northwest and northeast portions of the Township, while the Kalamazoo River runs east to west along the southern part of the Township.



Through comprehensive economic development efforts and collaborative partnerships with the growing City of Marshall, it has been recognized that the region is changing. While Marshall Township is ripe for growth, officials and residents plan this growth to occur incrementally outward from the City's boundaries in a managed development pattern. The priority is to maintain a balance of rural-community priorities with the understanding growth is likely.

The vision of the Township and this plan is the following:

The Township will maintain its rural character for years to come while managing the pace of growth, ensuring the preservation of existing neighborhoods and the natural environment, and promoting development in agreed-upon target areas that will be served by public infrastructure and utilities.

MASTER PLANNING

This document is the community's master plan, a guide for growth, preservation, investment, and future decision-making. It is the vision of the citizens and officials of Marshall Township. This document builds off of the previous Master Plan and subsequent plan and map amendments.

Although a master plan is reviewed every five years, the Marshall Township Master Plan is intended to be a guide for the Township's development over the next 20 years. The Master Plan is a product of the planning process spearheaded by the Marshall Township Planning Commission. Through text, images, and maps, the plan explains the philosophy and desires of Township citizens concerning the future direction of the community. The Master Plan seeks to express an ideal future community along with achievable goals regarding the future preservation of rural areas, growth of residential areas for our residents, and commercial and industrial opportunities.

The Master Plan was developed under the authority of the Michigan Planning Enabling Act, Public Act (PA) 33 of 2008. While required by state statute, the plan itself is not law but a guide for decision-making and the basis for zoning regulation and zoning district boundaries.

Additionally, the plan is intended to be flexible, within reason, to address future opportunities. Sometimes a community needs to be nimble to respond to new conditions and priorities, and as long as they align with the intent and spirit of the plan, some variation from the guidance is anticipated on occasion.

OUR HISTORY

Marshall Township was formed in 1832. It originally included the entire territory of Calhoun County in its limits and was a constituent of Kalamazoo County. It was named after the then Chief Justice of the Supreme Court, John Marshall. No election was ever held under the law for representation in the County of Kalamazoo, so it was reorganized in 1833 when it became one of the three constituent townships in the formation of Calhoun County. In 1859 an area of two miles square, including sections 25 and 26, the south half of sections 23

and 24, and the north half of sections 35 and 36, were included in the formation of the City of Marshall.

The land in Marshall Township is generally level and was originally covered with native hardwood trees such as White and Burr Oak, and the land is well drained by the Kalamazoo River.

The Kalamazoo River flows westward and historically served as a source of waterpower. This power helped to create the Village of Ceresco. In 1838 a man named Munson built the first sawmill in Ceresco. In 1839 a flour mill was built by John Pierce, Jos. Frink and S.S. Alcott. Together, these men were the original planners of the community. The name, Ceresco, originated from the name Ceres, the goddess of the harvest.



OUR PEOPLE

In the 2020 US Decennial Census, Marshall Township's population was 3,157 residents, an increase of 1.3% from the 2010 population of 3,115. During the same period, Calhoun County's population decreased from 136,072 to 133,943, and the City of Marshall's population decreased from 7,088 to 6,822.

COMMUNITY SURVEY

To supplement the planning process, the Township initiated a community survey to gauge the preferences, attitudes, and desires of Township residents and landowners. The survey was open in November and December of 2021, and there was a total of 82 participants. Although the turnout was lower than expected, it remains an important indicator of the perspective of the participants.

Of the respondents, approximately 90% live in Marshall Township, just over 2% of the population. Of these residents, the most common two reasons to live in Marshall Township included the rural setting and location within Calhoun County. Additionally, most participants (62%) believed that the Township was growing at an appropriate pace.

From an overall perspective, the survey results supported many of the original thoughts and concepts discussed during initial project meetings. More specific survey results are referenced throughout the Master Plan as background information in several chapters.

TOWNSHIP AND CITY CONDITONAL LAND TRANSFERS - 425 AGREEMENTS

Throughout this plan, an important concept to understand is a conditional land transfer authorized by the Intergovernmental Conditional Transfer of Property by Contract Act, Public Act (PA) 425 of 1984. According to the Michigan Municipal League, PA 425 was enacted to promote economic development within the state by providing a method by which cities, villages, and townships may agree to engage in cooperative economic development projects for their mutual benefit.

Through a “425 Agreement” between Marshall Township and the City of Marshall, last revised on February 9, 2022, one of the primary elements is to provide City infrastructure and utilities to locations within Marshall Township that are targeted for growth. The land is then conditionally transferred to the City for a period not to exceed 50 years, and a shared arrangement for taxes and revenues is negotiated. Additionally, these areas fall under City control for land use regulation.

The Master Plan recognizes that areas planned for denser residential growth or more intensive industrial and commercial growth are better suited for 425 agreements. However, the intent of this plan is to identify the areas for growth prior to receiving developer requests for the extension of City services. As such, we are planning proactively rather than reactively.

ORGANIZATION

The following chapters provide an overview of existing conditions in the Township concerning five primary topic areas. These overviews allow us to understand the current needs and issues for the Township to best plan for its future. Existing conditions are analyzed, and key findings are noted. Based on the study of each topic area, goals and principles have been established.

- **Goals:** The ends toward which the planning effort is directed and the vision of the desired future of the Township.
- **Principles:** Guidance for decision-making to achieve desired outcomes and a description of the Township's intent regarding land use, development, and infrastructure.

Lastly, the Implementation and Work Plan Chapter includes a description of the actions that will assist the Township in realizing the vision of this plan.

CHAPTER TWO: NATURAL RESOURCES, RURAL CHARACTER, AND RECREATION

OVERVIEW

The natural environment and existing character of the area define the identity of Marshall Township. While managed growth is important in key areas, the preservation of the rural character, existing neighborhoods, and natural resources is a fundamental goal of this plan. Further, open spaces and preserved lands provide passive recreational opportunities for residents and visitors.

The Chapter Goal is the following:

Marshall Township shall maintain its rural character, protect its natural resources and farmland, and ensure passive recreational opportunities and open space for residents and visitors.

The goal of this chapter is also reinforced through the Future Land Use Map and the Agricultural/Rural Residential and Open Space/Recreation Future Land Use designations, which are addressed in Chapter Six.

NATURAL RESOURCES

The most important natural resources in the Township are its water resources. According to the community survey, 84% of respondents felt it was very important or important to protect water quality, including groundwater, surface water, and wetlands.

Kalamazoo River

The most significant natural resource, as well as the most widely known, is the Kalamazoo River. The river is approximately 123 miles long from the confluence of the North and South branches in Albion to Lake Michigan and drains 2,020 square miles of land, which means it is one of the larger watershed systems in Michigan. Several creeks within Marshall Township feed into the Kalamazoo River.

According to the Kalamazoo River Watershed Council (KRWC), the Kalamazoo River and its many connecting streams, lakes, and wetlands drain a landscape with diverse topography, soils, hydrology, natural habitats, development patterns, and economic interests. The river also provides recreational opportunities with a number of boat launches and paddling opportunities, as well as riverine and floodplain habitat.



Unfortunately, the river may be best known for the 2010 oil spill discovered in Talmadge Creek, a tributary to the Kalamazoo River just east of 15 Mile Road. Known as the Enbridge Spill, the disaster released a million gallons of tar-sands crude oil into the creek, which contaminated a 30-mile stretch of the Kalamazoo River that was in excellent ecological condition, according to the KRW. The Enbridge Spill was one of the worst inland oil spills on record at the time.

In addition to the long-term impact of the spill, issues such as contaminated sediments, deteriorating dams, and wetland loss remain the most significant threats to this essential natural resource.

Wetland and Creeks

Several wetland systems surround the Bear Creek to the northeast, Pigeon Creek in the west/central portion of the Township, Dickenson Creek to the northwest, and several smaller creeks south of the Kalamazoo River. The United States Environmental Protection Agency (US EPA) states that wetlands are important features in the landscape that provide numerous beneficial services for people, fish, and wildlife, including protecting and improving water quality, providing fish and wildlife habitats, storing floodwaters, and maintaining surface water flow during dry periods.

Concerning habitat, the community survey noted that almost 87% of respondents felt the protection of wildlife habitat was very important or important, and wetland areas serve as important areas to preserve for this purpose.

The KRW notes that wetland loss remains a great concern for the region, and the loss is due to land drainage and conversion to agricultural, suburban, and urban uses. The depletion of wetlands in Marshall Township results in the loss of the natural services they provide, as noted above.



RURAL CHARACTER

Marshall Township is predominantly a rural community with a significant amount of prime farmland. According to the community survey, 84% of respondents felt it was very important or important to preserve farmland. As shown on the Property Tax Classification Map in Chapter Eight, almost 11,000 acres of land is agricultural, or 56% of the Township.

Significant tracts of continuous agricultural areas are located north of I-94 in Sections 3-5, 8-10, and 16-17. The remaining significant farmland acreage is south of Michigan Avenue East, in Sections 28-30. As noted later in this plan, the Marshall Megasite industrial area is planned for the southern area of the Township, which will take a significant amount of prime farmland out of production. As such, the northwest quadrant of Marshall Township will remain the most important area of prime farmland to protect.

Marshall Township has several Centennial and Sesquicentennial Farms, which define the rural character of the area:

- Jonathon Benjamin Farm, June 27, 1835
- Thomas Kipp Farm, September 10, 1838
- Daniel and Nancy Sackett Farm, April 14, 1856
- Luke Langridge Farm, February 1, 1863
- Henry Hughes Farm, March 27, 1863
- James and Elizabeth McKeever Farm, March 12, 1868
- Ellen Greenman Farm, March 6, 1880
- Willis C. and Nettie G. Burlingame Farm, February 1, 1883
- Joseph and Sophia Dobbertien Farm, March 13, 1907
- Matthew and Loretta Woods, August 27, 1919

RECREATION

There are three primary recreational sites in Marshall Township shown on the Roadways & Public Spaces Map in Chapter Eight. Two are waterfront park sites, Ceresco Green and Saylor's Landing, and Grever's Nature Center is a passive preserve area. In addition to these three public sites is the Marshall Soccer Club site, a private recreational area with multiple soccer fields for practice and competition.

According to the community survey, two-thirds of respondents feel there are adequate opportunities for recreational activities in the Township and surrounding area. However, 60% felt that establishing new Township parks would be desirable additions to the community.



Recreational Trails

While there are trails at Grever's Nature Center, there are no regional trails coordinated with the City of Marshall or nearby townships. Just over half (54%) of survey respondents felt that constructing bike lanes and recreational trails would be very important or important. Regional trails could be off-road multi-use pathways, bike lanes, or wide road shoulders.

Ceresco Green and Saylor's Landing

The Kalamazoo River Community Recreational Foundation (KRCRF) operates four access sites along the Kalamazoo River, two of which are in Marshall Township- Ceresco Green and Saylor's Landing.

On the north bank, Ceresco Green allows carry-in boat access to the Kalamazoo River and includes outdoor gathering areas, historical information, and planned restroom facilities. At this location, as a part of the Enbridge Spill cleanup, the Ceresco Dam was removed as part of the effort, a project supported by federal, state, and local agencies, as well as environmental groups.



The Saylor's Landing site includes a launch for boat trailers, the Jeffrey Pavilion for picnics and gatherings, and restroom facilities. The KRCRF notes that Saylor's Landing is a popular starting point for boating and float trips on the Kalamazoo River, downstream to Ceresco Green, or further to a number of points beyond Marshall Township.

Grever's Nature Center

The Grever's Nature Center is a 90-acre preserve that was donated to the Marshall Public School System. Trails have been established throughout the wooded site. Hiking, cross country skiing, snowshoeing, dog walking, and nature study are popular uses. The access and parking area are on the north side of Verona Road, just west of 13 Mile Road and N Drive North.



PLANNING PRINCIPLES AND OBJECTIVES

1. Consider the health and quality of rivers, creeks, ponds, wetlands, and groundwater in land use and development decisions.
2. Prioritize farmland protection and interconnected wildlife habitat and open space in land use decisions and major planned developments.
3. Support farmland preservation programs through advocacy and partnerships.
4. Plan for passive recreation parks and support regional trails and bike lanes for mobility and recreation, and collaborate with the City of Marshall and adjacent townships.

ACTIONS

1. Assess and implement zoning options to protect surface water features, groundwater, and wetland resources, such as undisturbed buffers and wellhead protection strategies, as appropriate.
2. Assess and implement zoning options to protect farmland and rural character, as appropriate.

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CHAPTER THREE: HOUSING AND NEIGHBORHOODS

OVERVIEW

While the rural character of Marshall Township defines community identity, the homes and neighborhoods are its resident's most valuable investment. The quality, character, and maintenance of housing and neighborhoods are priorities of this plan.

The Chapter Goal is the following:

The majority of land in Marshall Township shall develop at low rural residential densities, while areas of increased single-family development will be supported in established areas. High-density attached housing, apartments, and senior living will be focused on areas that can be served by infrastructure and services.

The goal of this chapter is also reinforced through the Future Land Use Map and the residential Future Land Use designations, which are addressed in Chapter Six.

HOUSING INVENTORY

Number and Land Area

According to the 2020 Decennial Census, there were 1,273 housing units in Marshall Township. Of this number, 1,226 were occupied, leaving only 47 vacant (4%). Census data is generally consistent with the Property Tax Classification Map in Chapter Eight, which indicated 1,185 residential improved properties. The map also shows that 28% of the land area in Marshall Township is improved as residential property.

The total number of housing units in the Township increased 7.7% from 2010 to 2020, an increase of 91 units.

Value

The median household income in 2020 was \$176,700, a negligible increase from the value in 2010 (176,600). This rate of increase was significantly lesser than the inflation rate from 2010 to 2020, which was 18.62%.

Housing Tenure

Of the 1,226 occupied housing units in 2020, 87.4% were owner-occupied, a slight increase from 86.4% owner-occupied units in 2010.

Type

The vast majority of residential dwelling units are single-family detached homes, which is typical of a rural township.

Maintenance

The community survey noted that 63% of participants felt that enforcing property and housing maintenance was very important or important. The Township currently enforces its codes, but the program, policies, and protocol should be formalized.

DEVELOPMENT PATTERNS AND FUTURE USE

Developments

Platted subdivisions primarily exist to the north and west of the City of Marshall, with larger developments in Sections 12, 13, and 33. There are a few residential developments where variance requests are common for setbacks, so these areas have been addressed on the Future Land Use Map in Chapter Eight as areas where up-zoning could be appropriate to better reflect built conditions.



Future Use

While the western quadrants of the Township are generally planned for low-density and rural residential dwellings, the northeast quadrant is planned for more suburban character development, while the southeast quadrant is planned for increased densities surrounding the City of Marshall. The areas identified for higher densities are areas that fall within the “Urban Growth Boundary” discussed in Chapter Six and areas that can potentially be served by City of Marshall water and sewer through 425 Agreements.

Variety

While the survey results did not support increasing housing opportunities (65% indifferent or not supportive) and affordable or workforce housing (58% indifferent or not supportive), reasonable and incremental housing density expansion must be considered to support the significant economic development efforts addressed in Chapter Four. Additionally, a variety of housing types in 425 Agreement areas is recommended to accommodate the anticipated regional workforce expansion.

Connectivity

In areas planned for increased density or areas closer to City amenities, connectivity roads and pathways should be considered during reviews to accommodate bicycle and pedestrian options, as well as faster emergency response times.

PLANNING PRINCIPLES AND OBJECTIVES

1. Maintain rural densities in the Township and promote higher densities in 425 Agreement areas and areas closer to City services.
2. Plan for a variety of housing types accommodating a range of preferences and incomes, primarily in areas within the Urban Growth Boundary.
3. Enforce property and housing maintenance standards.
4. Plan for connectivity of roads and pathways in medium and high-density residential areas.

ACTIONS

1. Initiate or support the up-zoning of certain established residential areas to denser zoning districts to better reflect current lot sizes and dimensions.
2. Assess the appropriateness of current residential zoning requirements and adjust as necessary to avoid common variance requests.
3. Assess and implement zoning options for the connectivity of roads, pathways, and sidewalks.
4. Formalize current code enforcement practices and formalize a policy that prioritizes education and outreach to encourage property and housing maintenance ahead of penalties.

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CHAPTER FOUR: ECONOMIC DEVELOPMENT

OVERVIEW

Marshall Township has historically accommodated small businesses, primarily along Michigan Avenue East, as well as the farming community. However, recent economic development efforts in cooperation with the City of Marshall and the Michigan Economic Development Corporation will put the Township and City on the map as a premier site for private investment and job creation.

The Chapter Goal is the following:

Industrial development areas are planned and targeted for significant private investment, public infrastructure expansion, and job creation in cooperation with the City of Marshall. Additionally, smaller-scale businesses are supported along Michigan Avenue East.

The goal of this chapter is also reinforced through the Future Land Use Map and the Residential Future Land Use designations, which are addressed in Chapter Six. Specifically, the location of the Marshall Megasite as Heavy Industrial, general industrial expansion as Light Industrial, and a Mixed Use Corridor along Michigan Avenue East.

LOCATION AND WORKFORCE

Location

The Southwest Michigan region is home to 780,650 residents with convenience access to Chicago, Detroit, and South Bend. Marshall Township is located at the interchange of Michigan Interstates I-69 and I-94, providing an attractive location for commercial and industrial development.

Income

The median household income in 2020 was \$86,207, up 22% since 2010. Median household income increased at a higher rate than inflation, which was 18.62% in the same ten-year timeframe.

Place of Work and Industry Segment

Very few residents of Marshall Township work within the Township limits. Estimates from 2019 showed 36 residents (3.6%) working in Marshall Township, while 188 worked in the City of Marshall (18.8%) and 175 worked in the City of Battle Creek (17.5%).

Employed Township residents worked within the following segments:

- Manufacturing: 12.1%
- Public administration: 11.3%
- Retail trade: 10.2%
- Finance and insurance, and real estate and rental and leasing: 9.6%
- Professional, scientific, and management, and administrative and waste management services: 8.2%
- Transportation and warehousing, and utilities: 7.5%

Several businesses exist along the Michigan Avenue East corridor, such as offices, service facilities, and contractors. The corridor includes a mix of uses, with businesses, residential dwellings, and agricultural lands. A more significant cluster of business uses exists near the intersection of Michigan Avenue East and 15 Mile Road and I-69.

As typical in a rural township atmosphere, smaller-scale home-based businesses and occupations are commonplace.

MARSHALL MEGASITE

The Marshall Megasite is considered to be a premier economic development project in Marshall Township. The 1,600-acre site is to the west of the City of Marshall within Sections 28-29 of the Township. Based on its geographic location near the interstates and with more than a mile of frontage on the Norfolk Southern Rail, the site is ripe for future development.



PLANNING PRINCIPLES AND OBJECTIVES

1. Plan major commercial and industrial development projects in areas that are feasible for 425 Agreements that are able to be served by City infrastructure.
2. Support and plan for industrial development and job creation and collaborative planning of the Marshall Megasite.
3. Focus commercial uses near the I-96 and I-94 interchange area and Michigan Avenue East.
4. Ensure commercial development is attractive from travel corridors and sensitive to nearby residential uses.
5. Support home-based businesses in appropriate areas.

ACTIONS

1. Assess zoning regulations as they relate to the support of small businesses outside of the Megasite area and adjust as necessary.

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CHAPTER FIVE: PUBLIC SERVICES, COMMUNITY FACILITIES, AND ENERGY

OVERVIEW

Public services in Marshall Township include multiple public agencies beyond the Township itself, including the City of Marshall, Calhoun County Road Department, Calhoun County Sheriff's Department, and the Michigan State Police.

The Chapter Goal is the following:

The Township shall strive to maintain excellent public facilities, services, and infrastructure to serve the needs of its residents and business.

MARSHALL TOWNSHIP GOVERNMENT

The Township is governed by a five-member board elected every four years in the general election. The membership of the Board includes the Supervisor, Treasurer, Clerk, and two Trustees. The Township is a member of the Michigan Township Association (MTA), and the offices are located at 13551 Myron Avery Drive.



Marshall Township is a zoned community, with the first zoning ordinance enacted in 1955, and employs a Zoning Administrator. Additionally, there is a Property Tax Administration and Assessment Department.

WATER AND SEWER

425 Agreements

Properties within Marshall Township are primarily served by on-site wells and septic systems. However, as discussed in Chapter One, 425 Agreements allow for the expansion of the City of Marshall water and sewer services into Marshall Township, and the City takes control of regulation and public services. This plan prioritizes 425 Agreements for areas within reach of City water and sewer services to accommodate denser residential development and more intensive commercial and industrial development.

Water

The City of Marshall's Water Distribution Department is responsible for the maintenance of the distribution system infrastructure, which includes approximately 55 miles of water main, approximately 2,800 water services, 488 fire hydrants, numerous valves, and two elevated water storage tanks. Other responsibilities include the installation of water mains, services, valves, fire hydrants, and water meters, meter testing, and water sampling.

Sewage Treatment

The City of Marshall owns and operates the Robert J. Swalwell Wastewater Treatment Facility at 801 Industrial Road. The facility currently treats about 1.5 million gallons of wastewater every day. The wastewater originates from domestic and industrial sources within the system service area.

The plant is in continuous operation, and the effluent must meet the requirements of a National Pollutant Discharge Elimination System (NPDES) permit issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). The City also operates and maintains 14 lift stations located throughout the community.

ROADS

The Calhoun County Road Department (CCRD) directly maintains and repairs bridges and county roads. It also maintains state highways throughout Calhoun County on a contract basis with the Michigan Department of Transportation (MDOT).

According to the CCRD, the primary source of funding for Michigan roads and bridges comes from gasoline/diesel fuel taxes and vehicle registration fees. No general fund (property tax) money from the County is directed to roads in Calhoun County; however, townships contribute money on a matching basis for local road improvements. Additional federal and state money may also be available for specified roads and programming.

CCRD operations involve construction projects and maintenance activities, including snow removal, pothole patching, seal coating, traffic signals, road signs, culverts, gravel road maintenance, roadside mowing, pavement marking, guard rail, and various other road-related work. Other services include reviewing

roads for platted residential developments, abandonment of roads, and issuing road and soil erosion permits.

The community survey noted that 93% of participants felt improvements to local roads were very important or important, and 64% were concerned with traffic safety.

PUBLIC SAFETY

Fire and Rescue

Marshall Township is served by paid on-call professional firefighters as well as medical first responders. All have earned State of Michigan Firefighter certification, and they use these skills as well as those gained through regular training to protect the citizens of Marshall Township.

Marshall Township firefighters respond to an average of 200 calls per year, with a majority of these being vehicle accidents. With the recent addition of Fire Station No. 2, 90% of Marshall Township residents are now within two miles of a fire station.

Marshall Township fire and rescue equipment currently includes two pumpers, two tankers, and one grass rig. The purchase of vehicles was made possible through a millage provided by the citizens of Marshall Township.



Law Enforcement

Township law enforcement is provided by the Calhoun County Sheriff's Office and the Michigan State Police. A State Police Post is located in the City of Marshall.

BROADBAND

The community survey noted that 86% of participants felt Township-wide access to broadband internet was very important or important. The Calhoun County Broadband Taskforce continues to work toward this goal by conducting surveys, feasibility studies, and cost/benefit analyses.

ENERGY

Advancements in solar and wind energy technologies have significantly increased the potential for renewable energy sources in Michigan. At an increasing rate, residents and business owners are turning to solar and wind energy sources for environmental purposes and financial benefit. Not only are site-serving technologies advancing, but larger-scale commercial installers and providers are actively seeking locations in southern Michigan.

Marshall Township has worked with two larger-scale solar facilities through the special land use review process, and zoning regulations have been amended to strike a balance between the rural character of the Township and the need to consider alternative energy technologies. Based on the size of the previous projects and the current zoning regulations, additional large-scale projects are not anticipated, nor are they supported by the community survey results, which showed 57% of respondents were opposed to further solar installations.

It should be noted that large-scale wind power operations were less supported than solar, with 61% of respondents opposed to these types of projects.



PLANNING PRINCIPLES AND OBJECTIVES

1. Ensure safe roadways and ongoing maintenance in cooperation with the Calhoun County Road Department.
2. Plan for new connecting roadways through planned industrial areas.
3. Cooperatively plan areas for 425 Agreements with the City of Marshall and coordinate development areas with the Future Land Use Plan.
4. Major new developments, along with areas with failing septic systems or that are close to watercourses or groundwater recharge areas, will be prioritized for collaboration with the City of Marshall for services.
5. Alternative energy sources for residential and commercial applications are supported when facilities and equipment are planned and built on properties in a manner sensitive to neighbors and the natural environment.
6. Improve Township services and facilities to best serve the residents, landowners, and businesses.

ACTIONS

1. Identify and assess road funding options in collaboration with the CCRD.
2. Identify funding sources and partnerships to expand broadband access throughout the Township.

CHAPTER SIX: LAND USE

OVERVIEW

The Land Use Chapter includes a framework for future land use distinctions and includes maps that illustrate prescribed land uses at specific locations. The future land use plan for Marshall Township serves as a guide to assist local officials with decisions regarding day-to-day planning, zoning, land subdivision, and public improvement issues.

The Chapter Goal is the following:

Future land use within the Township shall be developed in a manner that is sensitive to agricultural areas, existing neighborhoods, and natural resources, and the Future Land Use Plan will direct higher-density and intensity uses to areas planned for utility and infrastructure expansion or established urban areas.

EXISTING LAND USE

Marshall Township is made up primarily of agricultural lands, forested areas, lakes, rivers and wetlands, and single-family residential homes. Analysis of the existing land use is included on the Property Tax Classification Map in Chapter Eight. Approximately 56% of the Township's acreage is agricultural use, 28% improved residential property, and only 1% percent commercial and industrial improved property.

As mentioned earlier, the Michigan Avenue East corridor includes a number of businesses with a more significant cluster near the intersection of 15 Mile Road as well as I-69. Additionally, another commercial business cluster exists at the interchange of 17 Mile Road and I-94.

URBAN GROWTH BOUNDARY

Marshall Township has established an Urban Grown Boundary (UGB) on its Future Land Use Map to provide a framework for where more intense development and public infrastructure investments, such as water and sewer, are generally planned. Inside the boundary, commercial and industrial developments and higher residential densities are considered to be more appropriate and feasible in these areas from an environmental, development, and utility feasibility perspective.

Outside the boundary, the Township's general policy is to encourage the conservation of agricultural lands and the preservation and protection of natural areas. These areas are designated Open Space/Recreation and Agricultural/Rural Residential on the Future Land Use Map.

FUTURE LAND USE

The future land use plan is general in scope. It is not, in most cases, intended to establish precise boundaries of land use or exact locations of future uses in the same way as the Township's Zoning Map.

A future land use designation shown on a map does not mean that a rezoning of land to a compatible district or a 425 agreement is appropriate at the time of an application. The Master Plan is a long-term vision, and certain land use decisions will depend on site-specific conditions at the time an application is received. Additionally, new zoning districts may be required to be drafted and adopted prior to rezoning land.

The timing and appropriateness of zoning amendments and 425 agreements are dependent upon many factors, such as availability of public utilities, provisions for adequate roadways, environmental sensitivity, natural and physical site constraints, traffic conditions and congestion, impacts on public services, and the demand for a particular land use as determined by market forces. Many additional case and site-specific factors must be considered when reviewing a request for rezoning a parcel of land, aside from Future Land Use Map consistency.

The key to this section is that there is an important relationship between land use planning and zoning. Planning is guiding land uses from a policy standpoint, while zoning is the act of regulating the use of these lands by law or ordinance. The laws of the State of Michigan require that a community engage in land use planning activities, including the preparation of a master plan, prior to the administration of a zoning ordinance in a community.

Changes to Future Land Use Map

The 2022 planning process incorporated the following changes to the Future Land Use Map and designations.

1. Section 11-12, changed all Ag/Rural to Low Density Residential.
2. Section 12, changed north and south side of Highfield Road from Low Density Residential to Medium Density Residential.
3. Section 13, changed all Ag/Rural to Low Density Residential.
4. Section 15-16, changed Industrial to Light Industrial.
5. Section 27, changed Industrial to Light Industrial.

6. Section 28, allowed Heavy Industrial to bleed northward to the Mixed Use Corridor to eliminate the Medium Density Residential sliver.
7. Section 28, north of Mixed Use Corridor, changed everything remaining in the area to Low Density Residential.
8. Section 36, changed Ag/Rural to Light Industrial.
9. Area to the SE of I-94 and I-69- changed all Low Density Residential to Medium Density Residential (except the small are south of the creek in Section 35).
10. Included a new “Light Industrial” category.
11. Included a new “Heavy Industrial” category and change current Industrial to Heavy Industrial in Sections 28-29.
12. Included a new “Mixed Use Corridor” designation of 500 feet on each side of the road Michigan Avenue East.
13. Added 425 Agreement areas.

The following paragraphs address future land use categories and the Zoning Plan that makes the connection between the categories and the Zoning Ordinance and Map.

Open Space/Recreation

This land use designation includes lands within the Township that should be preserved for future generations based on their unique characteristics. These lands include parcels identified on the Natural Resources Map in Chapter Eight that possess soil types indicative of wetlands or water bodies, as well as those areas sensitive to the pressures of development. Certain soil types are not considered suitable for the installation of private septic systems due to their slope or rate of filtration. These areas are typically found in the lowest elevations and are a part of the floodplain and/or utilized as a natural drainage system. As development pressure increases within a community, the need to protect and preserve such land becomes critical within the overall environment.

In addition to environmentally sensitive areas, there are parcels within the Township utilized for public and private recreation, whether that is in the form of more passive walking trails or more active uses such as athletic fields. As more intensive land use occurs in a given area, the preservation of open space within the development or in close proximity takes on increasing importance for the residents of that area. Thus, those existing areas should be preserved and new areas set aside as part of this planning process.

- *Corresponding Zoning District: Open Space and Waterbody Conservation District (OC)*
- *Recommended Residential Density: One (1) dwelling unit per five (5) acres*
- *Recommended Uses: preserves, parks, residential dwellings, and farms*
- *Public Utilities: Not anticipated*

Agricultural and Rural Residential

This land use designation includes parcels of land remaining in active agricultural use as well as parcels created through land division for residential use. In both instances, these parcels lay outside the area served by or anticipated to be served by public water and wastewater systems.

The corresponding zoning designation allows for residential development on parcels of sufficient size to support private well and septic systems. The intent of this designation is to scatter such residential development in order to reduce the concentration of residential housing (and the impact of private septic systems) in any one location.

- *Corresponding Zoning District: Agricultural Residential District (AG)*
- *Recommended Residential Density: One (1) dwelling unit per two (2) acres*
- *Recommended Uses: preserves, parks, residential dwellings, and farms*
- *Public Utilities: Not anticipated*

Low-Density Residential

The Low-Density Residential areas are intended to be served by public utilities at some future date, and the areas fall within the Urban Growth Boundary. Traditional plats or condominium development are preferred in this area over Open Space/Recreation and Agricultural and Rural Residential designated areas.

- *Corresponding Zoning District: Low-Density Residential District (R-1)*
- *Recommended Residential Density: One (1) to two (2) dwellings unit per acre*
- *Recommended Uses: preserves, parks, residential dwellings, and farms*
- *Public Utilities: Possible*

Medium Density Residential

This land use designation is directed at residential development within close proximity to public sewer and water service or area served by these facilities.

While both single-family and two-family dwellings are consistent with this designation, it is anticipated that this area will be most supportive of planned unit developments to provide flexibility in layout while incorporating different densities of land use.

- *Corresponding Zoning District: Medium Density Residential District (R-2).*
- *Recommended Residential Density: One (1) to three (3) dwellings unit per acre, the low and high end of the range depending on water and sewer availability*
- *Recommended Uses: one and two-family dwellings*
- *Public Utilities: Planned*

High-Density Residential

This land use designation would include the potential for increased residential density and the potential for mixed-use development under planned unit development options.

Even greater emphasis is placed on proximity and access to public utilities and community facilities in support of this land use. Such areas are also heavily dependent upon public parks and open space areas due to the on-site density of such use. Where such facilities are not in close proximity, the developer should consider on-site facilities to support this residential need. Access to public school facilities shall also be a consideration.

- *Corresponding Zoning District: High-Density Residential District (R-3)*
- *Recommended Residential Density: five (5) to nine (9) units per acre*
- *Recommended Uses: one and two-family dwellings, multiple-family dwellings*
- *Public Utilities: Planned*

Commercial

This designation is intended to provide commercial facilities directed at supporting demand from both local residents as well as the traveling public. This designation is also supportive of transitional development, such as office use, when adjoining residential properties are potentially impacted by such use.

In most instances, office and local commercial development are intended to provide business services in a setting more compatible with adjacent residential use than that found in more intensive transportation corridors. Thus, lot sizes may be smaller, or the buildable area may be reduced through the requirement for greenbelt buffers or landscape screens

Signage considerations, landscaping, and drainage issues are a focus of site plan review. Coordination with adjoining commercial uses on these and other issues is strongly encouraged. Outdoor storage or outdoor display of materials should be subject to conditional use approval, with specific conditions imposed where such use may be detrimental to a commercial development area.

- *Corresponding Zoning District: Highway Service Commercial (HS)*
- *Recommended Uses: retail, office, services, restaurants, contractors, accommodations*
- *Public Utilities: Possible*

Mixed-Use Corridor

This new designation is anticipated to allow for a mix of Commercial and Low-Density Residential land uses. This designation recognizes that Michigan Avenue East includes a variety of agricultural, commercial, and residential uses and supports the eventual transition of agricultural and residential lands to business uses. However, this designation is intended to require sensitivity to residential land uses during the commercial site plan review process.

- *Corresponding Zoning District: Low-Density Residential District (R-1); Highway Service Commercial (HS); or a new zoning district*
- *Recommended Residential Density: One (1) to two (2) dwellings unit per acre*
- *Recommended Uses: residential dwellings, farms, retail, office, services, restaurants, contractors, accommodations*
- *Public Utilities: Possible*

Light Industrial

This area accommodates 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.

Manufacturing processes typically involve less intense levels of fabrication and/or production, such as the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community.

- *Corresponding Zoning District: Light Industrial District (LI)*
- *Recommended Uses: manufacturing, assembling, warehousing, storage, office, contractor facilities*
- *Public Utilities: Possible*

Heavy Industrial

This designation anticipates the general location of the Marshall Megasite (see Chapter Four).

- *Corresponding Zoning District: Industrial Park District (IP) or City of Marshall zoning designation for proposed future uses*
- *Recommended Uses: manufacturing, assembling, warehousing, storage, office, contractor facilities*
- *Public Utilities: Planned*

ZONING PLAN

A Zoning Plan is a comparison between future land use categories and corresponding zoning districts. This table summarizes the information included in the Future Land Use descriptions.

It should be noted that this chapter does not justify or support the Agricultural Business (AB) Zoning District or Community Service Commercial (CS) zoning district, so removal of these districts and rezoning the land may be appropriate.

Zoning Plan	
Future Land Use	Zoning District
Open Space/ Recreation	Open Space and Waterbody Conservation District (OC)
Agricultural/ Rural Residential	Agricultural Residential District (AG)
Low-Density Residential	Low-Density Residential District (R-1)
Medium Density Residential	Medium Density Residential District (R-2)
High-Density Residential	Multiple Family Residential District (R-3)
Commercial	Highway Service Commercial (HS)
Mixed Use Corridor	R-1, HS, or new zoning district
Light Industrial	Light Industrial District (LI)
Heavy Industrial	Industrial Park District (IP) or City of Marshall zoning designation
None	Agricultural Business (AB)
None	Community Service Commercial (CS)



DEVIATIONS FROM THE FUTURE LAND USE PLAN

The following list includes factors that may be used to determine if deviations from the Future Land Use Chapter should be considered during zoning decisions.

1. Have any conditions changed in the area since the plan was adopted which may justify this change?
2. Will there be any community impacts that should be considered, such as increased traffic or others that might create a need for additional services or improvements?
3. Are there any environmental considerations or constraints?
4. Are the qualities of the area different from those that are described in the plan?
5. Will there be any adverse effects on adjacent properties as a result of the proposed land use change?
6. What will the impacts be on the public health, safety, and welfare?

RE-EVALUATION OF FUTURE LAND USE AREA BOUNDARIES

The Michigan Planning Enabling Act requires that the Master Plan be reviewed at least every five years to determine if the plan remains relevant and if changes are necessary. Over time, conditions inevitably change, and a re-evaluation of goals may be needed.

While the Michigan Planning Enabling Act does not provide specific guidance for the five-year plan review, the Township will use the following

criteria for considering amendments to the Future Land Use Map and applicable land use policies:

1. Redevelopment opportunities of vacant, abandoned, or underused land.
2. Amount and capacity of undeveloped commercial and industrial land.
3. Population projections and housing need.
4. Present and planned sewer capacity and water availability.
5. Road and sidewalk system conditions.
6. Public input.
7. Environmental constraints and consideration of general impacts.

As conditions change, the Township may also consider other strategies to accommodate the need for housing and commercial and industrial growth. These include, but are not limited to:

1. Amending zoning regulations to allow denser development, such as lessening building setbacks or increasing height.
2. Assessing innovative stormwater management strategies to lessen the acreage necessary for retention while maintaining water quality and increasing development capacity.
3. Providing incentives to encourage the redevelopment of abandoned or underutilized development sites.
4. Implementing other strategies to maximize the use of land to accommodate job growth and to provide goods and services to an increasingly permanent and visiting population.

PLANNING PRINCIPLES AND OBJECTIVES

1. Rely on future land use planning and the Future Land Use Map to guide all decisions concerning land use and development
2. Deviations and re-evaluation of the Future Land Use Map and plan shall occur in accordance with the guidelines included in the Land Use Chapter.

ACTIONS

1. Update Zoning Map to reflect new Zoning District titles and designations.
2. Consider updating Zoning Ordinance and Map to:
 - a. Create a mixed-use zoning district for the Michigan Avenue E. Corridor.
 - b. Delete the AB zoning district.
 - c. Delete the Community Service Commercial zoning district.

CHAPTER SEVEN: IMPLEMENTATION- WORK PLAN

Type: Policy, Program, Zoning Change or Ordinance, Capital Improvement Project, Partnership.

Priority: High, Medium, Low.

Timing: Short-Term of 1-2 years; Mid-Term of 3-5 years; and Long-Term of 6+ Years.

Responsibility: Staff, Planning Commission, Township Board, Consultant, Civic Group, Business Community, School System, Library, City of Marshall, County, Other.

Implementation Table				
Action	Type	Priority	Timeframe	Responsible Party
CHAPTER TWO: NATURAL RESOURCES, RURAL CHARACTER, AND RECREATION				
1. Assess and implement zoning options to protect surface water features, groundwater, and wetland resources, such as undisturbed buffers and wellhead protection strategies, as appropriate.	Zoning Change or Ordinance	High	Short-Term	Staff, Planning Commission, Township Board, Consultant
2. Assess and implement zoning options to protect farmland and rural character, as appropriate.	Zoning Change or Ordinance	High	Short-Term	Staff, Planning Commission, Township Board, Consultant
CHAPTER THREE: HOUSING AND NEIGHBORHOODS				
3. Initiate or support the up-zoning of certain established residential areas to denser zoning districts to better reflect current lot sizes and dimensions.	Zoning Change or Ordinance	Medium	Mid-Term	Staff, Planning Commission, Township Board, Consultant
4. Assess the appropriateness of current residential zoning requirements and adjust as necessary to avoid common variance requests.	Zoning Change or Ordinance	Medium	Mid-Term	Staff, Planning Commission, Township Board, Consultant
5. Assess and implement zoning options for the connectivity of roads, pathways, and sidewalks.	Zoning Change or Ordinance	Low	Long-Term	Staff, Planning Commission, Township Board, Consultant

6. Formalize current code enforcement practices and formalize a policy that prioritizes education and outreach to encourage property and housing maintenance ahead of penalties.	Policy, Program	High	Short-Term	Staff, Township Board
CHAPTER FOUR: ECONOMIC DEVELOPMENT				
7. Assess zoning regulations as they relate to the support of small businesses outside of the Megasite area and adjust as necessary.	Zoning Change or Ordinance	Low	Long-Term	Staff, Planning Commission, Township Board, Consultant
CHAPTER FIVE: PUBLIC SERVICES, COMMUNITY FACILITIES, AND ENERGY				
8. Identify and assess road funding options in collaboration with the CCRD.	Program, Partnership	High	Short-Term	Staff, Township Board, CCRD, MDOT, County Commission
9. Identify funding sources and partnerships to expand broadband access throughout the Township.	Program, Partnership	High	Short-Term	Staff, Township Board, County Commission
CHAPTER SIX: LAND USE				
10. Update Zoning Map to reflect new Zoning District titles and designations.	Zoning Change or Ordinance	High	Short-Term	Staff, Planning Commission, Township Board, Consultant
11. Create a mixed-use zoning district for the Michigan Avenue East Corridor.	Zoning Change or Ordinance	High	Mid-Term	Staff, Planning Commission, Township Board, Consultant
12. Delete the Agricultural Business (AB) Zoning District.	Zoning Change or Ordinance	High	Short-Term	Staff, Planning Commission, Township Board, Consultant
13. Delete the Community Service Commercial (CS) zoning district.	Zoning Change or Ordinance	High	Short-Term	Staff, Planning Commission, Township Board, Consultant

CHAPTER EIGHT: APPENDIX

MARSHALL TOWNSHIP PLANNING COMMISSION

CALHOUN COUNTY, MICHIGAN

At a meeting of the Marshall Township Planning Commission held on October 4, 2022,
at 7:00 PM.

PRESENT: Commissioners Boshears, Johnson, Hoffman, Lindsey, Lyng, and Gresly

ABSENT: Commissioners Egnatuk

The following preamble and resolution were offered by Commissioner Johnson and
supported by Commissioner Gresly.

RESOLUTION TO APPROVE THE 2022 MASTER PLAN UPDATE AND TO RECOMMEND FINAL APPROVAL BY THE MARSHALL TOWNSHIP BOARD OF TRUSTEES

WHEREAS, the Marshall Township Planning Commission has prepared 2022 Marshall
Township Master Plan Update, being an update to the version last revised in 2019; and

WHEREAS, on October 4, 2022, 2022, the Planning Commission approved the tentative
text of the Master Plan and requested that the Marshall Township Board of Trustees authorize
distribution of the draft Master Plan to the contiguous municipalities and the governmental and
other agencies entitled to receive the draft for review and comment; and

WHEREAS, on June 20, 2022, the Marshall Township Board of Trustees approved
distribution of the draft Master Plan and asserted its right to give final approval or rejection of
the Plan; and

WHEREAS, the required period of public comment on the draft Master Plan has expired;
and

WHEREAS, the Marshall Township Planning Commission held a public hearings on
September 2, 2022 and October 4, 2022, with the required notice, on the proposed Master Plan
update.

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. The Marshall Township Planning Commission approves the 2022 Marshall Township Master Plan Update, dated August 6, 2022, contingent upon completion of the following revisions:

- a. with the parcels requested by Sackrider Farms to be industrial.
- b. incorporate the comments that Mr. Kowalske made if possible.

2.

3. The Marshall Township Planning Commission recommends that the Marshall Township Board of Trustees give final approval of the Master Plan; and

4. The Secretary of the Planning Commission is requested to forward this resolution and the approved draft of the 2022 Marshall Township Master Plan Update to the Township Clerk for submission to the Marshall Township Board of Trustees.

AYES: Commissioners Boshears, Johnson, Hoffman, Lindsey, Lyng, and Gresly

NAYS: NONE

RESOLUTION DECLARED ADOPTED.



Robert Lyng, Vice Chair for
Alec Egnatuk, Planning Commission Chair

MARSHALL TOWNSHIP BOARD OF TRUSTEES
CALHOUN COUNTY, MICHIGAN

At a meeting of the Marshall Township Board of Trustees held on November 21, 2022, at 7:00 PM.

PRESENT: Treasurer Albaugh, Trustee Lyng and Trustee Walsh

ABSENT: Supervisor Bosserd and Clerk George

The following preamble and resolution were offered by Walsh and supported by Lyng.

RESOLUTION TO APPROVE THE
2022 MARSHALL TOWNSHIP MASTER PLAN UPDATE

WHEREAS, the Michigan Planning Enabling Act provides for the preparation and adoption of master plans and amendments therein for the use, development, and preservation of lands in the Township;

WHEREAS, the Marshall Township Planning Commission has prepared the 2022 Marshall Township Master Plan Update, being an update to the version last revised on February 1, 2005; and

WHEREAS, on September 6, 2022, and October 4, 2022, the Marshall Township Planning Commission held public hearings on the proposed Master Plan following the distribution of the tentative draft of the Master Plan to the contiguous municipalities and other relevant planning and governmental entities, and following public notice as required by law; and

WHEREAS, on October 4, 2022, the Marshall Township Planning Commission adopted a resolution approving the 2022 Marshall Township Master Plan Update and recommending that the Marshall Township Board of Trustees grant final approval.

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

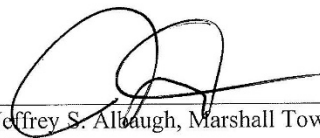
1. Marshall Township Board of Trustees hereby approves the 2022 Marshall Township Master Plan Update prepared by the Marshall Township Planning Commission, dated November 17, 2022, and as amended by the Township Board November 21, 2022.

2. The Township Clerk is requested to distribute copies of the 2022 Marshall Township Master Plan Update to the contiguous municipalities and the other governmental bodies and planning agencies entitled by law to receive copies of the approved Master Plan.

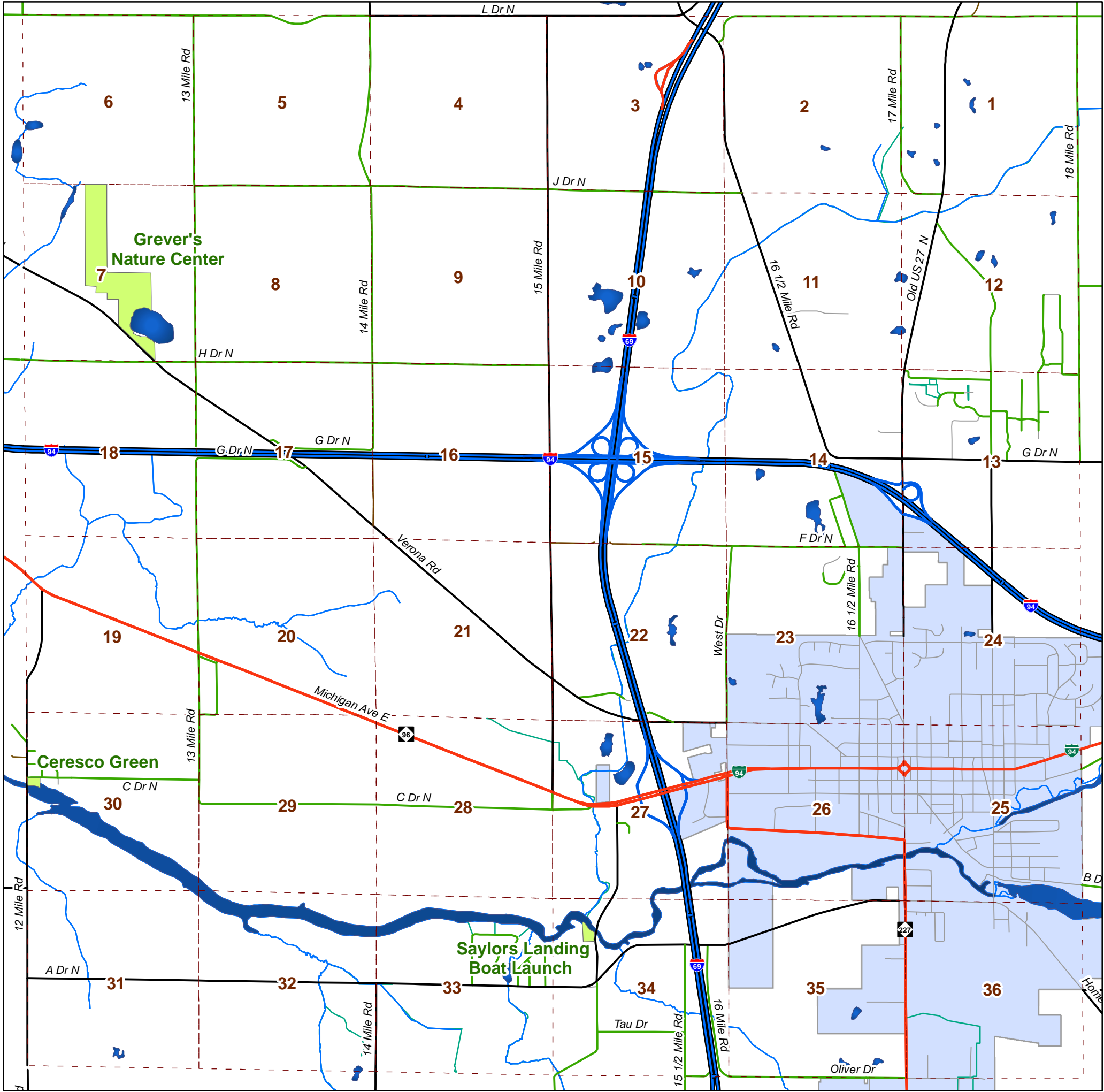
AYES: Walsh, Lyng and Albaugh

NAYS: None

RESOLUTION DECLARED ADOPTED.



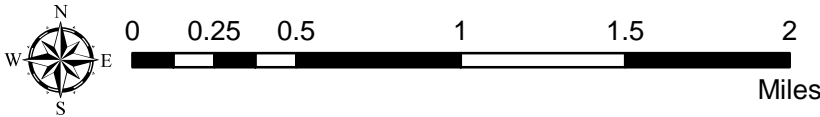
Jeffrey S. Albaugh, Marshall Township Treasurer
FOR:
Susan George, Marshall Township Clerk



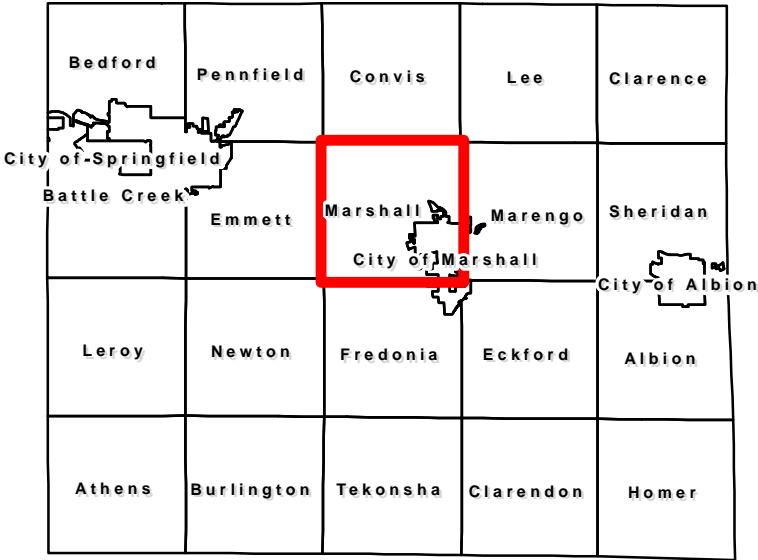
Marshall Township

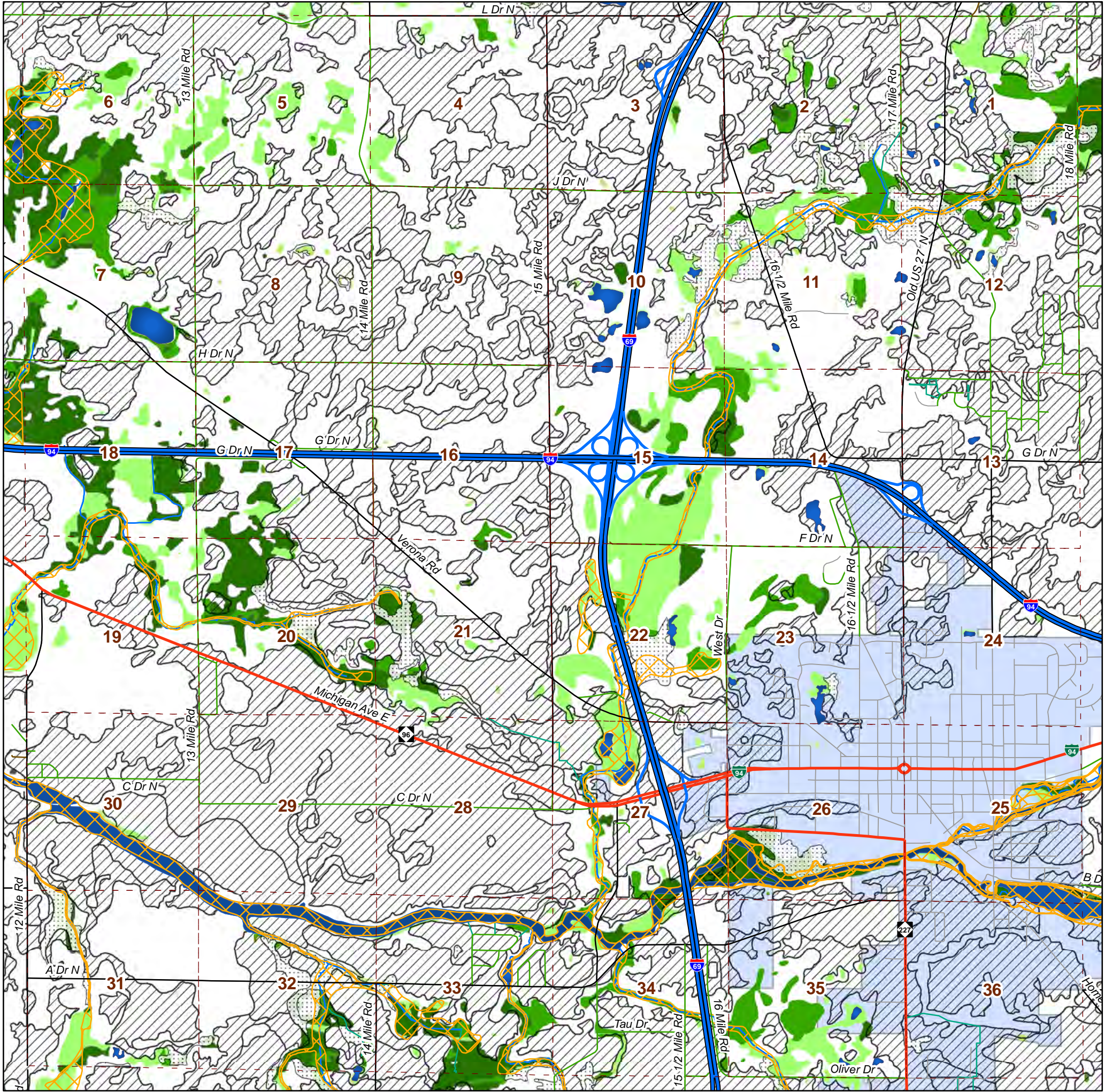
Roadways & Public Spaces

- Interstate Highway
- Interstate Highway Ramp
- State Highway
- County Primary
- County Local Hard Surface
- County Local Gravel
- Rivers
- Drains
- Lakes
- Park
- City Of Marshall
- Sections Lines



Map Date: 11/21/2022
Calhoun County GIS
315 W Green St, Marshall MI 49068 | 269-781-0749

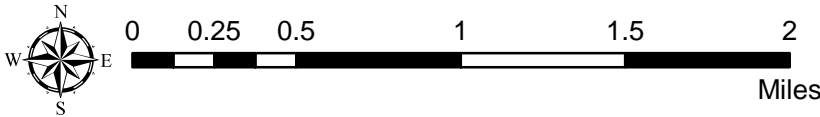




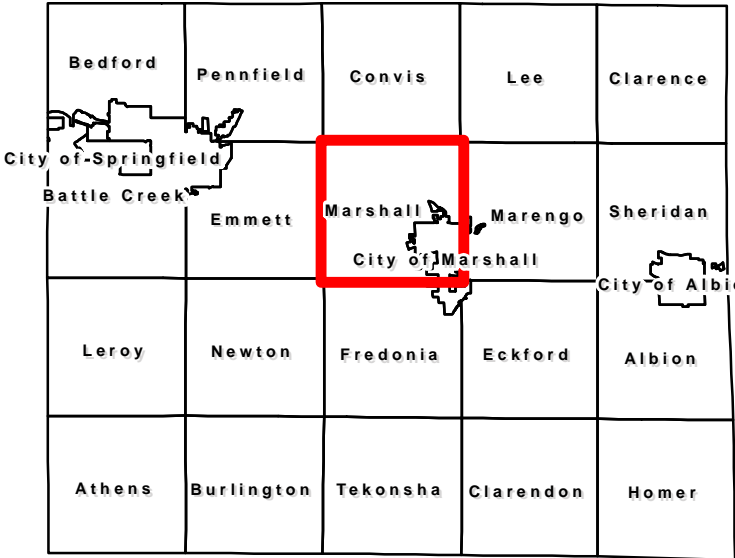
Marshall Township

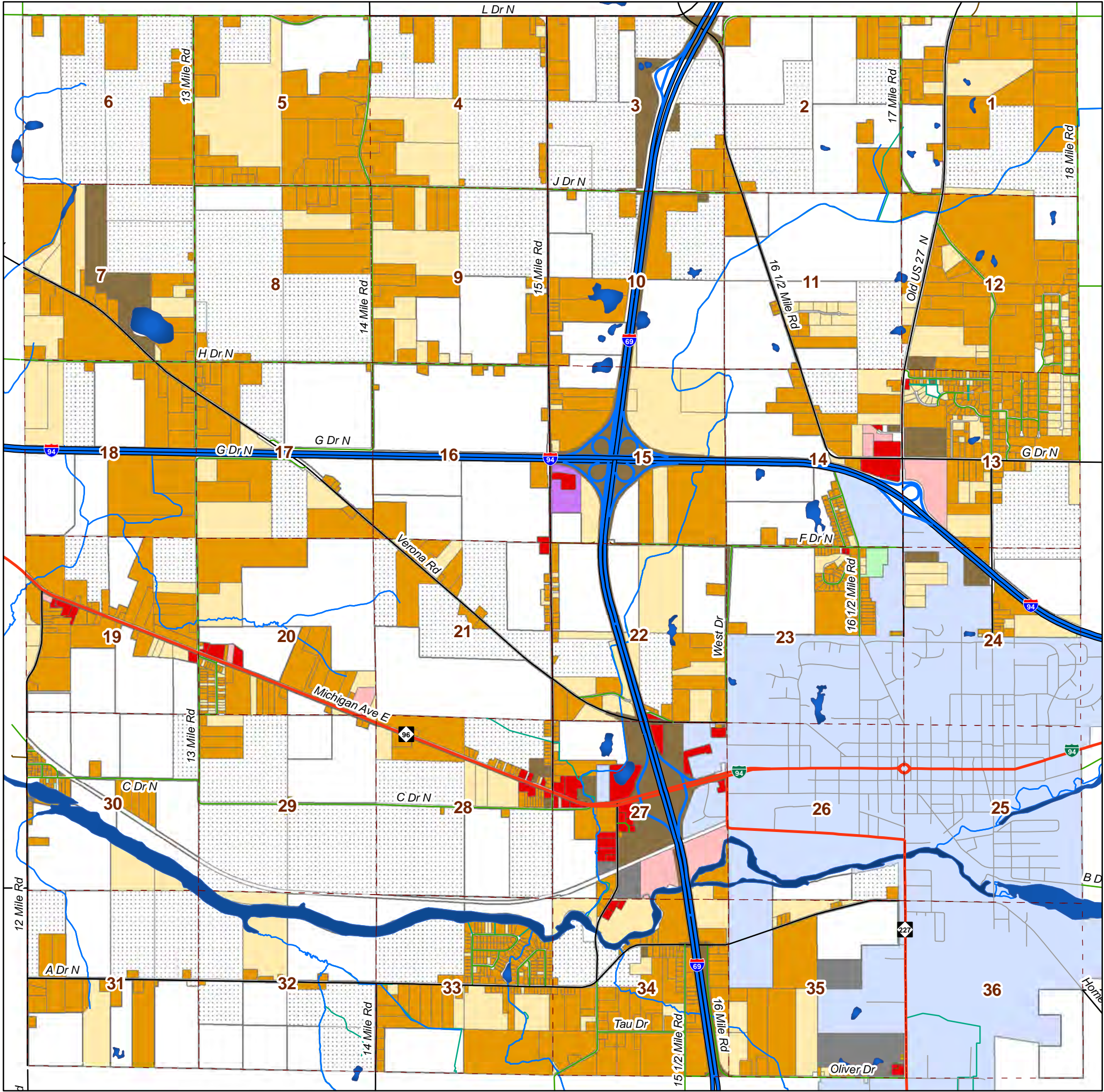
Natural Resources

- Emergent Wetland
- Scrub-Shrub Wetland
- Forested Wetland
- FEMA Floodplain
- Prime Farmland
- Prime Farmland When Drained
- City Of Marshall
- Sections Lines
- Lakes
- Rivers
- Drains



Map Date:11/21/2022
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315 W Green St, Marshall MI 49068 | 269-781-0749





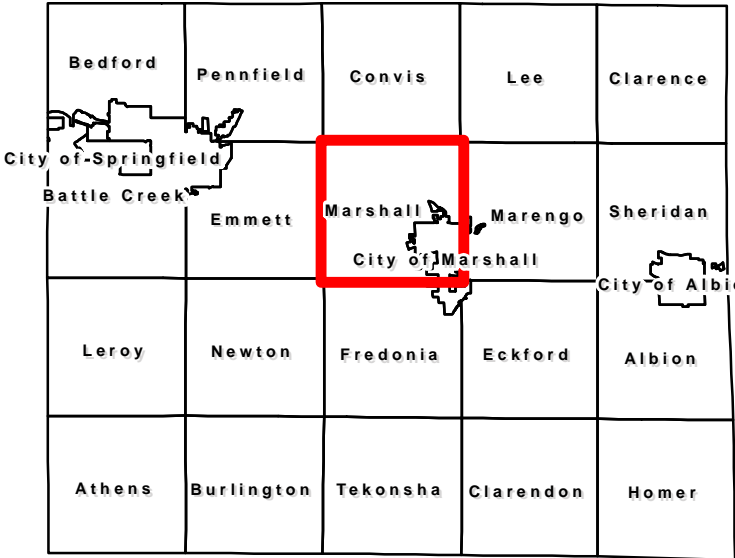
Marshall Township

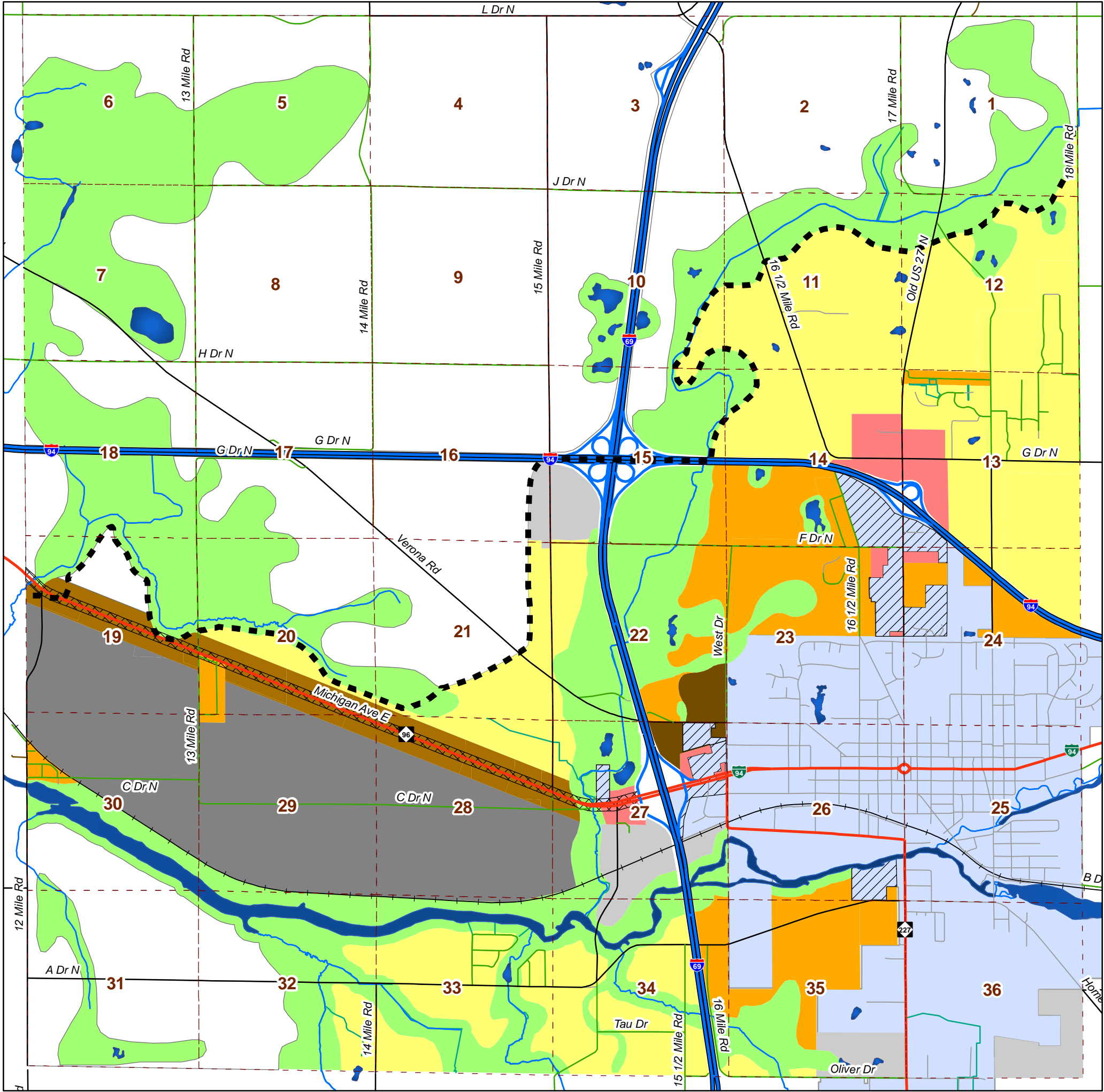
Property Tax Classification

- Agricultural Improved (63 Parcels / 4,655.494 Acres)
- Agricultural Vacant (89 Parcels / 4,954.820 Acres)
- Commercial Improved (52 Parcels / 146.446 Acres)
- Commercial Vacant (10 Parcels / 117.166 Acres)
- Industrial Improved (6 Parcels / 113.572 Acres)
- Residential Improved (1,185 Parcels / 5,277.667 Acres)
- Residential Vacant (239 Parcels / 2,087.724)
- Tax Exempt Improved (65 Parcels / 701.709 Acres)
- Tax Exempt Vacant (3 Parcels / 12.773 Acres)
- County Land Bank (1 Parcel / 21.305 Acres)
- City Of Marshall



Map Date: 11/21/2022
Calhoun County GIS
315 W Green St, Marshall MI 49068 | 269-781-0749





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

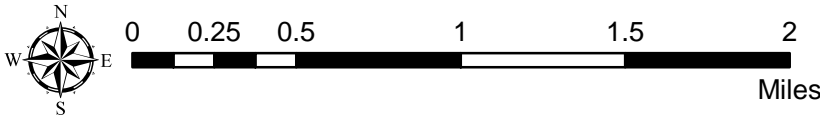
City Of Marshall

Sections Lines

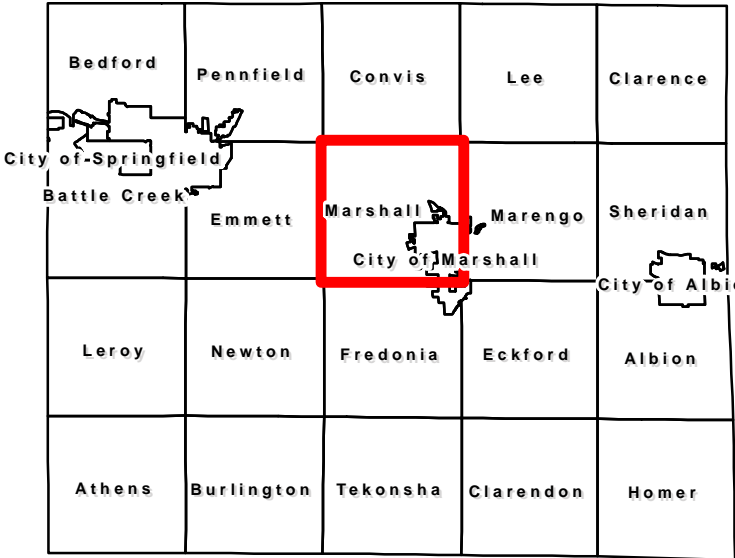
Lakes

Rivers

Drains



Map Date: 11/21/2022
Calhoun County GIS
315 W Green St, Marshall MI 49068



MARSHALL TOWNSHIP PROPOSED POLICY

RE: Use of Public Address System at meetings of Boards and Commissions

DATE: November 13, 2023

Upon request to the presiding officer at any public meeting of the Marshall Township Board or any Board or Commission of Marshall Township Government, prior to the start of said meeting, members of the Board or Commission shall utilize the provided public address system for making of remarks or comments and for responding to any roll call vote.

This policy is effective 12-1-23.