

MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, MAY 11, 2011

In a regular session, Wednesday, May 11, 2011 at 7:00 p.m. in the Council Chambers of Town Hall, 323 West Michigan Avenue, Marshall, MI the Marshall Planning Commission was called to order by Chairman Tim Banfield.

ROLL CALL

Members Present: Chairman Banfield and Commissioners Mengel, Stevenson, Burke Smith, Barrett, Collins and Council Liaison Mankerian

Members Absent: Commissioners Oates, Fleming and Davis

Staff Present: Natalie Huestis, Director of Community Services

MINUTES

MOTION by Collins, supported by Burke Smith, to accept the minutes of the March 9, 2011 regular meeting. On a voice vote; **MOTION CARRIED.**

AGENDA

MOTION by Burke Smith, supported by Barrett, to accept the agenda for May 11, 2011 regular meeting with the following changes:

- Move Audience participation after New Business

On a voice vote; **MOTION CARRIED.**

PUBLIC HEARINGS

None

OLD BUSINESS

None

NEW BUSINESS

Receive Site Plan Amendment #SP2007.06 – Amendment #SP11.03 for Tenneco Incorporated, parking additions, at 904 Industrial Road

Mark Wallace, representative for Tenneco, 904 Industrial Road, stated that because of the increase in employment, Tenneco is in need of more parking. Tenneco plans to add 16 new parking spaces, close off two driveways on Industrial Road and fill in the driveways with new landscaping. The closure of the two driveways will allow an additional 10 parking spaces and 6 new spaces will be

(official)

added to the north of the parking lot. Tenneco will use the same landscaping methods as previously used throughout their property.

Staff stated that she encouraged Tenneco to get approval from MDoT for the closure of the driveways off of Industrial Road. Mr. Wallace stated he has been in touch with MDoT and he has their approval. He stated that they were enthusiastic about the drive closures.

MOTION by Mengel, supported by Stevenson, to accept and approve Site Plan Amendment #SP2007.06 – Amendment #SP11.03 for Tenneco Incorporated for parking additions at 904 Industrial Road.

Planning Commissioners asked Mr. Wallace how many employees are currently working at Tenneco. Mr. Wallace stated there are currently three shifts working with a total of 527 employees.

On a voice vote; **MOTION CARRIED.**

AUDIENCE PARTICIPATION

Vincent Trudell, 1212 Comstock Drive, discussed with the commissioners their concerns regarding Pratt Park Site Plan Phase II. Mr. Trudell pointed out that there is an existing tree line in the approved site plan that is to remain behind lot 31 and 32 but it is no longer there. He is concerned about how and when the tree line will be replanted and what types of trees will be used. Mr. Trudell also asked for further clarification as to why the berm that was originally located directly behind his property was moved further back and towards the east of his property.

Chairman Banfield discussed Mr. Trudell's issues and stated that the tree line that was there was more brush and dead trees than an actual healthy tree line. He stated that he went up to the property and marked at least 3 large, healthy trees that will remain. He couldn't say what type of trees Mr. Allman was planning on planting, but there will be a tree line according to the site plan. Chairman Banfield also stated that the building that was going to be placed behind his property had to be repositioned due to easement issues. He stated that Mr. Trudell would need to contact the City Engineer or the developer's engineer for the reasons the berm needed to be moved due to drainage issues.

Staff explained that the Planning Commission approved the site plan with the tree line in the space shown and the developer will be held to following the approved plan. She asked Mr. and Mrs. Trudell to be patient and assured them that the tree line shown on the site plan will be there when the project is completed.

REPORTS

Commissioner Collins stated that the Byways grant money is being put to good use, the GAR Hall and Capital Hill School renovations are going well. She also stated that there is a new website for the National Historic Land Mark and that the website links with the chamber and the city's website.

Commissioner Stevenson stated he would still like this board to look into the home business ordinance. He also questioned the authority and legal status of the Hospital & Neighborhood Committee.

Commissioner Mengel stated that the ordinances are working because there has been no ZBA meeting in the last few months. He is also concerned with the Hospital & Neighborhood Committee's procedures and legal obligations. He stated he believes the committee is in violation of not holding open meetings on their subcommittees and that he will be in contact with the Attorney General's Office regarding the open meetings act.

City Council Liaison stated that the City is on budget.

Staff stated that the city attorney and city council are working on the medical marijuana ordinance and that she would like to wait until that ordinance is completed before working on the home business ordinance. Staff stated she believes the medical marijuana ordinance will tie into the home business ordinance.

Chairman Banfield discussed what progress he believes the Hospital & Neighborhood Committee has made. He discussed the overlay district plan and the 20 year plan that was presented at the last few meetings. He stated that all the information on the committee can be found on the city's website.

ADJOURN

The Planning Commission adjourned at 7:50 p.m.

Submitted by,

Colleen Webb