

AGENDA

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION, TO TAKE PLACE ON TUESDAY, JANUARY 12, 2016, 7:00 P.M., COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call
4. Approval of the Minutes
[Regular Meeting – December 8, 2015](#)
5. Public Hearings
 - a. **Conditional Use Permit #56** – initiated by Midland County Habitat for Humanity to permit a single family residential dwelling in an RB Multiple-Family Residential zoning district on the property located at 309 Sam Street.

Public Hearing Process
 1. Staff presentation and overview of petition
 2. Petitioner presentation
 3. Public comments in support of the petition
 4. Public comments in opposition to the petition
 5. Opportunity for petitioner rebuttal and final comments
 6. Closing of public hearing
 7. Deliberation and possible decision by Planning Commission
6. Old Business

None
7. Public Comments (unrelated to items on the agenda)
8. New Business
 - a. [North Saginaw Road](#) – **Public Input Session on Future Land Use Plan Designation Updates**
9. Communications
10. Report of the Chairperson
11. Report of the Planning Director
12. Items for Next Agenda – January 26, 2016
 - a. **Site Plan No. 343** – initiated by LSG Engineers & Surveyors on behalf of The Kroger Co. of Michigan for site plan review and approval for a 124,942 square foot Kroger Marketplace and fuel station, located at 315 Joe Mann Boulevard.
 - b. Annual Zoning Ordinance Text Amendments
13. Adjournment

**MINUTES OF THE MEETING OF THE
MIDLAND CITY PLANNING COMMISSION
WHICH TOOK PLACE ON
TUESDAY, DECEMBER 8, 2015, 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order at 7:00 p.m. by Chairman McLaughlin
2. The Pledge of Allegiance was recited in unison by the members of the Commission and the other individuals present.

3. **Roll Call**

PRESENT: Bain, Hanna, Heying, Mayville, McLaughlin, Pnacek, Senesac and Tanzini

ABSENT: Stewart

OTHERS PRESENT: Brad Kaye, Assistant City Manager for Development Services; Grant Murschel, Community Development Planner; and twelve (12) others.

4. **Approval of Minutes**

Moved by Heying and seconded by Hanna to approve the minutes of the regular meeting of November 10, 2015 as written. Motion passed unanimously.

5. **Public Hearing**

- a. Zoning Petition No. 603 – initiated by Creative 360 to rezone property at 1517 Bayliss Street from Residential B Multiple-Family zoning to Community District zoning.

Murschel gave the staff presentation of the proposal. He highlighted the subject area and the surrounding land uses, zoning districts and future land use designations as specified in the City's Master Plan. He indicated that the subject site is currently used as a nonprofit cultural facility which focuses in providing programs for persons of all age to experience the creative process. Murschel also indicated that one letter of support was received ahead of the meeting and numerous phone calls were received inquiring about the proposal from surrounding neighbors. None of the individuals who called submitted any comments in support or opposition of the proposal.

Senesac wondered about possible spot zoning. Murschel explained that while the proposal will initiate a new zoning district on a single parcel, the proposal is in line with the Master Plan. Kaye continued that the nature of the COM district is one that is given to single parcels in many cases as the district is meant for unique uses that have a public or quasi-public benefit.

Don Koster, of ArchiVerde Design, LLC, presented for the applicant. He indicated that Creative 360 has been in the facility for 12 years. The structure itself was originally designed and constructed as a place of worship. Currently, the organization is in the exploratory phase of future expansion as many concepts have been reviewed but nothing has been decided. The proposal from the organization is to obtain a more suitable zoning district that best captures the use that is taking place within the facility and on the site.

There were no comments in support or opposition of the proposal. The public hearing was closed.

Heying commented that the proposal is the most appropriate district for the site given the current use of the site and intention of the organization.

A motion was made by Senesac to waive the procedural requirements to delay a decision on the petition until the next meeting. The motion was seconded by Hanna. It was approved unanimously.

It was moved by Senesac and supported by Hanna to recommend approval of Zoning Petition No. 603 initiated by Creative 360 to rezone property at 1517 Bayliss Street from Residential B Multiple-Family zoning to Community District zoning.

YEAS: Bain, Hanna, Heying, Mayville, McLaughlin, Pnacek, Senesac, and Tanzini
NAYS: None
ABSENT: Stewart

- b. Site Plan No. 342 – initiated by D & M Site, Inc. for site plan review and approval of a 6,672 square foot Lucky's Steakhouse restaurant, located at 830 Joe Mann Boulevard.

Murschel gave the staff presentation on the proposal. He explained that site development configuration and how it is built within the surrounding environment. The development is proposing shared access with the site to the north and east; this configuration removes the need for an additional curb cut directly onto Joe Mann Boulevard. Staff is very supportive of the shared access nature of the proposal. He further indicated that the site meets all requirements for the zoning district, landscaping and screening. Regarding stormwater management, the plans submitted have been reviewed and supported by the City Engineering Department but require a final stormwater management permit. The two other outstanding items needed are the execution and recording of shared access easement agreements and a final soil erosion and sedimentation control permit.

Heying wondered about the stormwater design as it appears that the subject site is currently quite lower than the Residence Inn site to the immediate north. Murschel explained that the grading plan has been developed to overcome that elevation change. The stormwater plan incorporates a small amount of parking lot detention with some underground storage with most of the water draining to the common/shared pond north of the Residence Inn.

Senesac commented on the lack of pedestrian oriented connections between the new development and the existing Residence Inn development. Mayville commented on the limited amount of light in that area. He cautioned that pedestrians accessing the restaurant from the nearby hotels might be forced to walk in the dark for a period before getting to their destination; this would be a safety hazard.

Bain noted that Joe Mann Boulevard is saturated with vehicle traffic currently. He wondered if a traffic study has been done on the boulevard that would support the addition of this restaurant. Murschel indicated that he did not know when the last formal traffic study was conducted on this corridor but explained that development in this area is very closely watch by City Planning and Engineering officials. The site proposal itself was also submitted to the City's traffic consultant for his review. The proposed locations of the shared driveways which access T Moore Drive directly rather than Joe Mann Boulevard is a large alleviating factor to the impacts on traffic flow on Joe Mann Boulevard.

Rich Fosgitt, of D&M Site, presented as the agent for the applicant. He indicated that he has had a large amount of experience of doing civil design work within the area of Midland, going back to when he worked on the project for the Midland Mall. He spoke to concerns regarding stormwater and indicated that the finish floor elevation of the proposed building will be four feet higher than the current elevation; this will require a large amount of fill to be brought into the site. With this grading change and the detention design proposed within the parking lot and underground, the stormwater will flow primarily into the common/shared pond north of the Residence Inn with some flowing into the drain connection to the storm sewer under Joe Mann Boulevard. He also indicated that he would present the idea of further sidewalk connections to the property owner of Residence Inn. Regarding lighting, there is considerable light spill over in this area of the corridor as the developments to the south and west have 50' high lighting poles. Proposed on the site is 20' poles which adequately illuminate the site. Further development to the immediate east of the site will increase the light levels

within the area in the future.

Jodi Cooley, Manager of SpringHill Suites, spoke in support of the proposal. She indicated that her business welcomes this restaurant as it will provide an additional dining option to her patrons. She also indicated her support for a traffic study for Joe Mann Boulevard.

There were no public comments in opposition of the petition. The public hearing was closed.

Pnacek indicated that he felt that the site plan was designed well and that the shared access proposed is a good addition. He hopes that the additional sidewalks can be resolved by the two parties. Senesac indicated that he supports the shared access that is proposed. McLaughlin commented that shared access drives in this area have been a dream of the commission and he is glad to see one finally proposed.

Heying explained that he now understands the stormwater management design and he is supportive of the proposal. Hanna commented that she is supportive of the plan and is glad to see the inclusion of the bike rack.

A motion was made by Heying to waive the procedural requirements to delay a decision on the proposal until the next meeting. The motion was seconded by Hanna. The motion was approved unanimously.

It was moved by Heying and supported by Hanna to recommend approval of Site Plan No. 342 initiated by D & M Site, Inc. for site plan review and approval to City Council contingent on:

1. A final stormwater management permit must be approved by the City Engineering.
2. A final soil and sedimentation control plan must be approved by the City Building Department.
3. Shared access easement agreements must be executed and recorded at the Midland County Register of Deed.

YEAS: Bain, Hanna, Heying, Mayville, McLaughlin, Pnacek, Senesac, and Tanzini
NAYS: None
ABSENT: Stewart

6. Old Business

None

7. Public Comments (unrelated to items on the agenda)

None

8. New Business

a. Non-Motorized Transportation Committee Update – Dave Waite

Waite reviewed the NMT Committee update as supplied in the agenda packet. He reviewed the education and encouragement, engineering, and evaluation activities of the committee. The numbers of students which bike to school in Midland are higher than the national average at 3.1%. The counts of the number of students biking have continued to increase. Bicycling and walking fatalities remained flat at zero for the year. Eastlawn Drive and Saginaw Road still proves to be the intersection with the most incidents within the City.

Bain wondered if there was a trend of incidents with bicyclists not using proper lights when biking at night. Waite indicated that there has not been a trend with this type of incident but he is aware that it is an issue.

Senesac inquired about the results of the education and encouragement efforts. Waite indicated that the group has seen some improvements in this area; one example is a lack of road rage incidents as had happened in prior years.

Waite reviewed the Committee's goals and intentions for 2016. These include reapplication for the Bicycle Friendly Community recognition, engaging with The Arc of Midland, and a Midland Community Bike Tour (similar to the "Slow Roll" movements in Detroit, Bay City and Saginaw). An education component will be provided during the bike tour initiative. Waite will approach the City regarding the need for liability coverage on the ride.

The NMT has been working with representatives from the Midland Metropolitan Planning Organization (MPO) regarding NMT initiatives within the areas outside the city. The areas will be intentional connections to future non-motorized projects in Midland County and other surrounding counties.

Waite indicated that the NMT Committee would like to see Complete Streets policy be included in the ongoing processes of the City. He showed a sample of Complete Street review for the Midland MPO. After 2016, Waite indicated that the Committee should be dissolved having substantially completed the objectives given to it and an advisory group should be formed in its place.

Hanna thanked the Committee for the very comprehensive report. Senesac would like the visibility to be reviewed for the NMT map on the City's website as he believes that if the visibility was increased possibly more people would engage in non-motorized transportation.

Kaye explained that moving forward the policies of Complete Streets and non-motorized transportation should be better incorporated into the City's Master Plan and Zoning Ordinance. He indicated that a specialist could be brought in to assist city staff on this activity. Kaye also spoke to the efforts of Momentum Midland and how it relates to the objectives of the NMT Committee. In addition, he touched on the ongoing way-finding signage program that is being developed through a focus group. This program is funded through the Entranceways Initiative Taskforce.

Hanna commented that in her experience with the committee she noticed that there could be more engagement from the school system. Kaye indicated that the NMT Committee has reached out to the public schools on multiple occasions.

b. N. Saginaw Road – Future Land Use Plan Designation Update

Kaye reviewed the item and indicated that it is more of a procedural matter regarding changes to the Future Land Use map of the Master Plan on the west side of the city. He focused on the current Master Plan which does not include future land use designations on some areas within the MUGA boundary which were included in the adoptions prior to the update in 2013. Kaye is asking for permission on the procedures for amending the Master Plan in this area, as indicated in the staff report.

Senesac commented that he likes the idea of gaining input before engaging in the more formal process. He would also like to see an effort towards encouraging other residents to provide input from those who are not property owners within the focus area. Kaye explained that a full inclusionary effort will begin, as required by the state, once the formal amendment process is started.

Heying indicated that he would like to see the proposed process followed. He explained that he likes the idea of trying to encourage more input for property owners. Mayville added that he would

like to see the expectations of the meeting adequately communicated to those who participate to make sure there are no unrealistic expectations for the process.

Kaye also indicated that the director of Dahlia Hill has approached the city regarding the zoning of the property. The zoning currently does not support the use of the site and the future land use also does not support a zoning district that would support the use. Further consideration of this area will likely be proposed in the near future as part of the Master Plan review and update.

9. Communications

Two magazine communications were distributed to the Commissioners.

10. Report of the Chairperson

None.

11. Report of the Planning Director

Kaye reported on the two approvals by City Council last night: the Stark Road/N. Saginaw Road rezoning request and the conditional land use proposal for two duplexes on Indian Street. He also updated the Commission on the progress of MDOT's study of the US-BR10 through the city. The study is ongoing and includes a good representation of individuals within the city on the steering committee. Development of the capital improvement plan is also ongoing.

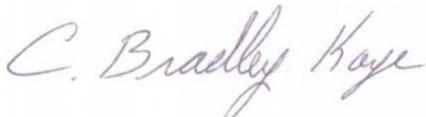
12. Items for Next Agenda – January 12, 2016

- a. N. Saginaw Road – Future Land Use Plan Designation Update – Public Hearing

13. Adjourn

Motion by Senesac and seconded by Heying to adjourn at 9:10 p.m. Motion passed unanimously.

Respectfully submitted,



C. Bradley Kaye, AICP, CFM
Assistant City Manager for Development Services

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION



Report No. CUP #56

Date: January 5, 2016

STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: Conditional Use Permit #56

APPLICANT: Midland County Habitat for Humanity

PROPOSED: 1 Single-Family Dwelling on a Parcel

LOCATION: 309 Sam Street

AREA: 0.39 Acres

ZONING: RB – Multiple-Family Residential

ADJACENT ZONING: Identical zoning exists to the north, south, east and west

ADJACENT DEVELOPMENT: North & East: Vacant & One family residential
 South: Single-family residential
 West: Multiple-family residential

BACKGROUND

Conditional Use Permit No. 56, the request of Midland County Habitat for Humanity, is to permit a single family dwelling to be located on a parcel located at 309 Sam Street. The property is presently vacant. The proposed dwelling will be constructed as part of a community build, scheduled to start in spring 2016.

The subject parcel is zoned RB Residential Multiple Family by the City of Midland Zoning Ordinance. The RB district permits a range of medium to higher density residential uses by right, but permits a single family dwelling only by conditional land use approval. This application has been submitted obtain the necessary conditional land use approval to permit the single family dwelling.

For additional background information, in April 2013, the City Council approved a conditional use petition to permit a second single-family dwelling on the lot located immediately to the south (307 Sam Street) of the subject parcel. Commencement of construction did not exist on this residence within one year, and an extension request was never submitted, leaving the approval null and void.

CONDITIONAL USE PERMIT EVALUATION

Article 28.00 of the City of Midland Zoning Ordinance requires that the Planning Commission shall review the application for a conditional land use according to the procedures in this Article, together with the public hearing findings and reports and recommendations from the Planning and Community Development staff, City Engineering Department, Midland County Road Commission, Midland County Health Department, Midland County Drain Commissioner, Fire Department, City of Midland City Police Department and other reviewing agencies. The Planning Commission shall then make a recommendation to the City Council, solely based on the requirements and standards of this Ordinance. The Planning Commission shall submit to the City Council a written recommendation of approval, denial, or approval with conditions within forty-five (45) days of the close of the public hearing required for a conditional land use proposal.

Approval of a conditional land use proposal shall be based on the determination that the proposed use will be consistent with the intent and purposes of this Ordinance, will comply with all applicable requirements of this Ordinance, including site plan review criteria set forth in Article 27.00, applicable site development standards for specific uses set forth in Article 9.00, and the following standards:

A. Non-Discretionary Standards

1. The conditional land use shall be in accord with the provisions of the Zoning Ordinance of the City of Midland. The specific criterion for each of the ordinance sections is outlined below.
2. Compliance with all of the standards in Section 27.06(A).
 - a. **Adequacy of Information**

The applicant has submitted sufficient detail to illustrate the proposal, including a basic site plan illustrating the proposed location of the dwelling as it would be located on the site.
 - b. **Site Design Characteristics**

The proposed dwelling would be consistent with the character and design of adjacent and nearby single family dwellings in the area. A single drive from Sam Street will be utilized. This drive and location are considered to be appropriate for the site.
 - c. **Landscaping**

A collection of mature trees exists on the site which will largely be retained as part of the proposal. No specific landscaping standards exist for single family dwellings.
 - d. **Compliance with District Regulations**

If approved as a conditional land use, the site as proposed will meet all district requirements.
 - e. **Preservation of Natural Features**

A collection of mature trees exists on the site and the majority will remain as part of the development. The few trees that will need to be removed will be located near the front of the parcel where the proposed single-family residence will be

built.

f. Privacy

The site does not have or require privacy given the single family residential use proposed.

g. Ingress and Egress

The proposed parcel will have vehicular access via a single driveway from Sam Street. This location is considered appropriate for the site.

h. Pedestrian Circulation

Interior pedestrian circulation measures are not required for single-family residences.

i. Vehicular Circulation

Vehicular circulation will be limited to that of a single family residence.

j. Parking

Sufficient driveway area will be provided to accommodate required parking for a single family dwelling.

k. Drainage

No drainage concerns have been identified in the review of this application.

l. Soil Erosion & Sedimentation Control

Standard soil and sedimentation control measures will be utilized during construction. Final details will be required by the Building Department prior to construction permit approval.

m. Exterior Lighting

Single family residential lighting is not regulated by the zoning ordinance.

n. Public Services

Adequate public services (including utilities within the road right-of-way) exist to serve the site. Utility connections will need to be made and laterals will need to be installed to serve the residence. Any working within the road right-of-way will require a right-of-way permit from the City Engineering Department.

o. Screening

Screening is not required for a single family dwelling.

p. Sequence of development

This development consists only of one single family dwelling to be added to the existing site.

q. Coordination with adjacent sites

The application impacts only the subject property. Coordination with adjacent sites is not required.

r. Signs

No signs are proposed.

3. Access to the proposed development shall be in accordance with applicable city ordinances.

The site will be accessed from a public road and will comply with city standards for driveway design.

4. Adequate provision is made for fire protection within the site in accordance with Chapter 8 of the Code of Ordinances of the City of Midland.

The proposed driveway will provide adequate emergency access to the proposed dwelling.

B. Discretionary Standards *(To be determined by the Planning Commission during deliberation on the request)*

1. Protection of the Public Health, Safety, and General Welfare

The establishment or maintenance of the conditional use shall not be detrimental to the public health, safety, or general welfare.

2. Compatibility With Surrounding Uses

The conditional use shall be located, designed, maintained and operated to be compatible with the existing or intended character of that zoning district and adjacent districts. In determining whether this requirement has been met, consideration shall be given by the Planning Commission to the following issues:

- a. The location and screening of vehicular circulation and parking areas in relation to surrounding development.
- b. The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.
- c. The hours of operation of the proposed use. Approval of a conditional land use may be conditioned upon operation within specified hours considered appropriate to ensure minimal impact on surrounding uses.
- d. The bulk, placement, and materials of construction of the proposed use in relation to surrounding uses. Any proposed building shall be compatible with the predominant type of building in the particular district in terms of size, character, location or proposed use.
- e. Proposed landscaping and other site amenities. Additional landscaping over and above the requirements of this Ordinance may be required as a condition of approval of a conditional land use.
- f. Hours of operation shall be compatible with the surrounding neighborhood.

3. Detrimental Effects

The proposed conditional land use shall not involve any activities, processes, materials, equipment, or conditions of operation, and shall not be located or designed so as to be detrimental or hazardous to persons or property or to public health, safety, and welfare. In determining whether this requirement has been met, consideration shall be given to the level of traffic, noise, vibration, smoke, fumes, odors, dust, glare,

and light.

4. Impact of Traffic

The location of the proposed conditional land use within the zoning district shall minimize the impact of the traffic generated by the proposed use. In determining whether this requirement has been met, the Planning Commission shall give consideration to the following:

- a. Proximity and access to major thoroughfares and other public streets.
- b. Estimated traffic generated by the proposed use.
- c. Proximity and relation to intersections.
- d. Adequacy of driver sight distances.
- e. Location of and access to off-street parking.
- f. Required vehicular turning movements.
- g. Provisions for pedestrian traffic.

5. Adequacy of Public Services

The proposed conditional land use shall be located so as to be adequately served by essential public facilities and services, such as highways, streets, police and fire protection, drainage systems, water and sewage facilities, and schools, unless the proposal contains an acceptable plan for providing necessary services or evidence that such services will be available by the time the conditional land use is established.

6. Protection of Site Characteristics

The conditional use shall preserve and incorporate the site's important architectural, natural and scenic features into the development design.

7. Compatibility with Natural Environment

The proposed conditional land use shall be compatible with the natural environment and conserve natural resources and energy, and cause minimal adverse environmental effects.

8. Compatibility with the Master Plan and Intent of Zoning Ordinance

The proposed conditional land use shall be consistent with the general principles and objectives of the City's Master Plan and shall promote the intent and purpose of this Ordinance and of the use district.

9. Public Comments

One letter in support of the proposal has been received as of January 5, 2016.

STAFF RECOMMENDATION

The proposed use subject to this review is a single family dwelling. Upon careful review of the requested conditional land use permit, staff is supportive of the proposed land use and the issuance of a conditional use permit for that use. Although single family dwellings are not permitted by right in the RB zoning district, single family dwellings already surround the site to the north, south and east. While higher density residential development could occur on the site, a single family dwelling is both compatible and appropriate given existing land uses in the area.

If granted, staff recommends approval of the request for the following reasons and with added contingencies:

1. Conditional use permits require the evaluation of the objective criteria in this report. This development meets all of the objective criteria.
2. Conditional use permits also allow an evaluation of the subjective criteria listed in this report. Subject to the conditions of approval recommended, this development meets all of the subjective criteria.
3. The proposed use would not be generally detrimental to the general welfare of the adjacent parcels and neighborhood.
4. The site and use are consistent and compatible with abutting and nearby single family residential uses to the north, south and west.

Contingencies:

1. One (1) single-family dwelling shall be permitted on the property.
2. One (1) driveway shall be permitted to Sam Street.
3. Approval is granted to the proposed single family dwelling only. Any additional uses of the property shall be reviewed and approved in accordance with the standards of the City of Midland Zoning Ordinance, including the requirements for site plan approval under Article 27.

PLANNING COMMISSION ACTION

As a conditional land use petition, the Planning Commission may recommend contingencies and place conditions upon its action that it deems appropriate to address or mitigate any perceived impact of the proposed use on the site or adjoining parcels.

Staff currently anticipates that the Planning Commission will hold a public hearing on this plan at their January 12, 2016 meeting. If the Planning Commission be satisfied that all required information is available and no additional concerns are identified through the public hearing process, a recommendation to the City Council may then be formulated. If a recommendation is made following the public hearing on January 12, 2016, on January 25, 2016 the City Council will set a public hearing on this matter. Provided both actions take place, and given statutory notification and publication requirements, the City Council hearing will be scheduled for February 29, 2016. Please note that these dates are preliminary and may be adjusted due to Planning Commission action and City Council agenda scheduling.

Respectfully Submitted,

C. Bradley Kaye, AICP, CFM
Assistant City Manager for Development Services

/grm

RECEIVED
DEC 30 2015
PLANNING DEPT

L-8408

PUBLIC HEARING NOTICE
City of Midland
CONDITIONAL USE PERMIT NO. 56

In accord with Section 28.02 of the Zoning Ordinance of the City of Midland, please take notice that a public hearing will be held by the City Planning Commission on Tuesday, January 12, 2016, beginning at 7:00 p.m. in the Council Chambers, City Hall. The following request will be considered:

The request of Midland County Habitat of Humanity to permit a single family residential dwelling in an RB Multiple-Family Residential zoning district on a property located at 309 Sam Street.

Additional information may be obtained by contacting the City of Midland Planning Department at (989) 837-3374 during the City's regular hours of 8:00 am to 5:00 pm Monday through Friday. Written comments regarding the application may be submitted in writing by January 11, 2016 at:

City of Midland Planning Department
333 West Ellsworth Street
Midland, Michigan 48640

Midland City Planning Commission

C. Bradley Kaye

C. Bradley Kaye, AICP, CFM
Assistant City Manager for
Development Services

I Support this Request
Tom McGinnis

CUP No. 56 - Midland County Habitat for Humanity
309 Sam Street



CUP No. 56 - Midland County Habitat for Humanity

> 309 Sam Street



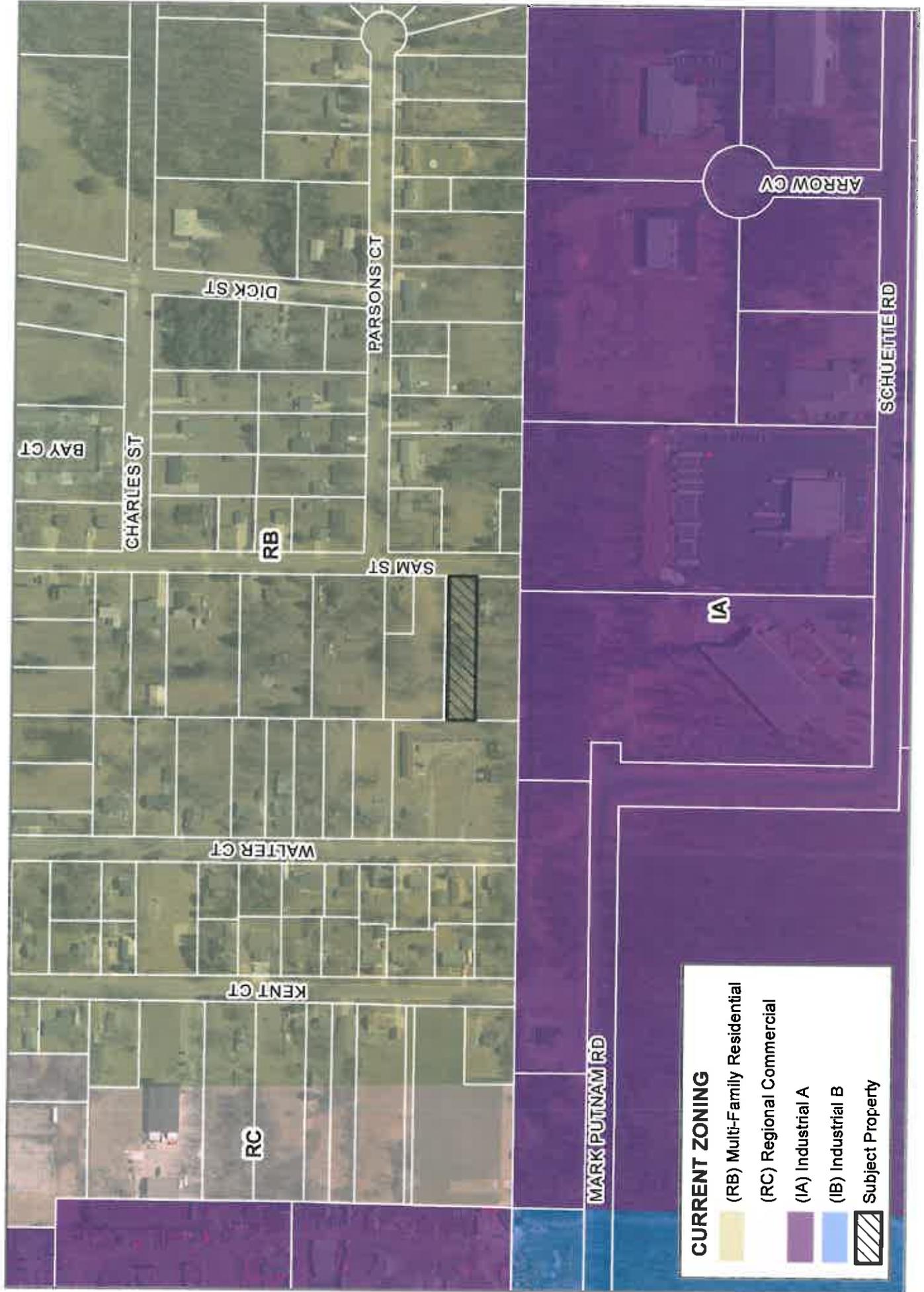
CUP No. 56 - Midland County Habitat for Humanity

> 309 Sam Street



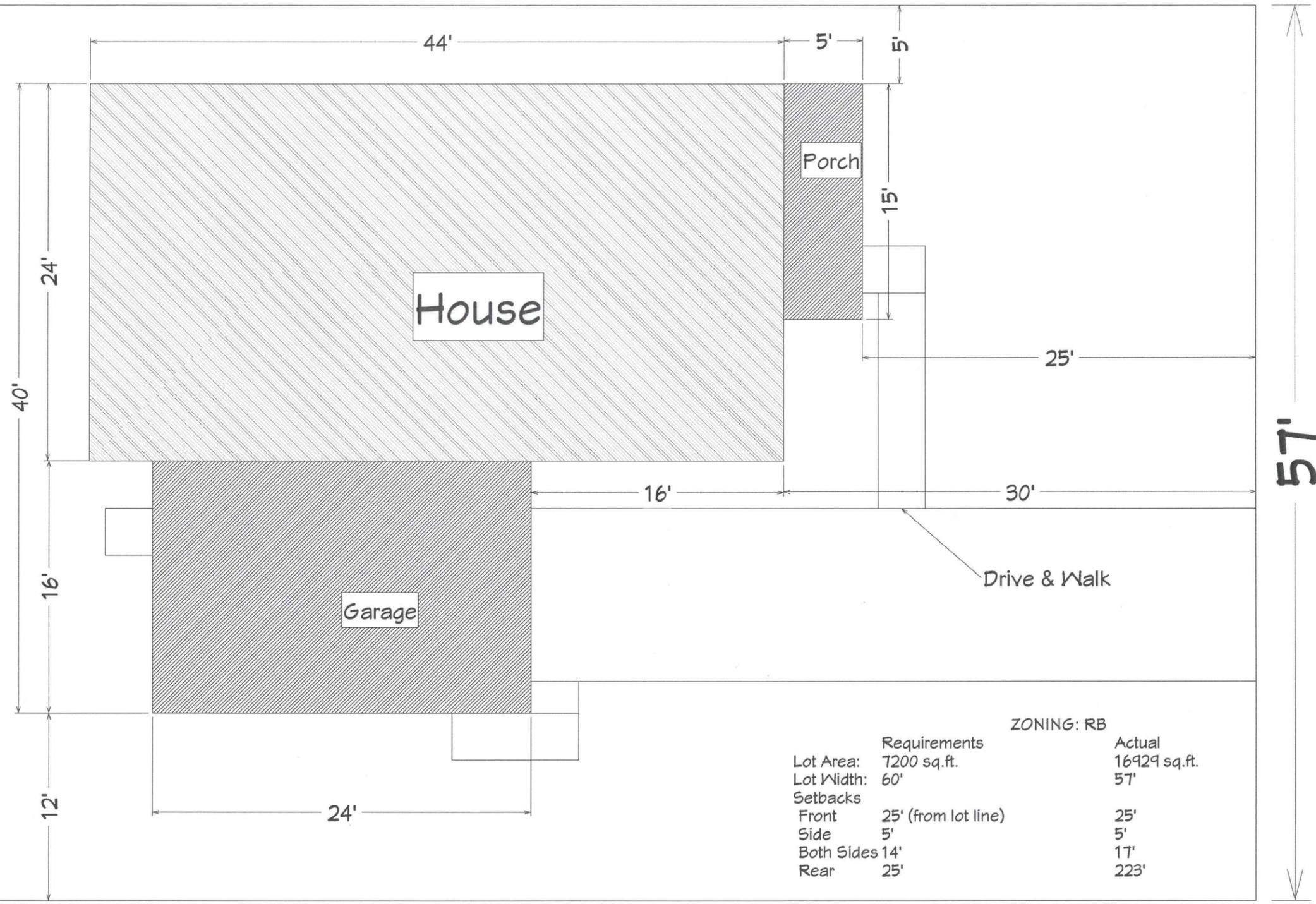
CUP No. 56 - Midland County Habitat for Humanity

> 309 Sam Street



CURRENT ZONING

- (RB) Multi-Family Residential
- (RC) Regional Commercial
- (IA) Industrial A
- (IB) Industrial B
- Subject Property



ZONING: RB

	Requirements	Actual
Lot Area:	7200 sq.ft.	16929 sq.ft.
Lot Width:	60'	57'
Setbacks		
Front	25' (from lot line)	25'
Side	5'	5'
Both Sides	14'	17'
Rear	25'	223'

REVISION TABLE	
NUMBER	DATE

Novak Family
309 Sam St.
Midland MI 48640

SITE PLAN

DRAWINGS PROVIDED BY:
Midland County Habitat for Humanity
Matt Weckesser
1703 S Saginaw Rd.
Midland MI 48640
989-496-0900

DATE:
12/21/2015

SCALE:

SHEET:
A#

297'

57'
Sam St.

Memo



To: Planning Commission
From: C. Bradley Kaye, AICP, CFM
Assistant City Manager for Development Services
Date: January 6, 2016
Re: N Saginaw Road – Future Land Use Plan Designation Update

In August of 2014, the following directions were provided by the Planning Commission relative to the Future Land Use map designation of properties located at 5706, 5712 and 5720 N Saginaw Road

- A site specific review of the subject properties is not appropriate.
- A review of the land use designations in the area, including that of the subject properties, would be appropriate as part of an overall Master Plan review.
- A review of this general area is to take place at the time of the next Master Plan review/update.

In October of 2015, the Planning Commission confirmed their intention to review the land use designations of this area, as well as several other areas/properties in the City. In December of 2015, the following process was supported:

1. Public notice/invitation to impacted property owners and Homer Township to comment on previous (prior to 2013 update) Master Plan designation (December 2015)
2. Public hearing to receive comments from property owners (January 12, 2016)
3. Initiate formal (statutory) Master Plan amendment process by notice to adjacent municipalities and external agencies
4. Preparation of draft proposed Master Plan amendments
5. Planning Commission review and public hearing process
6. City Council review and comment
7. Planning Commission approval

Public notice and an invitation for impacted property owners to comment on their properties and possible land use designations was mailed on December 17, 2015. With the informal public input session to be held on January 12, 2016, steps 1 and 2 of the above process will be complete.

For the purposes of the public input session, staff will present an overview of the Future Land Use Map as it existed prior to January of 2014, and the Future Land Use map adopted in January of 2014 and still in effect today (copies of each attached). Public comment on either plan, or on any land use designation desired by the property owners, should then be allowed. If necessary following public comment, a further staff report will be presented offering alternatives for the properties in this area of the city. Steps 3-7 of the process above will then follow.



City Hall ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3300 ♦ 989.835.2717 Fax ♦ www.midland-mi.org

NOTICE OF PUBLIC INPUT SESSION
City of Midland
MASTER PLAN REVISIONS
NORTH SAGINAW ROAD AND SURROUNDING AREA

Beginning in 2016, the City of Midland will be initiating a review of the City of Midland Master Plan. Included in that review will be consideration of the land use designations applied to properties both within and outside the city limits and generally located in the North Saginaw Road area, extending to the limits of the Midland Urban Growth Area (MUGA) policy area. Your property will be considered and will be impacted by this review.

The purpose of the City of Midland Master Plan is to provide a comprehensive and long-range guide that helps the city manage growth, development, redevelopment and public investments. Although reviews of this plan are done at least once every five years, the intent is that the Master Plan look forward for a period of about 20 years so that the development of the city is well thought out and predictable for everyone. Those areas beyond the current city limits but within the MUGA policy area are included in the Master Plan.

The Master Plan is one of the most important planning documents prepared by and adopted by the City of Midland relative to land use and development. It forms the basis against which all zoning requests are evaluated. As such, the manner in which property is planned for in the Master Plan typically impacts what a property may be used for once City of Midland zoning is applied to a property. This document therefore has a significant impact on all lands located within the city limits, as well as all lands that may be annexed to the City of Midland in the future.

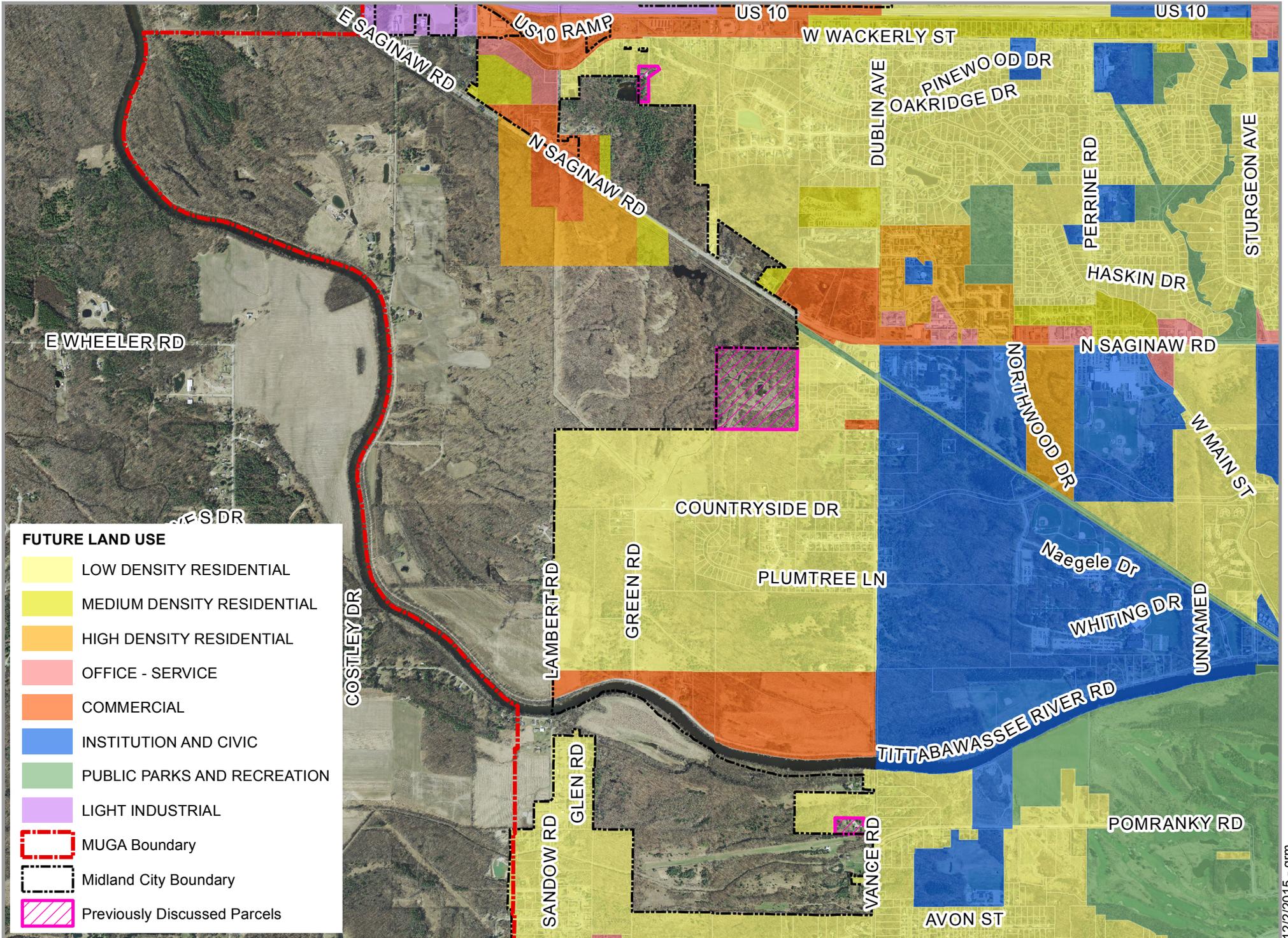
Prior to initiating the formal review of the Master Plan, the City of Midland is inviting all impacted property owners to a more informal public input session. This session will provide a brief overview of the process that will be followed and, more importantly, allow for impacted property owners such as yourself to express any comments or concerns you may have with regard to the land use designation to be applied to yours or other properties in the North Saginaw Road and surrounding areas. This meeting will be held by the City Planning Commission on Tuesday, January 12, 2016 at 7:00 p.m. in the Council Chambers, City Hall, 333 West Ellsworth Street.

Please be advised that no specific land use designations are being proposed at this time. The City of Midland does, however, have maps showing land use designations that existed for this area prior to January of 2013, as well as the current adopted land use designations in effect at this time. If you would like to view these maps in advance of the meeting, or you have any questions, please contact the City Planning Department at 837-3374. If you are unable to attend the public input session but would still like to submit your comments to the Planning Commission, such comments may be provided in writing by January 7th at:

City of Midland Planning Department
333 West Ellsworth Street
Midland, Michigan 48640

Midland City Planning Commission
C. Bradley Kaye, AICP, CFM
Assistant City Manager for Development Services

Current Adopted Master Plan West End to MUGA



FUTURE LAND USE

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OFFICE - SERVICE
- INSTITUTION AND CIVIC
- PUBLIC PARKS AND RECREATION
- LIGHT INDUSTRIAL
- MUGA Boundary
- Midland City Boundary
- Previously Discussed Parcels

