

AGENDA

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION, TO TAKE PLACE ON TUESDAY, FEBRUARY 9, 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 – January 26, 2016

5. Public Hearings

- a. **Site Plan No. 344** – initiated by Fisher Contracting Co. for site plan review and approval for a 16,400 square foot storage and shop addition, located at 3401 Contractor Drive.

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

- a. **North Saginaw Road** – Future Land Use Plan Designation Update

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

8. New Business

9. Communications

10. Report of the Chairperson

11. Report of the Planning Director

12. Items for Next Agenda – February 23, 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. Site Plan No. 345 – initiated by D & M Site, Inc. for revised site plan for a 6,672 square foot Lucky's Steakhouse restaurant, located at 830 Joe Mann Boulevard.

13. Adjournment

**MINUTES OF THE MEETING OF THE
MIDLAND CITY PLANNING COMMISSION
WHICH TOOK PLACE ON
TUESDAY, JANUARY 26, 2016, 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, Stewart and Tanzini

ABSENT: None

OTHERS PRESENT: Brad Kaye, Assistant City Manager for Development Services; Grant Murschel, Community Development Planner; and two (2) others.

4. **Approval of Minutes**

Moved by Mayville and seconded by Hanna to approve the minutes of the regular meeting of January 12, 2016 as written. Motion passed unanimously.

5. **Public Hearing**

None

6. **Old Business**

None

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

None

8. **New Business**

- a. Annual Zoning Ordinance Text Amendments

Kaye presented the proposed ordinance amendments as outlined and explained in the staff report. He indicated that the contents of his presentation will focus on the proposals that either required additional attention by staff since first proposed in October or are new since October.

Kaye first reviewed the definitions of accessory building and accessory structure. The proposed revision results in all accessory buildings being accessory structures but not all accessory structures are accessory buildings.

Mayville asked about swing sets and where they would fit within these two accessory definitions. Kaye answered that they would be considered an accessory structure as they do not have a roof and are not meant for shelter.

Senesac suggested that the *Accessory Structure, Attached* definition be changed to *Accessory Building, Attached* as the definition indicates that it is a "building". Kaye agreed.

Kaye reviewed the *Animal, Exotic* definition. Senesac wondered if the “confined to cage” exclusion applies to just snakes or to all exotic animals. Kaye indicated that he would discuss this exclusion with the City Attorney to propose something that provides more clarification on this exclusion.

Kaye then reviewed the definition for *Restaurant, Fast Food* and the new inclusion of “or beverage”. This change is to provide for a coffee house use to be correctly included in this definition. The need for inclusion of a coffee house in this definition will allow for the coffee house use to be removed from the list of permitted uses within certain districts as it will fit within the definition of *Restaurant, Fast Food*.

Senesac questioned the word “institution” within the definition of *Housing for the Elderly and the Disabled*. Kaye indicated that any new and different proposal to this definition would require a more thorough review of the ordinance before this word could be changed or removed. No problems have been experienced to date with this wording.

Stewart asked for clarification on Section 3.03A(3). Kaye indicated that he will need to do some further review to determine if the title should be changed to “attached accessory building”. This may change how we view the definition of attached accessory structure discussed earlier.

Senesac questioned the proposed change in Section 3.09D(6)c and the inclusion of “all required setbacks” in the provision. Kaye reviewed this provision in further detail and gave specific examples of situations which would require use of this provision.

Heying asked for clarification on the inclusion of the words “or otherwise” within the Section 4.03E provision. Kaye indicated this allows for an inclusion of all other instances that are not explicitly listed in the provision.

Kaye reviewed the *Minimum Number of Spaces Required in the C (Circle) District* standard and explained how his research led him to discovering a similar provision dating back to the 1969 zoning ordinance.

Kaye explained the proposed changes under Article 7 in Table 7.1 which were the result of discussions with the City’s code enforcement officers. He stressed the difference between the required front yard and the front yard. He asked for a discussion regarding the proposed changes within this section to gain a better indication of the standards wanted by the Commission.

Heying commented that he believes there is merit to simplifying the standards for fences within the front yard. McLaughlin wondered if the current standards have resulted in an enforcement issue. Kaye explained that there have not been too many issues except in places where the fence was established previously before these standards were in place. After hearing the comments from the Commission members, Kaye reviewed the resulting changes within Article 7 as he understood them.

McLaughlin suggested that Section 7.03A(4) be clarified with the addition of the words “repair and replacement”.

Kaye explained the proposed changes under the *Interpretation of District Boundaries*. He explained that the Planning Commission cannot be the final decision on the interpretation of zoning districts as the city’s code of ordinances does not afford this authority to this body. The Commission understood and agreed with the language proposed.

Kaye reviewed the proposed changes under Article 27. He explained that staff considered the feedback previously received on the site plan requirement provision and is proposing a level of triggers for public set plan review going forward. The triggers are at 7,500 and 15,000 square feet. Stewart wondered if it would be more appropriate to leave it at 7,500 square feet. Heying commented that he thinks it would be more appropriate at 10,000 or 15,000 square feet as 7,500

might be too burdensome. Tanzini explained that 7,500 square feet does not seem to be too restrictive. The Commission decided on the 7,500 square feet of additional area threshold.

Senesac commented that he would like to see an amendment date added to the ordinance. Kaye agreed that this would be a great way to track changes.

Hanna wondered if anyone during the last meeting commented about the notification distance that is currently used. She explained that she thinks the 300 feet rule, albeit the minimum standard of state law, is too small of a distance. Kaye explained that there are separate notification standards for zoning map amendments than for future land use map changes. Changing the notification distance for the former was previously discussed and the decision was made to keep it at 300 feet.

b. **Capital Improvement Plan**

Kaye provided a quick overview of the first draft of the CIP which was delivered by the consultant last week. The document will require further revision and will likely include an additional year given the current time within the budget preparation process for the 2016-17 fiscal year. The CIP serves the purpose of providing a plan or blueprint for large capital expenditures over the first or current year and the next five years, an effective time schedule of six years. A plan of this nature is helpful during the budget preparation process for city staff and ultimately City Council who votes to adopt the annual budget. It will also allow residents to understand the timetable for large projects like street reconstruction. The document contains cross references with the current Master Plan.

The CIP contains a listing of funding sources and a categorization of planned projects by cost amount. The planned projects will be charted within the document by target year, funding source (where known) and category; this provides an easy way for the projects to be understood by the public and city officials alike.

Hanna wondered about the allocation of contingency funds for unforeseen costs. Kaye explained that each fund has a built in contingency to allow for unforeseen costs; these amounts are established through the budget process and allocated on an annual basis. Senesac commented that these types of plans are extremely valuable to organizations as he has found through his work experience. He further explained that sometimes the exercise of formulating the document is the most beneficial part of the process.

9. Communications

A Michigan Association of Planning brochure was transmitted to the members highlighting upcoming training sessions throughout the state.

10. Report of the Chairperson

None

11. Report of the Planning Director

Kaye explained that changes will need to be made to the way the city handles its floodplain program this year. A transition from the old system to the new CRS system will take place and require a substantial amount of staff time in order to ensure the City's high floodplain rating and the resulting discount that is given to property owners on flood insurance within the city. Much of this work will need to be completed by May.

He also updated the Commission on the ongoing wayfinding signage project on non-motorized trails within the area. As an update on the former 4D site and the ongoing project to determine how to best remediate this property, Kaye indicated that the planning process is at a standstill until a professional can be hired to determine the best way to take the site into a more natural state.

Staff is continuing to work with Kroger's team on resolving issues with the traffic study and other site plan criteria. Once all the issues have been resolved, staff will schedule the proposal for public hearing.

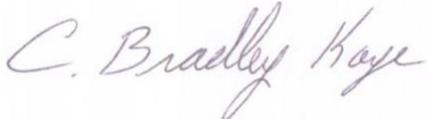
12. Items for Next Agenda – February 9, 2016

- a. Site Plan No. 344 – initiated by Fisher Contracting Co. for a 16,400 square foot storage and shop addition, located at 3401 Contractor Drive.

13. Adjourn

Motion by Senesac and seconded by Heying to adjourn at 9:11 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



Site Plan SP #344

Date: February 2, 2016

STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: Fisher Contracting Storage and Shop Building

APPLICANT: Fisher Contracting Co.

LOCATION: 3401 Contractor Drive

ZONING: (IB) Industrial B

ADJACENT ZONE: North: (IA) Industrial
South, East & West: (IB) Industrial B

ADJACENT DEV: North: Railroad; industrial
East: Industrial
South: Industrial; vacant
West: Industrial

REPORT

Site Plan No. 344 from Fisher Contracting Company for a 16,400 square foot contractor shop and storage building at 3401 Contactor Drive.

The subject property is zoned (IB) Industrial B by the City of Midland Zoning Ordinance. Contractor yards and their associated buildings are identified as a principal permitted use in the IB district. Site plan review and approval under Section 27.02(A) of the Zoning Ordinance is required for this proposed use. Section 27.06(A) of the Zoning Ordinance states that: "The following criteria shall be used as a basis upon which site plans will be reviewed and approved:"

BASIS FOR ACTION

1. **Adequacy of Information**

The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed uses and structures.

The site plan contains most of the information required for site plan approval but is deficient in the following areas, both of which are proposed as contingencies and are usually addressed at time of construction:

- A final stormwater management plan and permit application amendment must be approved by the City Engineering Department.
- A final soil erosion and sedimentation control permit must be approved by the City Building Department.
- An additional fire hydrant is needed along the proposed water service line.
- Required water utility easement documents shall be submitted for review and approval by the City Engineering Department and the City Attorney.

2. **Site Design Characteristics**

All elements of the site design shall be harmoniously and efficiently organized in relation to topography, the size and type of parcel, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted by this Ordinance.

The proposed shop and storage building is proposed to be developed within the current yard of this contractor operation. The location fits well within the desires of this business and is seen as appropriate by staff. The building will contain a single barrier-free restroom facility and will be serviced by water and sanitary sewer.

3. **Appearance**

Landscaping, earth berms, fencing, signs, walls and other similar site features shall be designed and located on the site so that the proposed development is aesthetically pleasing and harmonious with nearby existing or future developments.

The building orientation and internal layout of the parking areas are considered appropriate for the site. Additional landscaping requirements are not necessary given the existing landscaping that exists along the Contractor Drive cul-de-sac and Waldo Avenue.

4. **Compliance with District Regulations**

The site plan shall comply with the district requirements for height of building, lot size, lot coverage, density, and all other requirements set forth in the Schedule of Regulations (Article 26.00) unless otherwise provided in this Ordinance.

The project meets all setbacks, lot area, height and other dimensional requirements for the proposed use.

5. **Preservation and Visibility of Natural Features**

Natural features shall be preserved as much as possible, by minimizing tree and soil removal alteration to the natural drainage course and the amount of cutting, filling, and grading.

Currently, the subject portion of the site is largely void of any substantial natural features, including mature trees. The site is designed in a way which minimizes soil removal and utilizes the natural drainage course in order to utilize the excess stormwater detention volume that exists within the existing stormwater facilities on the site.

6. **Privacy**

The site design shall provide reasonable visual and sound privacy. Fences, walls, barriers, and landscaping shall be used, as appropriate if permitted, for the protection and enhancement of property and the safety and privacy of occupants and uses.

There are no required standards for privacy screening for this development given its location well within the business district. The proposed development is considered appropriate for this vehicle-oriented commercial area of the city.

7. Emergency Vehicle Access

All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.

The Fire Department has reviewed the proposed site plan for adequate emergency vehicle access and is satisfied with the plan as proposed. Adequate access exists on all sides of the proposed building and within the proposed parking.

8. Ingress and Egress

Every structure or dwelling unit shall be provided with adequate means of ingress and egress via public or private streets and pedestrian walkways.

Adequate site access is proposed for this development. Access will primarily be provided via the two existing driveways, one on Waldo Ave. and the easternmost driveway on Contractor Drive. No additional curb cuts are proposed as the current access provided is adequate.

9. Pedestrian Circulation

Each site plan shall provide a pedestrian circulation system, which is insulated as completely as is reasonably possible from the vehicular circulation system.

The proposed building is to be located within the Fisher Contracting yard. Adequate pedestrian access is currently provided within this yard and will be provided to the new building under the proposed design. The proposed parking is located adjacent to the proposed building allowing for easy access by pedestrians walking to and from their vehicles.

10. Vehicular and Pedestrian Circulation Layout

The layout of vehicular and pedestrian circulation systems shall respect the pattern of existing or planned streets or pedestrian or bicycle pathways in the vicinity of the site. The width of streets and drives shall be appropriate for the volume of traffic they will carry in accordance with subsection 3.10. In order to insure public safety and promote efficient traffic flow and turning movements, the applicant may be required to limit street access points or construct a secondary access road.

Both vehicle and pedestrian circulation is appropriate for this development. All internal driveway standards have been met.

11. Parking.

The proposed development shall provide adequate off-street parking in accordance with the requirements in Article 5.00 of this ordinance.

At this time, the parking proposed for the new development is compliant with Article 5.00 of the Zoning Ordinance. An existing bike rack is located on the site.

12. **Drainage**

The project must comply with the City's Stormwater Ordinance.

The applicant has indicated that adequate detention volume exists in the existing stormwater facilities on this site which allows the proposal to meet the City's Stormwater Ordinance. The City Engineering Department has reviewed the proposal and given verification of this. A final stormwater plan and permit amendment must be submitted to the City Engineering Department for review and approval.

13. **Soil Erosion and Sedimentation**

The proposed development shall include measures to prevent soil erosion and sedimentation during and upon completion of construction, in accordance with current State, County, and City standards.

Soil erosion and sedimentation control details have been submitted for review and approval by the City Building Department. Final design detail and permitting is typically addressed at the time of construction.

14. **Exterior Lighting**

Exterior lighting shall be designed so that it is deflected away from adjoining properties and so that it does not impede vision of drivers along adjacent streets and comply with the provisions in Section 3.12.

The applicant has submitted a photometric plan and lighting fixture details that demonstrate compliance with city standards.

15. **Public Services**

Adequate services and utilities, including water, sewage disposal, sanitary sewer, and storm water control services, shall be available or provided, and shall be designed with sufficient capacity and durability to properly serve the development. All streets and roads, water, sewer, and drainage systems, and similar facilities shall conform to the design and construction standards of the City.

As previously discussed, a final storm water management permit must be approved by the City Engineering Department. This is typically addressed at final permitting stage.

The City Fire and Utility Departments have indicated that an additional fire hydrant is needed to provide coverage for the new building. The applicant has indicated that revised plans will be submitted ahead of the meeting indicating the new hydrant location and the required public easement surrounding the water main.

16. **Screening**

Off-street parking, loading and unloading areas, outside refuse storage areas, and other storage areas shall be screened by walls or landscaping of adequate height and shall comply with Articles 6.00 and 7.00 of this Ordinance. All roof-top mechanical equipment shall be screened from view from all residential districts and public roadways.

Additional screening requirements are not required for this proposal as the site currently complies with the applicable standards for contractor's yards in the IB district.

17. Health and Safety Concerns

Any use in any zoning district shall comply with all applicable public health, pollution, and safety laws and regulations.

No health and safety concerns have been identified.

18. Sequence of Development

All development phases shall be designed in logical sequence to insure that each phase will independently function in a safe, convenient and efficient manner without being dependent upon subsequent improvements in a later phase or on other sites.

The applicant has indicated that this will be built in one phase.

19. Coordination with Adjacent Sites

All site features; including circulation, parking, building orientation, landscaping, lighting, utilities, common facilities, and open space shall be coordinated with adjacent properties.

Construction of the proposed access drives will require coordination with the adjoining parcel. The subject parcel and the surrounding parcel are currently under common ownership.

20. Signs.

All proposed signs shall be in compliance with the regulations in Article 8.00 of this Ordinance

No signage is proposed with this project. Any future signage must meet the requirements of Article 8 and be approved by the City Building Department.

CONTINGENCY ITEMS

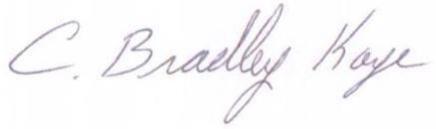
Based on consideration of the site plan thus far, staff is of the opinion that the proposal adequately meets city requirements and is designed in a manner which is harmonious with the campus. That said, however, approval of the site plan could be considered subject to the following contingencies:

1. A final stormwater management permit amendment must be approved by the City Engineering Department.
2. A final soil and sedimentation control plan must be approved by the City Building Department.
3. An additional fire hydrant shall be added along the proposed water service line.
4. Required water utility easement documents shall be submitted for review and approval by the City Engineering Department and the City Attorney.

PLANNING COMMISSION ACTION

Staff currently anticipates that the Planning Commission will hold a public hearing on this request during its regular meeting on February 9, 2016 and will formulate a recommendation to City Council thereafter. If recommended to City Council the same evening, we anticipate that on February 15, 2016 the City Council will consider the site plan and Planning Commission recommendation. Please note that these dates are merely preliminary and may be adjusted due to Planning Commission action and City Council agenda scheduling.

Respectfully Submitted,

A handwritten signature in cursive script that reads "C. Bradley Kaye". The signature is written in a dark ink on a light-colored background.

C. Bradley Kaye, AICP
Director of Planning and Community Development

/grm

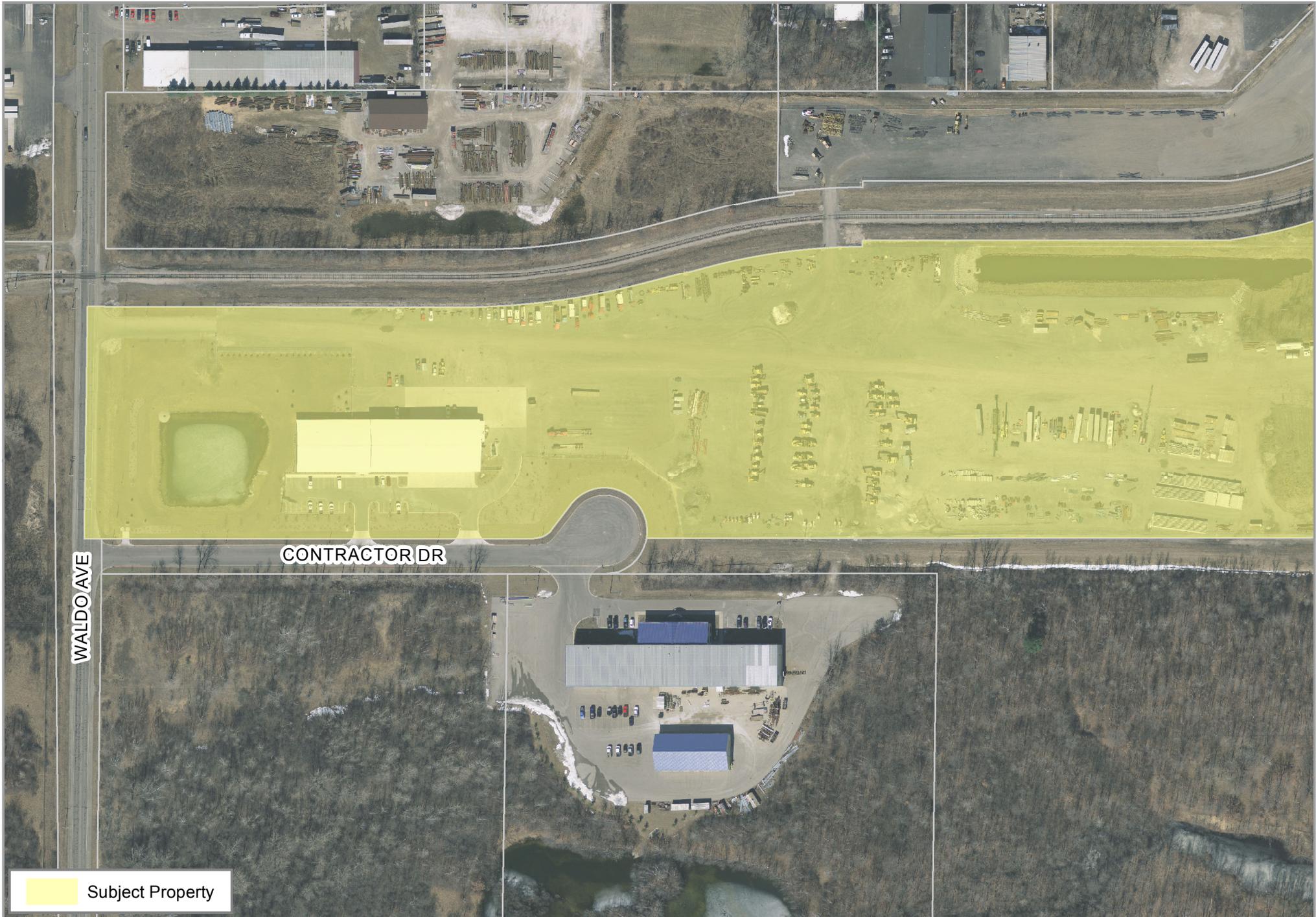
SP #344 - Fisher Contracting Co.

> 3401 Contractor Drive - Storage and Shop Addition



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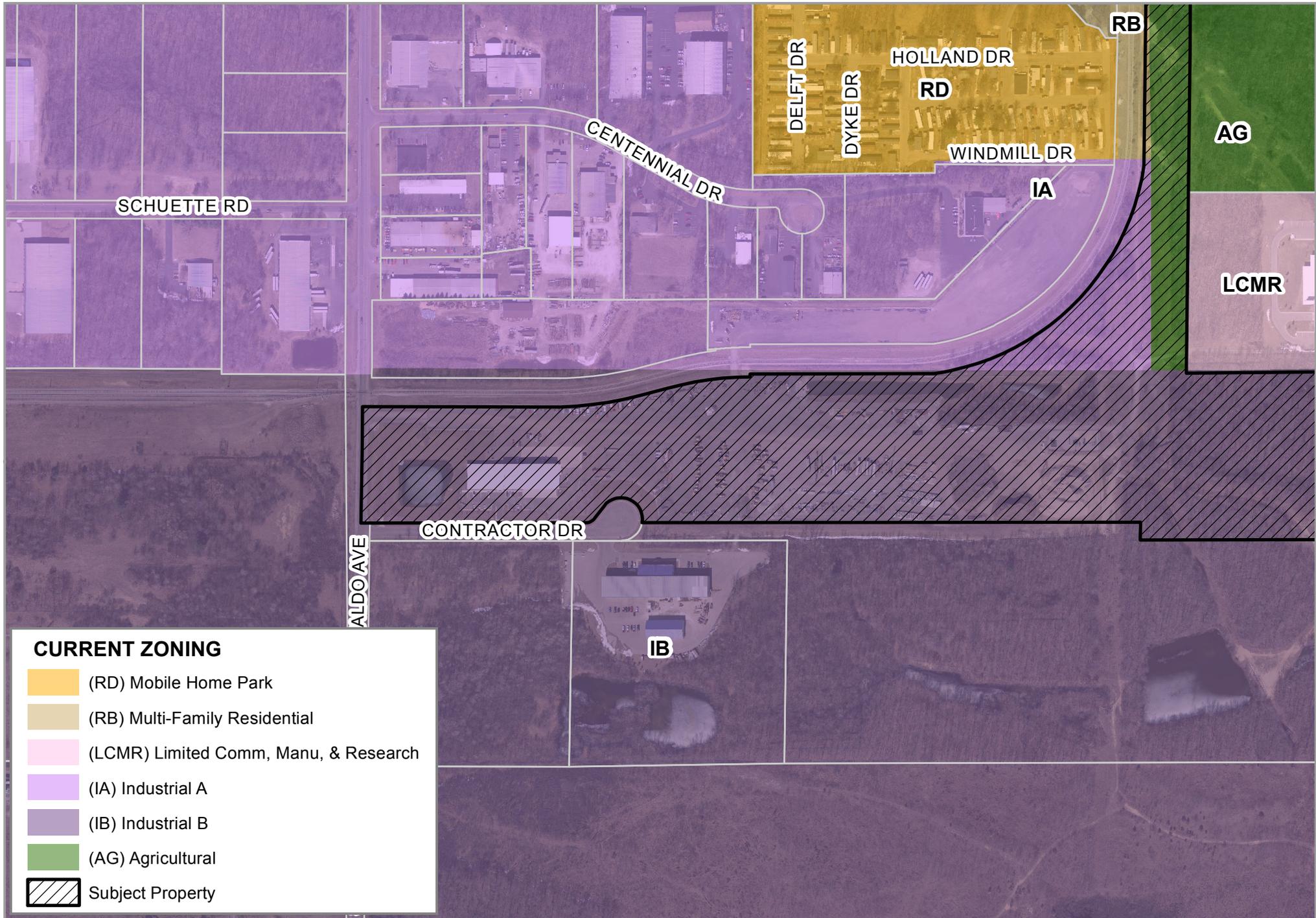
CONTRACTOR DR

WALDO AVE

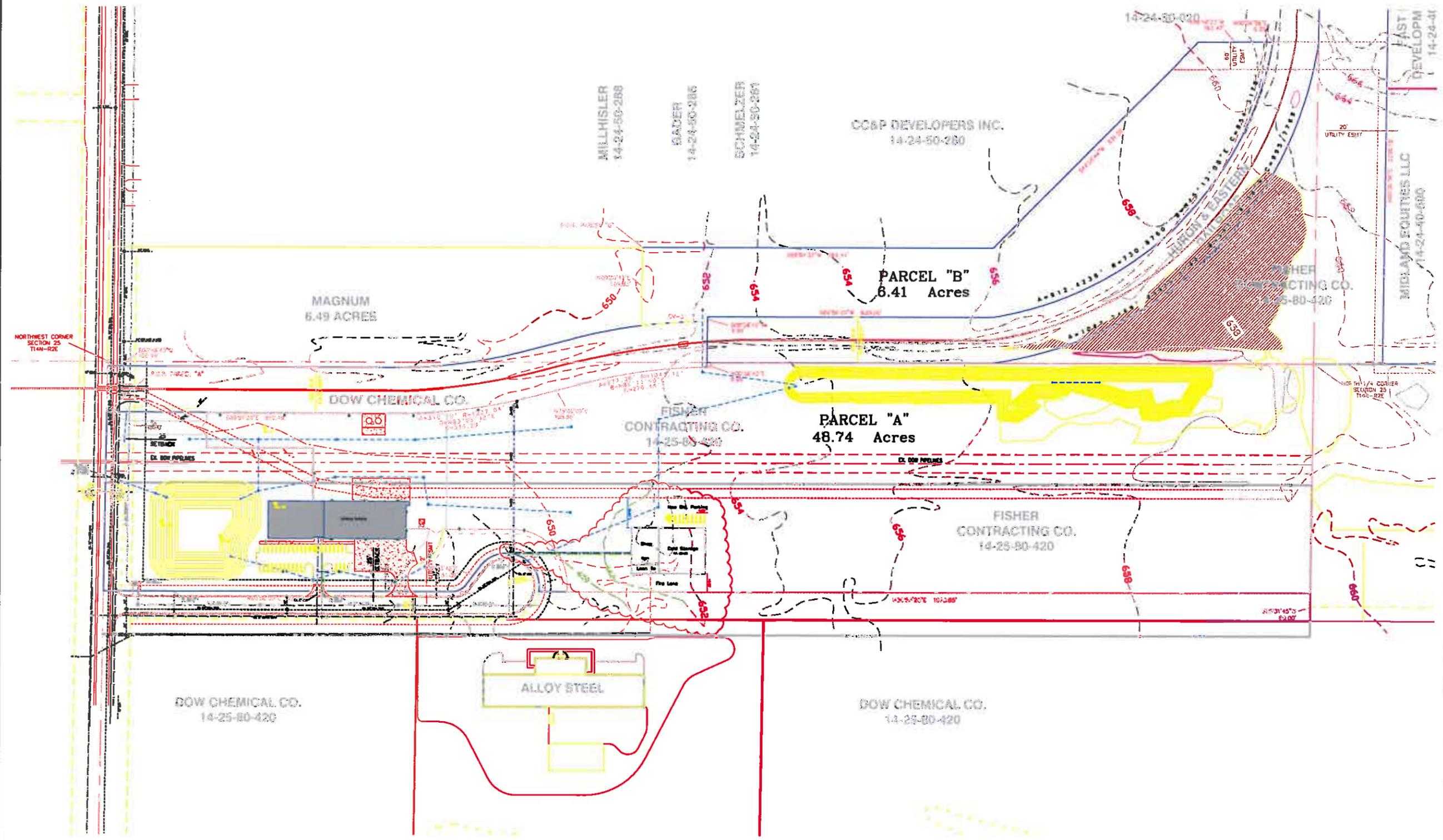
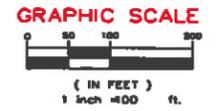
Subject Property

SP #344 - Fisher Contracting Co.

> 3401 Contractor Drive - Storage and Shop Addition



RECEIVED
 PLANNING DEPT



PREPARED UNDER THE SUPERVISION OF:

PROJECT LOG	
FILE: Re-designing	
PROJECT MOR: Mike Year	
DESIGNED BY: Dan Fisher	
DRAWN BY: Dan Fisher	
CHECKED BY: J.R. Fisher P.E.	
SCALE: 1" = 100'	
SHEET: 1 OF 2	

Fisher Contracting Company
 3401 Contractor Drive
 Midland, MI 48662
 (989) 835 - 7771

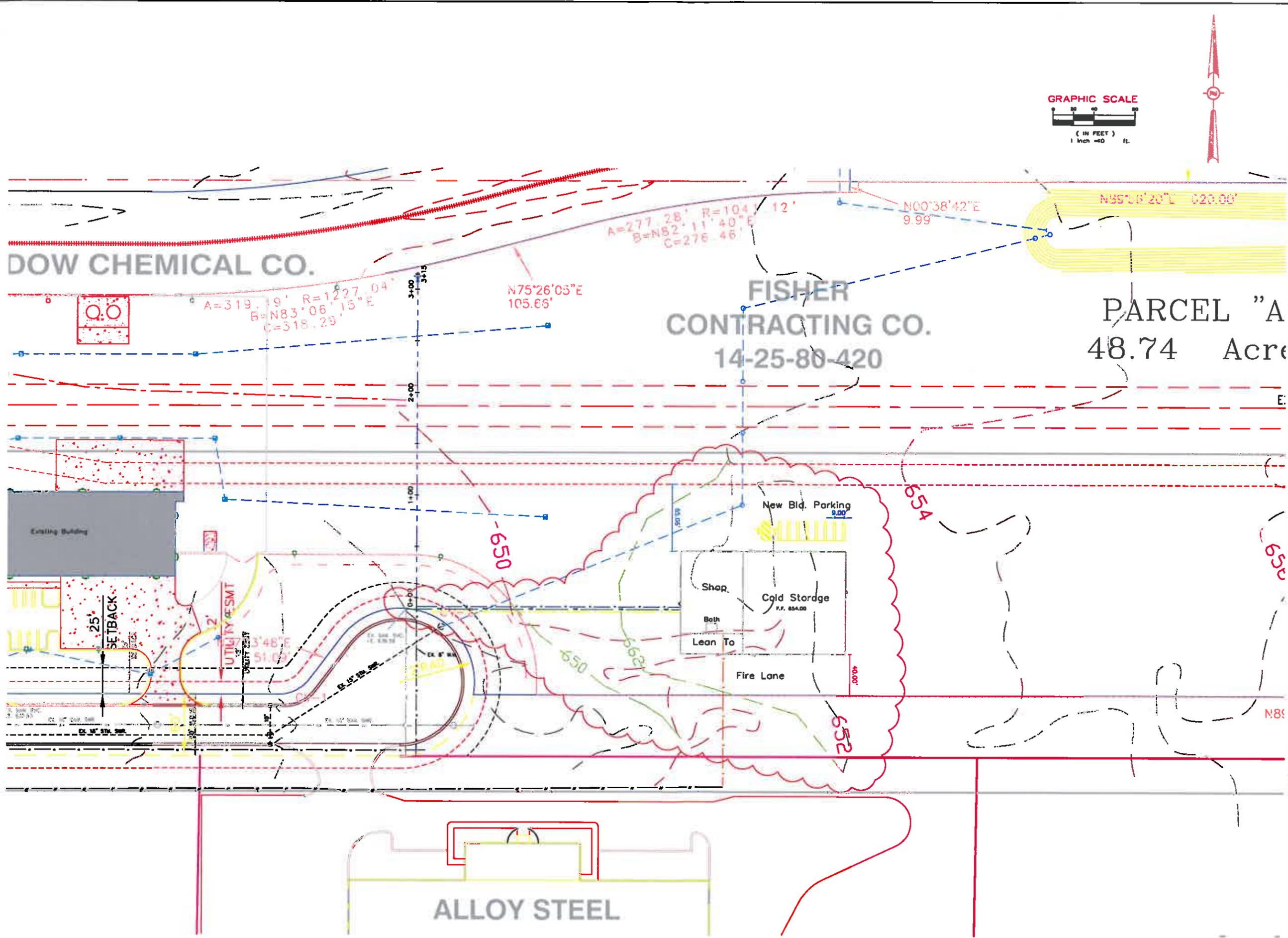
**Fisher Contracting Company
 Proposed Equipment Storage & Shop**
 SEC. 25, T14N-R2E
 CITY OF MIDLAND
 MIDLAND COUNTY, MICHIGAN

ENLARGED SITE PLAN



www.fishercontracting.com
 Dedicated Quality. Committed to Excellence.
 3401 CONTRACTOR DRIVE • MIDLAND, MICHIGAN 48662
 PHONE (989) 835-7771 FAX (989) 835-8888

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 FCC012015.01



PANEL	PP4	FEDER	NUMBER OF CONDUITS	1
FED FROM	PP4 AND T4	FEDER	NUMBER OF CONDUITS	1
# CIRCUITS	42	FEDER CONDUIT	2"	2"
H.C. TAGS	40	WIRE SIZE L1	#/0	#/0
LOW VOLTAGE	277	WIRE SIZE L2	#/0	#/0
PHASE	3P	WIRE SIZE L3	#/0	#/0
DESIGN LOAD AMPS	200	WIRE SIZE NEUTRAL	#/0	#/0
NEUTRAL BUS	180	WIRE SIZE GROUND	#/0	#/0
GROUND BUS	180			
AVAILABLE FAULT CURRENT AT THE PANEL	1,200			
MAIN BREAKER SIZE AMP	200			
CIRCUIT VOLTAGE DROP				
METER AND OR CT				

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FED FROM	PP4 AND T4	FEDER	NUMBER OF CONDUITS	1
# CIRCUITS	42	FEDER CONDUIT	2"	2"
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PHASE	3P	WIRE SIZE L3	#/0	#/0
DESIGN LOAD AMPS	200	WIRE SIZE NEUTRAL	#/0	#/0
NEUTRAL BUS	180	WIRE SIZE GROUND	#/0	#/0
GROUND BUS	180			
AVAILABLE FAULT CURRENT AT THE PANEL	1,200			
MAIN BREAKER SIZE AMP	200			
CIRCUIT VOLTAGE DROP				
METER AND OR CT				

#	BRK	CIRCUIT DESCRIPTION	H	I	VA	I	H	CIRCUIT DESCRIPTION	BRK	#
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8	20AMP	SHOP LIGHTING	D	4.000	1.8	1.800	G	SHOP LIGHTING	20AMP	16
9	20AMP	SHOP LIGHTING	D	4.000	1.9	1.800	G	SHOP LIGHTING	20AMP	18
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13	20AMP	SHOP LIGHTING	D	4.000	2.3	1.800	G	SHOP LIGHTING	20AMP	26
14	20AMP	SHOP LIGHTING	D	4.000	2.4	1.800	G	SHOP LIGHTING	20AMP	28
15	20AMP	SHOP LIGHTING	D	4.000	2.5	1.800	G	SHOP LIGHTING	20AMP	30
16	20AMP	SHOP LIGHTING	D	4.000	2.6	1.800	G	SHOP LIGHTING	20AMP	32
17	20AMP	SHOP LIGHTING	D	4.000	2.7	1.800	G	SHOP LIGHTING	20AMP	34
18	20AMP	SHOP LIGHTING	D	4.000	2.8	1.800	G	SHOP LIGHTING	20AMP	36
19	20AMP	SHOP LIGHTING	D	4.000	2.9	1.800	G	SHOP LIGHTING	20AMP	38
20	20AMP	SHOP LIGHTING	D	4.000	3.0	1.800	G	SHOP LIGHTING	20AMP	40
21	20AMP	SHOP LIGHTING	D	4.000	3.1	1.800	G	SHOP LIGHTING	20AMP	42
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23	20AMP	SHOP LIGHTING	D	4.000	3.3	1.800	G	SHOP LIGHTING	20AMP	46
24	20AMP	SHOP LIGHTING	D	4.000	3.4	1.800	G	SHOP LIGHTING	20AMP	48
25	20AMP	SHOP LIGHTING	D	4.000	3.5	1.800	G	SHOP LIGHTING	20AMP	50
26	20AMP	SHOP LIGHTING	D	4.000	3.6	1.800	G	SHOP LIGHTING	20AMP	52
27	20AMP	SHOP LIGHTING	D	4.000	3.7	1.800	G	SHOP LIGHTING	20AMP	54
28	20AMP	SHOP LIGHTING	D	4.000	3.8	1.800	G	SHOP LIGHTING	20AMP	56
29	20AMP	SHOP LIGHTING	D	4.000	3.9	1.800	G	SHOP LIGHTING	20AMP	58
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37	20AMP	SHOP LIGHTING	D	4.000	4.7	1.800	G	SHOP LIGHTING	20AMP	74
38	20AMP	SHOP LIGHTING	D	4.000	4.8	1.800	G	SHOP LIGHTING	20AMP	76
39	20AMP	SHOP LIGHTING	D	4.000	4.9	1.800	G	SHOP LIGHTING	20AMP	78
40	20AMP	SHOP LIGHTING	D	4.000	5.0	1.800	G	SHOP LIGHTING	20AMP	80
41	20AMP	SHOP LIGHTING	D	4.000	5.1	1.800	G	SHOP LIGHTING	20AMP	82

#	BRK	CIRCUIT DESCRIPTION	H	I	VA	I	H	CIRCUIT DESCRIPTION	BRK	#
1	20AMP	SHOP LIGHTING	D	4.000	1.1	1.800	G	SHOP LIGHTING	20AMP	2
2	20AMP	SHOP LIGHTING	D	4.000	1.2	1.800	G	SHOP LIGHTING	20AMP	4
3	20AMP	SHOP LIGHTING	D	4.000	1.3	1.800	G	SHOP LIGHTING	20AMP	6
4	20AMP	SHOP LIGHTING	D	4.000	1.4	1.800	G	SHOP LIGHTING	20AMP	8
5	20AMP	SHOP LIGHTING	D	4.000	1.5	1.800	G	SHOP LIGHTING	20AMP	10
6	20AMP	SHOP LIGHTING	D	4.000	1.6	1.800	G	SHOP LIGHTING	20AMP	12
7	20AMP	SHOP LIGHTING	D	4.000	1.7	1.800	G	SHOP LIGHTING	20AMP	14
8	20AMP	SHOP LIGHTING	D	4.000	1.8	1.800	G	SHOP LIGHTING	20AMP	16
9	20AMP	SHOP LIGHTING	D	4.000	1.9	1.800	G	SHOP LIGHTING	20AMP	18
10	20AMP	SHOP LIGHTING	D	4.000	2.0	1.800	G	SHOP LIGHTING	20AMP	20
11	20AMP	SHOP LIGHTING	D	4.000	2.1	1.800	G	SHOP LIGHTING	20AMP	22
12	20AMP	SHOP LIGHTING	D	4.000	2.2	1.800	G	SHOP LIGHTING	20AMP	24
13	20AMP	SHOP LIGHTING	D	4.000	2.3	1.800	G	SHOP LIGHTING	20AMP	26
14	20AMP	SHOP LIGHTING	D	4.000	2.4	1.800	G	SHOP LIGHTING	20AMP	28
15	20AMP	SHOP LIGHTING	D	4.000	2.5	1.800	G	SHOP LIGHTING	20AMP	30
16	20AMP	SHOP LIGHTING	D	4.000	2.6	1.800	G	SHOP LIGHTING	20AMP	32
17	20AMP	SHOP LIGHTING	D	4.000	2.7	1.800	G	SHOP LIGHTING	20AMP	34
18	20AMP	SHOP LIGHTING	D	4.000	2.8	1.800	G	SHOP LIGHTING	20AMP	36
19	20AMP	SHOP LIGHTING	D	4.000	2.9	1.800	G	SHOP LIGHTING	20AMP	38
20	20AMP	SHOP LIGHTING	D	4.000	3.0	1.800	G	SHOP LIGHTING	20AMP	40
21	20AMP	SHOP LIGHTING	D	4.000	3.1	1.800	G	SHOP LIGHTING	20AMP	42
22	20AMP	SHOP LIGHTING	D	4.000	3.2	1.800	G	SHOP LIGHTING	20AMP	44
23	20AMP	SHOP LIGHTING	D	4.000	3.3	1.800	G	SHOP LIGHTING	20AMP	46
24	20AMP	SHOP LIGHTING	D	4.000	3.4	1.800	G	SHOP LIGHTING	20AMP	48
25	20AMP	SHOP LIGHTING	D	4.000	3.5	1.800	G	SHOP LIGHTING	20AMP	50
26	20AMP	SHOP LIGHTING	D	4.000	3.6	1.800	G	SHOP LIGHTING	20AMP	52
27	20AMP	SHOP LIGHTING	D	4.000	3.7	1.800	G	SHOP LIGHTING	20AMP	54
28	20AMP	SHOP LIGHTING	D	4.000	3.8	1.800	G	SHOP LIGHTING	20AMP	56
29	20AMP	SHOP LIGHTING	D	4.000	3.9	1.800	G	SHOP LIGHTING	20AMP	58
30	20AMP	SHOP LIGHTING	D	4.000	4.0	1.800	G	SHOP LIGHTING	20AMP	60
31	20AMP	SHOP LIGHTING	D	4.000	4.1	1.800	G	SHOP LIGHTING	20AMP	62
32	20AMP	SHOP LIGHTING	D	4.000	4.2	1.800	G	SHOP LIGHTING	20AMP	64
33	20AMP	SHOP LIGHTING	D	4.000	4.3	1.800	G	SHOP LIGHTING	20AMP	66
34	20AMP	SHOP LIGHTING	D	4.000	4.4	1.800	G	SHOP LIGHTING	20AMP	68
35	20AMP	SHOP LIGHTING	D	4.000	4.5	1.800	G	SHOP LIGHTING	20AMP	70
36	20AMP	SHOP LIGHTING	D	4.000	4.6	1.800	G	SHOP LIGHTING	20AMP	72
37	20AMP	SHOP LIGHTING	D	4.000	4.7	1.800	G	SHOP LIGHTING	20AMP	74
38	20AMP	SHOP LIGHTING	D	4.000	4.8	1.800	G	SHOP LIGHTING	20AMP	76
39	20AMP	SHOP LIGHTING	D	4.000	4.9	1.800	G	SHOP LIGHTING	20AMP	78
40	20AMP	SHOP LIGHTING	D	4.000	5.0	1.800	G	SHOP LIGHTING	20AMP	80
41	20AMP	SHOP LIGHTING	D	4.000	5.1	1.800	G	SHOP LIGHTING	20AMP	82

LOAD CALCULATIONS FOR PANEL PP4	L1	L2	L3	NEC 220.61(A)
BASED ON THE 2014 NEC				NEUTRAL
CALCULATED LOAD (NEC 215.5)	33,550 VA	32,660 VA	31,660 VA	31,550 VA
GENERAL LOAD	15,000 VA	15,000 VA	15,000 VA	15,000 VA
RECEPTACLE LOAD (NEC TABLE 220.44)	3,333 VA	3,333 VA	3,333 VA	3,333 VA
1ST 10,000 W	2,584 VA	2,584 VA	2,584 VA	2,584 VA
REMANUEND @ 50%	1,750 VA	1,750 VA	1,750 VA	1,750 VA
CONTINUOUS LOAD (NEC 215.2)	707 VA	480 VA	480 VA	0 VA
PLUS 25%	1,767 VA	1,200 VA	1,200 VA	0 VA
0% (NEUTRAL) NEC 215.2(N) EX NO. 2	0 VA	0 VA	0 VA	0 VA
MOTOR LOAD (NEC 430.24)	7,740 VA	7,740 VA	7,740 VA	7,740 VA
PLUS 25% OF LARGEST MOTOR	825 VA	825 VA	825 VA	825 VA
KITCHEN LOADS (NEC 220.56)	0 VA	0 VA	0 VA	0 VA
L1 (X 1) =	0 VA	0 VA	0 VA	0 VA
L2 (X 1) =	0 VA	0 VA	0 VA	0 VA
L3 (X 1) =	0 VA	0 VA	0 VA	0 VA
TOTAL BALANCED LOAD (3-PHASE)	31,432 VA	31,432 VA	31,432 VA	31,432 VA
TOTAL UNBALANCED LOAD (1-PHASE)	0 VA	0 VA	0 VA	0 VA
TOTAL UNBALANCED LOAD (1-PHASE)	1,118 VA	0 VA	0 VA	0 VA
NEUTRAL LOAD				31,842 VA
LINE AMPS BALANCED (3-PHASE)	113.4 A	113.4 A	113.4 A	113.4 A
LINE AMPS UNBALANCED (1-PHASE)	0.0 A	0.0 A	0.0 A	0.0 A
TOTALS	113.4 A	113.4 A	113.4 A	113.4 A
ADJUSTMENT FACTOR	23.5 A	22.7 A	22.7 A	23.0 A
TOTAL DESIGN LOAD	140.9 A	136.1 A	136.1 A	136.4 A

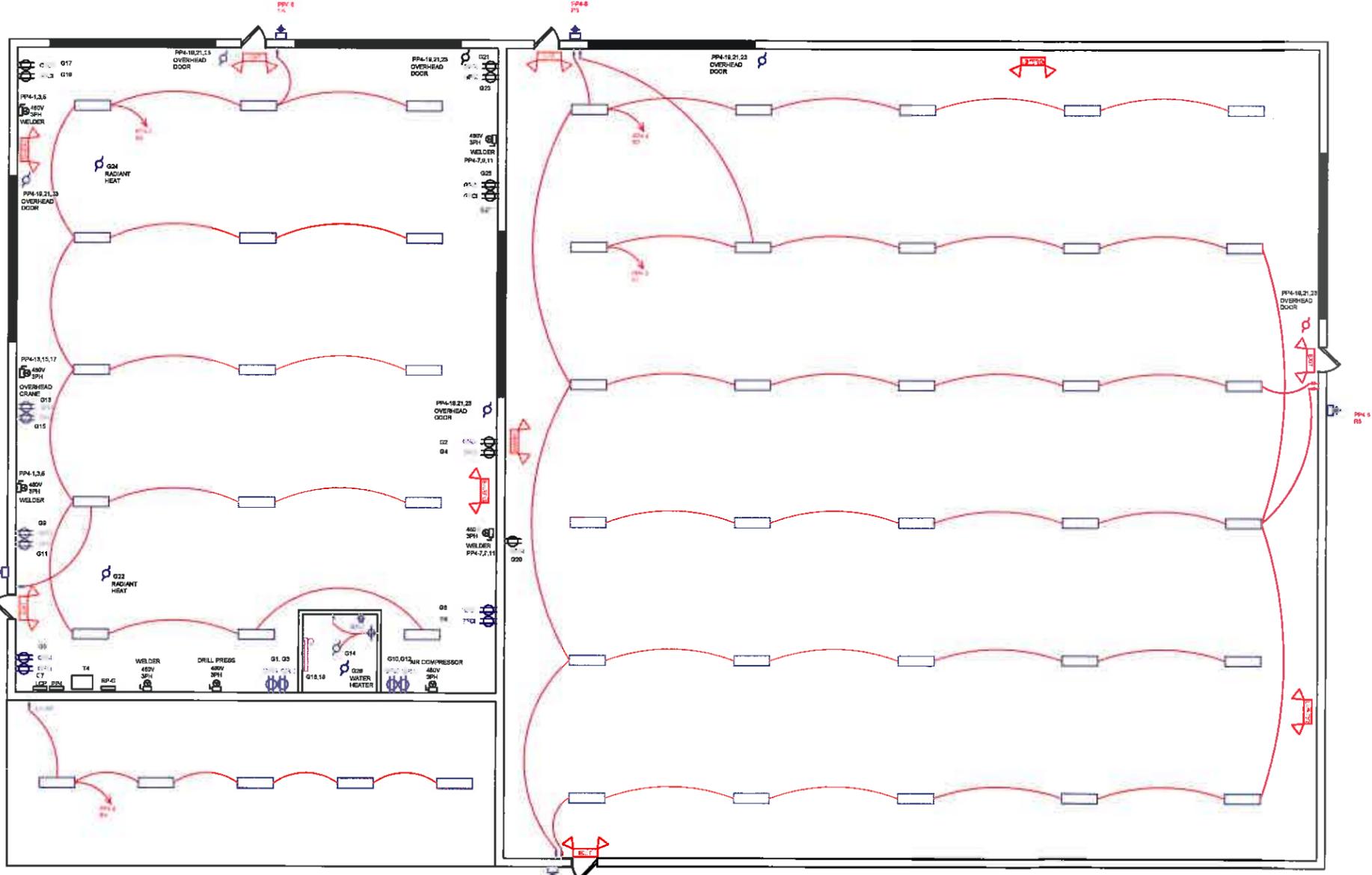
VOLTAGE DROP CALCULATIONS
Three Phase
Voltage Drop % (2 X 302 X 0.66 X 117.4 A - 1,000 X 0.866) = 47 VD
(17 X 480 V X 100) = 816 VD

HARMONIC CURRENT CALCULATION (NEC 310.15 (B) (4) (C) & NEC TABLE 310.15 (B) (2) (A))
(Harmonic Load 0 VA + Connected Load 30,870 VA) X 100 = 0 %
Harmonic Load Does Not Exceed 50%

FAULT CURRENT CALCULATIONS
Available Fault Current at Starting Point: (1200/3 AFC X 1.00 UA) + 38 MC = 12,000 AFC
Conductor Factor CF - Formula: (1/33 X 300 X 12,000 AFC) = 118,800 C X 1 N X 480V = 0.833 CF
Conductor Multiplier CM - Formula: (1 + 0.07 CF) = 0.816 CM
Conductor Length Through Current CLC - Formula: (12/0.7 AFC X 0.518 CM) = 6.233 CLC

A - Amps
AFC - Available Fault Current
C - Conductor Constant
CF - Conductor Factor
CLC - Conductor Length Through Current
CM - Conductor Multiplier
L - Length of Conductor
MC - Motor Contribution
N - Number of Conductors Per Phase
R - Resistance
UA - Utility Adjustment 1.1
V - Voltage
VA - Volt-Amps
VD - Voltage Drop

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LOAD CALCULATIONS FOR PANEL PP4	L1	L2	L3	NEC 220.61(A)
BASED ON THE 2014 NEC				NEUTRAL

Date : 12 Jan 2016

Title : Fisher Contracting

Desc : exterior wall mount luminaire operated by photo electric control

Luminaire

IES Filename : WLMFC43LED.ies

Description : WLMFC43LED
N/A
N/A

For : Fisher Contraction

By : Blasy Electric Inc.

Light Loss Factor : 1.00

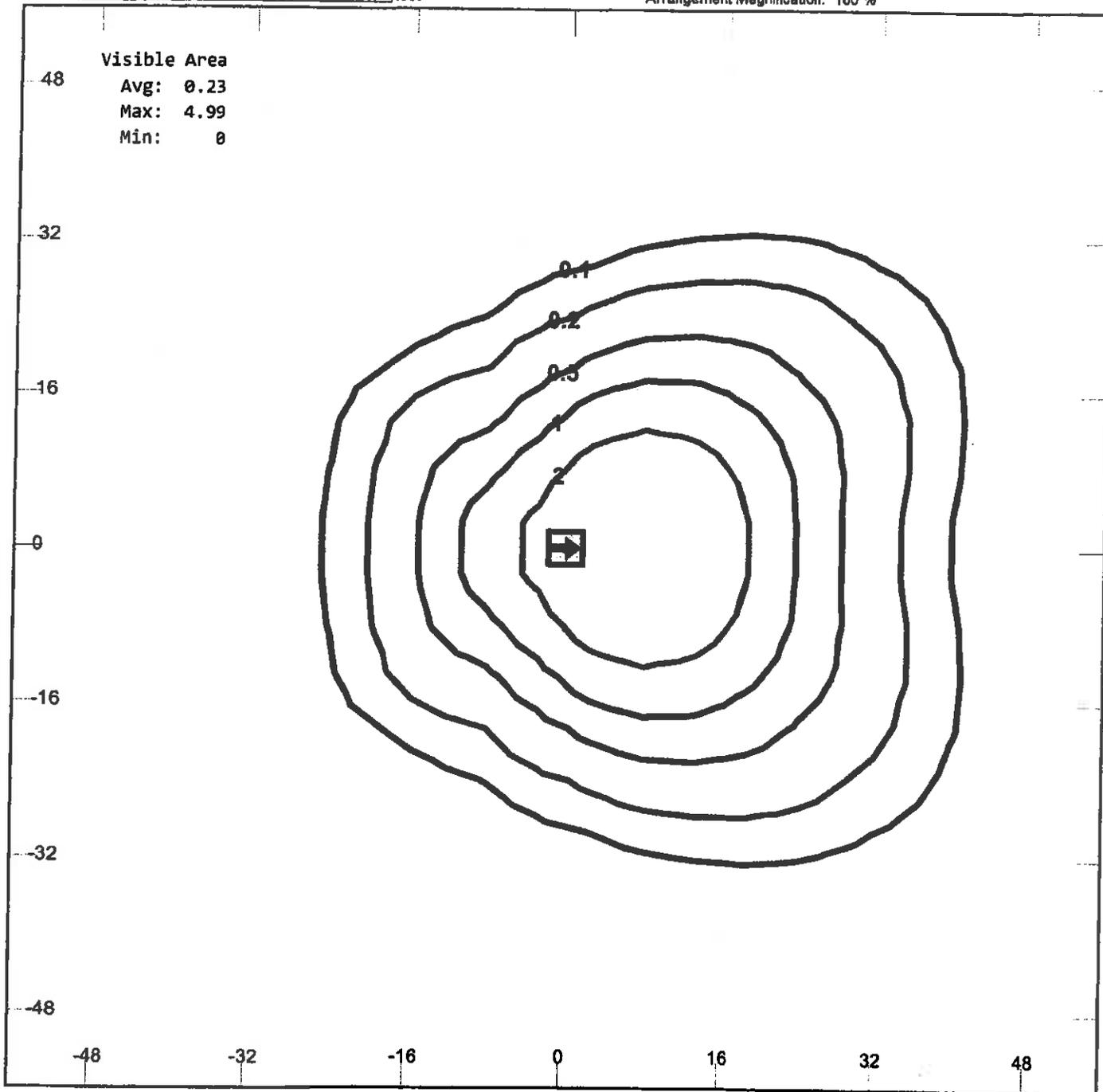
Number of Lamps : 1

Lamp Lumens : -1 lms

Luminaire Watts : 42 W

Scale:  feet

Arrangement Magnification: 100 %



Arrangement

Single

Arm : 0 ft

Offset : -- ft

Layout

Cols (X) Rows (Y)

Layout : 1 1

Spacing : 20 30 ft

Mounting Height : 14 ft

Orient : 0 deg

Tilt : 0 deg

Statistical Analysis

Illuminance Values

Average : 0.23 fc

Maximum : 4.99 fc

Minimum : 0.00 fc

Avg/Min Ratio : N.A. fc

Max/Min Ratio : N.A. fc

Max/Avg Ratio : 21.64 fc

Lighting Power Density

LPD : 0.003 W /ft²

LPD Area : 12544 ft²

LPD Watts : 42 W

Total Watts : 42 W

Luminaire Location Summary

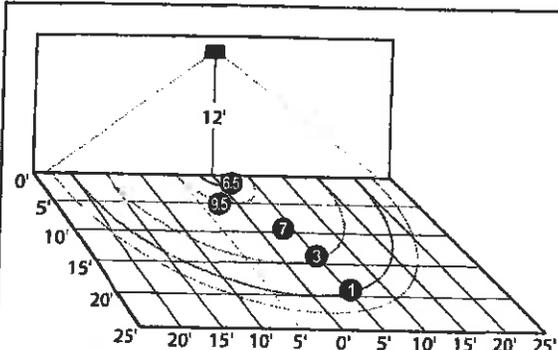
N	Arrangement	Lum #	X	Y	Z	Orient	Tilt	Tilt Factor
1	Single	1	0.0	0.0	14.0	0	0	
			0.0	0.0	14.0	0	0	1.000



Wall Light

WLMFC43LED 43 Watt LED Medium Wall Light

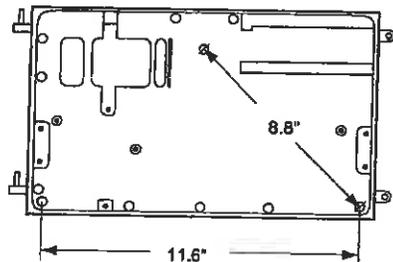
PHOTOMETRIC



ENERGY SAVINGS

LED		HID			ANNUAL SAVINGS
WATTAGE	ANNUAL COST	SOURCE WATTAGE	TOTAL WATTAGE USED	ANNUAL COST	
43	\$19	100	129	\$77	\$58
43	\$19	150	185	\$100	\$81
43	\$19	175	210	\$112	\$93

MOUNTING DETAIL



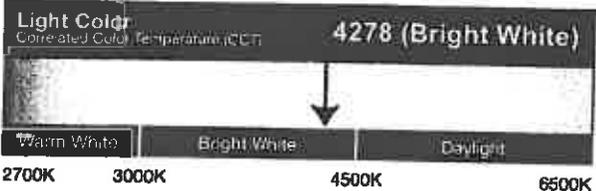
Atlas Lighting Products, Inc.

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens) **3245**
Watts **41.08**
Lumens per Watt (Efficacy) **77.6**

Color Accuracy **72**
 Color Rendering Index (CRI)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: PRB4-4YH6AK (10/29/2014)

Model Number: WLMFC43LED Upgrade : 10/8/2014

Type: Luminaire - Area/Roadway

ATLAS LIGHTING PRODUCTS, INC.

PO BOX 2348 | BURLINGTON, NC 27216

800-849-8485 | FAX: 336-227-0110 | www.atlaslightingproducts.com

Made in the USA of US and imported parts. Meets Buy American requirements within the ARRA.

Atlas Wall Light

WLMFC43LED 43 Watt LED Wall Light



SPECIFICATIONS:

Lumens: 3245
Watts: 41.08
Lumens/Watt: 77.6
CRI: 72
CCT: 4278
Lifespan: 200,000+ hrs.¹

Construction:
 Rugged Traditional aluminum die cast housing provides proven environmental protection for LED modules. Traditional fixture design provides a familiar look and standard installation requirements. Retaining this look allows the ability to upgrade fixtures gradually, while retaining the same overall fixture appearance throughout a facility.

Glare Free:
 Positioning of the LED modules within the housing result in light directed to desired locations and eliminates offensive light.

Optics:
 The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire. Positioning of the LEDs (along with Patent Pending thermal management system) results in the light being directed to desired locations eliminating glare and offensive light. Atlas' proprietary forward throw optic design provides higher efficiency, greater footcandles and targets the light as needed.

Thermal Management:
 Atlas' Patent Pending exclusive Thermal Management System™ features a unique internal design that allows for lower operating temperatures which results in a brighter, whiter light, more stable color and longer LED and driver life.

Listings:
 Luminaire is certified to UL Standards for Wet Locations
 Lighting Facts Certified
 DesignLights Consortium qualified luminaire, eligible for rebates from DLC member utilities.

AC Input:
 120/208/240/277 V

Driver:
 Constant current, Class 2, 120-277 VAC, 50-60 Hz
 High Efficiency ~ min. 88%
 Off-State Power: 0 Watts
 Dimming: 0-10V

LEDs:
 4100K CCT
 Epoxy Guard™ protective conformal coated boards

Atlas LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance. They are tested and binned at 700mA which is the actual operating current used in Atlas LED luminaires, giving a better representation of actual performance.

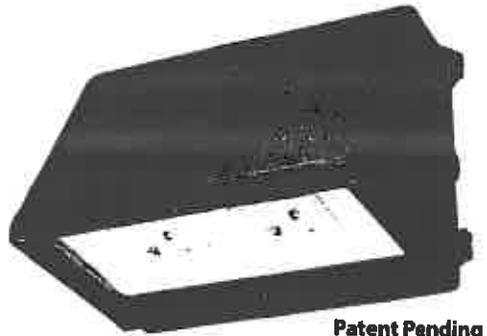
Warranty:
 Atlas Lighting Products provides a 5 year limited warranty for this product. A full warranty can be found at www.alpinc.com.

Testing:
 Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80, and have received the Department of Energy "Lighting Facts" label.

Installation:
 Fixture retains the same knock-out sizes and positions as previous models, reducing wiring costs.

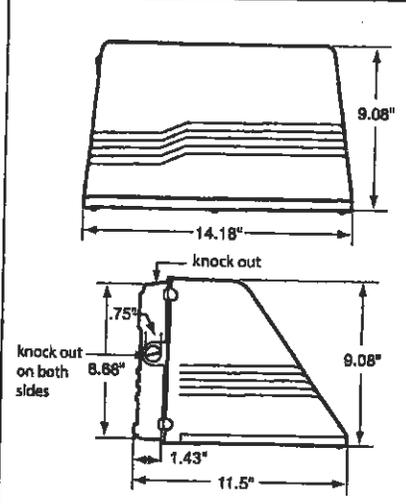
Photo Control:
 For factory installed 120V button photo control add suffix PC to part number.

Project Information	
Job Name	
Fixture Type	43 Watt LED Medium Wall Light
Catalog Number	WLMFC43LED
Approved by	



Patent Pending

DIMENSIONS:



¹LED Life Span Based Upon LM-80 Test Results

Rebates and Incentives are available in many areas. Contact an Atlas Representative for more information.

Memo



To: Planning Commission
From: C. Bradley Kaye, AICP, CFM
Assistant City Manager for Development Services
Date: January 29, 2016
Re: N Saginaw Road – Future Land Use Plan Designation Update

On January 12, 2016, early public input was sought from property owners in the N. Saginaw Rd area regarding future land use designations to be included in the City of Midland Master Plan. The public input received at that meeting is summarized below. Where appropriate, a staff response is provided below the comment received.

Thomas McCann – Owner of several N Saginaw Rd properties

Access to retail stores and shops will be required in the area as it continues to grow and intensify over time. The areas north of N Saginaw Rd and bounded by existing city properties should be designated for commercial purposes and permitted to develop for commercial land uses.

Michael Dennett – 6715 Herbert Rd

As a residential property owner, he has made large investments into his home. There is a concern that commercial development in close proximity to his home will have a negative impact on his own property value.

Valerie McCloy – 7022 N. Saginaw Rd

The commercial designation of her property and properties to the east raises concerns about future commercial development. She is concerned as to how such development will impact her own property value.

Dana Murray – 5706 and 5712 N. Saginaw Rd

There seems to be some inconsistency in the Future Land Use Map and the land use designations shown by staff compared to her own maps from the city GIS system. The area is designated for commercial purposes by Homer Township which differs from the current city designation of this area for Low Density Residential purposes. An extension of the commercial designation that currently applies to properties east of hers was requested.

Staff Response: It was determined following the Planning Commission meeting that the maps presented by Ms. Murray appeared different than those presented by staff due only to the additional identification/highlighting of her property on the city GIS system prior to printing. The maps shown by staff and provided to Commissioners in the agenda packet, were and remain correct.

Josh Vinson – 767 Lambert Rd

Mr. Vinson expressed his wish to remain in the township and not be required to annex to the city. The property is used to hunt and he wishes to maintain his rights to do so.

Staff Response: It was clarified at the Planning Commission meeting that this planning exercise was intended only to apply Future Land Use Map designations to parcels that would regulate how the land could be zoned should it ever be annexed to the city. It was further explained that the city and township have voluntary cooperation agreements in place and that forced city annexations are not provided for and are not intended by the city. Only if the landowner requests annexation to the city, typically for water service, would the property be annexed and city regulations then applied.

Bill Tuttle – 1420 Joy Bell Lane

The difference between medium and high density residential land use designations was questioned.

Staff Response: As explained at the Planning Commission meeting in response to Mr. Tuttle's question, medium density residential is intended to provide for residential uses ranging from single family residences, to attached housing, to senior housing developments. High density residential is intended to provide for uses ranging from high density single family dwellings to various forms of multiple family development. Densities are targeted not to exceed 10 units per acre in the medium density residential designated areas of the city.

The process previously set out for this review and Future Land Use Map update was as follows:

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

The informal public hearing held on January 12, 2016 concluded step 2 of the above process. This written summary of the public input received is intended to document that input. To be certain that the property owners and public members who took the time to attend the meeting is accurately recorded, this report has been mailed to each with a cover letter asking them to review the summary of their own comments and advise Planning Staff if anything was missed or misrepresented.

Steps 3-7 of the process above will be initiated by Planning Staff beginning in February of 2016. Aside from receiving and filing this report, no further action of the Planning Commission is required at this time.