

AGENDA

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION, TO TAKE PLACE ON TUESDAY, APRIL 26, 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 – April 12, 2016

5. Public Hearings

- a. Site Plan No. 346 - initiated by Northwood University for site plan review and approval for a 9,902 square foot addition at the Hall of Fame Building, located at 4000 Whiting 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. Zoning Petition No. 605 – initiated by Primrose Retirement Communities, LLC to zone a portion of the property located at 5900 Waldo Avenue from Township zoning to Residential B Multiple-Family Residential zoning.

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

8. New Business

- a. Temporary Accessory Buildings

9. Communications

10. Report of the Chairperson

11. Report of the Planning Director

12. Items for Next Agenda – May 10, 2016

- a. Site Plan No. 347 – initiated by Designhaus Architecture on behalf of DLR Development, LLC for a 56,000 square foot medical office building, located at 801 Joe Mann Boulevard.
- b. Site Plan No. 348 – initiated by Jason Bakus for a 19,520 square foot self-storage units, located at 5911 Stark Road.
- c. North Waldo Road – Future Land Use Map Discussion.
- d. North Saginaw Road – Future Land Use Map Discussion.
- e. Various Amendments – Future Land Use Map.

13. Adjournment

**MINUTES OF THE MEETING OF THE
MIDLAND CITY PLANNING COMMISSION
WHICH TOOK PLACE ON
TUESDAY, APRIL 12, 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, and Tanzini

ABSENT: Stewart

OTHERS PRESENT: Brad Kaye, Assistant City Manager for Development Services; Grant Murschel, Community Development Planner; and sixteen (16) others.

4. **Approval of Minutes**

Under *Items for Next Agenda*, "east" of West Main Street should read "west". Under paragraph five of *New Business*, the second "that" in the second sentence should be change to "than".

Moved by Heying and seconded by Hanna to approve the minutes of the regular meeting of March 22, 2016 with the corrections as mentioned. Motion passed unanimously.

5. **Public Hearing**

- a. Zoning Petition No. 604 – initiated by DGR Developments, Inc. to zone property located at 2705 and 3003 East Wackerly Street and 6001 and 6209 Waldo Avenue from Township zoning to Residential A-3 Single-Family Residential zoning.

Murschel gave the staff presentation. He indicated that the subject area has been recently annexed into the city limits and therefore must be given city zoning. The property owner is proposing RA-3 zoning to allow for low density residential development. He reviewed the criteria of zoning amendments and indicate staff's position of support of the petition, for the reasons outlined in the staff report.

David Rapanos, property owner of the subject parcels, intends to build a single-family residential development on the property that will include smaller lot sizes than traditional but that match the RA-3 regulations. He showed a concept of a cluster-style development for the western portion of the subject area and indicated that the zoning is being proposed for the full area to be ready for future development.

There were no public comments in support of the petition.

Stacey Cowan, of 4477 E Wackerly Road, wanted to know what the rezoning means for his property and particularly the easement that is between his property and the subject properties that he uses to access his driveway.

Murschel explained that the easement Cowan referenced is not under the jurisdiction of the City of Midland. It is not part of the area subject to the zoning petition. Dealings with this easement or street right-of-way would need to take place with the other parties of the easement or the Midland County Road Commission, respectively.

The public hearing was closed.

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

Heying explained his support of the petition and indicated that he is supportive of this type of growth in this area. The zoning of this type is the first step. Pnacek explained that it is a good transitional zone moving north from the intersection of US-10 and Waldo Avenue.

It was moved by Heying and supported by Hanna to recommend approval of Zoning Petition No. 604 initiated by DGR Developments, Inc. to zone property at 2705 and 3003 East Wackerly Street from Township zoning to Residential A-3 Single-Family zoning.

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

- b. Zoning Petition No. 605 – initiated by Primrose Retirement Communities, LLC to zone a portion of the property located at 5900 Waldo Avenue from Township zoning to Residential B Multiple-Family Residential zoning.

Kaye gave the staff presentation indicated the proposal is for RB Multi-Family Residential on land that has been previously annexed into the City of Midland from Midland Township. The subject area is planned as Low Density Residential by the future land use map within the Master Plan. He explained the intent of the RB district. He reviewed the ten criteria of review applying to this petition. Staff believes that the proposal is consistent with the future land use map of the Master Plan in concept as the medium density and high density residential designated areas appear to be fairly arbitrary in this area of the city.

Bain questioned who was notified as part of process. Kaye indicated that it is any property owner or occupant within 300 feet of the full extent of the 80 acre parcel that is affected. Senesac underscored the key issue facing the Commission regarding the proposal for high density residential zoning in an area planned for low density residential.

The question of conditional zoning was raised. Kaye indicated that staff and the Planning Commission by state law cannot ask for conditions on a zoning petition; only the applicant can volunteer conditions to be applied to the petition. If offered, such conditions must be offered in writing.

BJ Schaeftbauer, of 815 North Second Street, Aberdeen, South Dakota, indicated that Primrose Retirement Communities, LLC is a developer and operator of senior housing communities across the country. A handout was given to the Commission showing the concept site plan that will follow the rezoning request at a later date. He indicated that the layout of the property will not be high density in nature. The site plan was for conceptual purposes only and was not part of the formal petition.

Bain questioned if the facility will require state licenses. Schaeftbauer indicated that some of the memory care that is provided on site will require specific state licenses. Mayville wondered about fire department coverage in the area. Mayville commented that if higher density residential is allowed in this area than it might result in more of a need for additional fire coverage.

Hanna wondered why the specific site was selected as opposed to a parcel just south of the subject area. The land south of the subject area is planned for medium density residential and would better support the RB zoning request.

Mark McNeary, of 815 North Second Street, Aberdeen, South Dakota, indicated that the company has been looking in the Midland area for many years and have had other properties under contract. He indicated that they would be willing to offer conditions on the rezoning as necessary since their only interest is the proposed retirement community.

David Rapanos, the property owner, indicated that he is supportive of the application because he thinks it is an appropriate development to step down from high density residential to lower density. He does not think that the areas indicated on the Master Plan as low density residential will become RA-1 in the future as the market does not desire the large lot sizes that are required by the RA-1 zoning district.

Stacey Cowan, of 4477 E Wackerly Road, indicated that he understands there is a need for more assisted living in the community. He is concerned with the speed of vehicles on N Waldo Road and wonders if there are any plans to add any safety measures, such as a traffic signal or stop sign, to this busy corridor.

Schaeffbauer indicated that traffic studies for their developments have indicated that they produce less traffic than single-family developments of the same geographical size.

Hearing no other public comments, McLaughlin closed the public hearing.

Senesac indicated that he is uncomfortable with voting on this petition this evening. He believes the conversation regarding the future land use map designations should take place first before acting on the petition. Heing indicated that he would like to move forward this evening understanding that this is a use that will likely be developed in this area. He believes that this area has been discussed in great detail and that it is a matter of how the Commission would like to get there to permit this kind of use. Bain pointed out that no one this evening spoke in opposition to the petition and that staff had not received any comments in opposition.

The Commission decided to maintain their current rules of order and wait till the next meeting to formulate a recommendation Zoning Petition 605.

- c. Zoning Petition No. 606 – initiated by Tower Pinkster on behalf of Northwood University to zone the property located at 4203 West Main Street from Residential A-1 Single-Family Residential and Residential B Multiple-Family Residential zoning to Community zoning.

Murschel gave the staff presentation on the petition. He reviewed the background on the proposal and reviewed the criteria for zoning amendments. Northwood University is pursuing this rezoning request in order to allow for the construction of additional student housing on the subject parcel. The property is abutted to the north by property owned by the Midland Public School district and to the south by Northwood University and the Pere Marquette Rail Trail.

Senesac mentioned that during the time the future land use map of the Master Plan was drafted in this area, there was consideration to plan all of the Northwood land holdings as Institution and Civic. The fact that the subject property was not owned by Northwood at the time resulted in the split designations that currently cover the parcel.

Keith Pretty, President of Northwood University, indicated that the University pursued purchasing this property from Midland Public Schools because it squares up the campus nicely. It also is separated by the Pere Marquette Rail Trail, a community asset that is greatly used by students of the University.

No one spoke in support of the petition.

R. Dean Cooper, of 4300 W Main Street, expressed concern about how future construction will negatively impact W Main Street which he feels is already a busy road. He is concerned that a long construction window would cause heavy trucks to move past his property, especially if access to the site is given directly off of W Main Street.

Pretty indicated that access to the site would come from the current constructed portion of W Sugnet Road that intersects Northwood Drive, to the northwest of the subject parcel. The University has no intention to seek access off of W Main Street for this development.

The public hearing was closed.

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

Heying indicated his support for the petition that agreed that the parcel would have been planned differently if Northwood would have owned it at the time of the last revision of the future land use map in this area. Mayville indicated his support for the desired zoning. McLaughlin mentioned that the designation of the balance of the site on the future land use map should be changed to Institution and Civic in the future to support the new zoning.

It was moved by Heying and supported by Hanna to recommend approval of Zoning Petition No. 606 initiated by Tower Pinkster on behalf of Northwood University to zone the property located at 4203 West Main Street from Residential A-1 Single-Family Residential and Residential B Multiple-Family Residential zoning to Community zoning.

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

McLaughlin recessed the meeting at 8:52 PM and then called the meeting back to order at 8:58 PM.

6. Old Business

a. North Waldo Road – Future Land Use Map Discussion

Kaye gave the staff presentation and explained the background on the previous discussions that have taken place regarding the future land use map designations in this area. The future land use map might not need to be amended to accommodate Zoning Petition 605 by Primrose Retirement Communities. However, the zoning ordinance might need to be reviewed to better accommodate clustered style residential development. This discussion has been prompted by staff to gain additional comments from the Commission.

Senesac commented that it might be helpful to gain consensus of the Commission to intend to plan the subject area of Zoning Petition 605 in the future for medium density residential on the future land use map. The Commission agreed that this is an appropriate designation for the subject area. McLaughlin indicated that the list of areas to review for the future land use map has continued to lengthen and that it would be appropriate to open all of these for formal review soon.

Dave Rapanos indicated that action on the Primrose portion should be done first before opening up broader discussion on the future land use designations of this area.

Mark McNearly indicated Primrose's intent to provide conditions for rezoning to be considered during the next meeting as part of Zoning Petition 605.

b. North Saginaw Road – Future Land Use Map Discussion

Kaye gave the staff presentation regarding the discussions that have taken place on the future land use designations of the area along North Saginaw Road to the Midland Urban Growth Area (MUGA) boundary. He explained the staff proposal for the future land use designations in this area that were developed using the input that was received from property owners in this area. Development in this area has been limited as sanitary sewer service has not been extended to the majority of the properties. There are no current plans by the City at this time to extend sanitary sewer in this area. Kaye indicated that access management could be handled generically at the policy level but could then be more extensive through zoning requests.

Commissioners indicated general support for the proposed land use designations. Kaye advised the next step would be to contact the property owners once again, advising them of the proposed designations, prior to initiating the formal Master Plan amendment process.

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

None

8. New Business

None. Temporary accessory buildings, listed on the agenda, will be discussed at the next meeting.

9. Communications

The Michigan Planning News was distributed to the Commission.

10. Report of the Chairperson

None

11. Report of the Planning Director

None

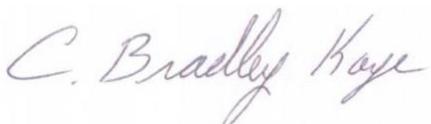
12. Items for Next Agenda – April 26, 2016

- a. Site Plan No. 346 – initiated by Northwood University for site plan review and approval for a 9,902 square foot addition at the Hall of Fame building, located at 4000 Whiting Drive.
- b. Temporary Accessory Buildings
- c. Zoning Petition No. 605

13. Adjourn

It was motioned by Mayville and seconded by Heying to adjourn at 9:51 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 #346

Date: April 20, 2016

STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: Northwood University Hall of Fame Building Additions

APPLICANT: TowerPinkster

LOCATION: 4000 Whiting Drive

ZONING: (COM) Community

ADJACENT ZONE: North & East: (RB) Multi-Family & (RA-1) Single-Family Residential
 South & West: (COM) Community & (RA-1) Single-Family Residential

ADJACENT DEV: North & East: Rail-Trail and vacant
 South & West: Primarily vacant with single-family homes

REPORT

Site Plan No. 346 from TowerPinkster on behalf of Northwood University is for a total of 9,902 square foot in additions to the Hall of Fame building located within the Northwood University campus at 4000 Whiting Drive.

The subject property is zoned (COM) Community by the City of Midland Zoning Ordinance. Cultural facilities and buildings associated with universities are permitted uses by right within the Community zoning 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:

- Light poles cannot exceed 30 feet above grade.
- A bike rack should be included in the proposal.
- A final stormwater permit amendment must be submitted to the City Engineering Department for review and approval.

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 building additions will take place on three portions of the existing building: the front entrance, the northeast side and the southeast side. The building additions will increase the facility’s footprint by just over 9,000 square feet to a total of 26,100 square feet. The location of the additions fit well within the greater campus and complement the efficiencies of the existing building. Additional sidewalk access is proposed around the north and east portions of the building additions.

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 addition orientations and layout of the added sidewalks are considered appropriate for the site. Minimizing the number of trees to be removed around the building also adds to the aesthetics of the site and matches the look of the majority of campus.

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 in the COM zoning district.

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.

While the building additions will result in the loss of a portion of trees immediate to the existing structure, the amount removed has been minimized and a large portion of the trees surrounding the building will be retained.

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 Northwood University campus. The proposed development is considered appropriate for this 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 will exist on all sides of the proposed building additions.

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 vehicular site access already exists for this development. No new vehicular access is proposed. Pedestrian walkways around the building will be expanded.

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.

Pedestrian circulation for this building is currently seen as adequate. Proposed with the building additions is additional sidewalks around the north and east sides of the building for emergency and maintenance purposes.

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 considered appropriate for this development.

11. **Parking.**

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

The parking proposed for the new development is compliant with Article 5.00 of the Zoning Ordinance. The proposal includes restriping of a portion of the abutting parking lot to accommodate an additional 6 parking spaces. A bike rack should be added to the proposal near the main entrance.

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.

A soil erosion and sedimentation control permit is not required for this proposal as the area disturbed is less than 1 acre.

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 that demonstrate compliance with city standards for illumination; however, the plan includes light poles of 32 feet in height. By ordinance, the poles cannot exceed 30 feet in height. The applicant has been notified of this requirement and it is anticipated that this item will be resolved ahead of the Planning Commission meeting on April 26.

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 stormwater management permit must be approved by the City Engineering Department. This is typically addressed at final permitting stage.

The City Fire and Utility Departments are satisfied with the site plan as proposed.

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.

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.

The proposal is fully contained within the Northwood University campus and will not require any coordination with adjacent sites.

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 will need to meet the requirements of Article 8 and be approved by the City Building Department before installation.

CONTINGENCY ITEMS

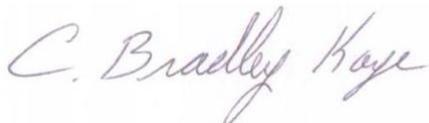
Based on consideration of the site plan thus far, staff is of the opinion that the proposal adequately meets city requirements and is designed in a manner which is harmonious with the campus. That said, however, approval of the site plan could be considered subject to the following contingencies:

1. A bike rack must be included.
2. Light poles cannot exceed 30 feet in height above grade.
3. A final stormwater management permit amendment must be approved by the City Engineering Department.

PLANNING COMMISSION ACTION

Staff currently anticipates that the Planning Commission will hold a public hearing on this request during its regular meeting on April 26, 2016 and will formulate a recommendation to City Council thereafter. If recommended to City Council the same evening, we anticipate that on May 9, 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,

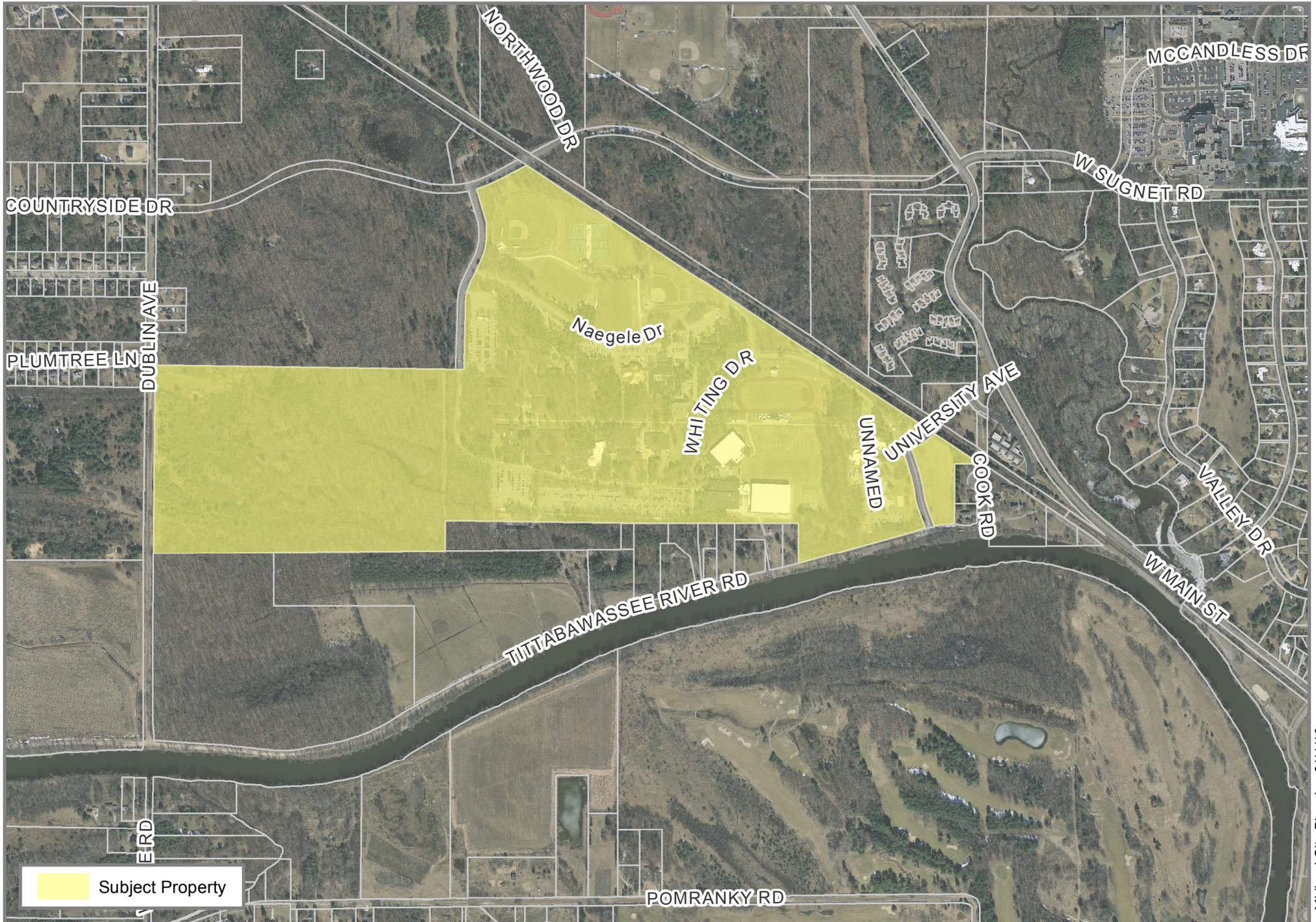


C. Bradley Kaye, AICP
Assistant City Manager for Development Services

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Site Plan #346 - Northwood University

> 4000 Whiting Drive - Hall of Fame Additions



Site Plan #346 - Northwood University

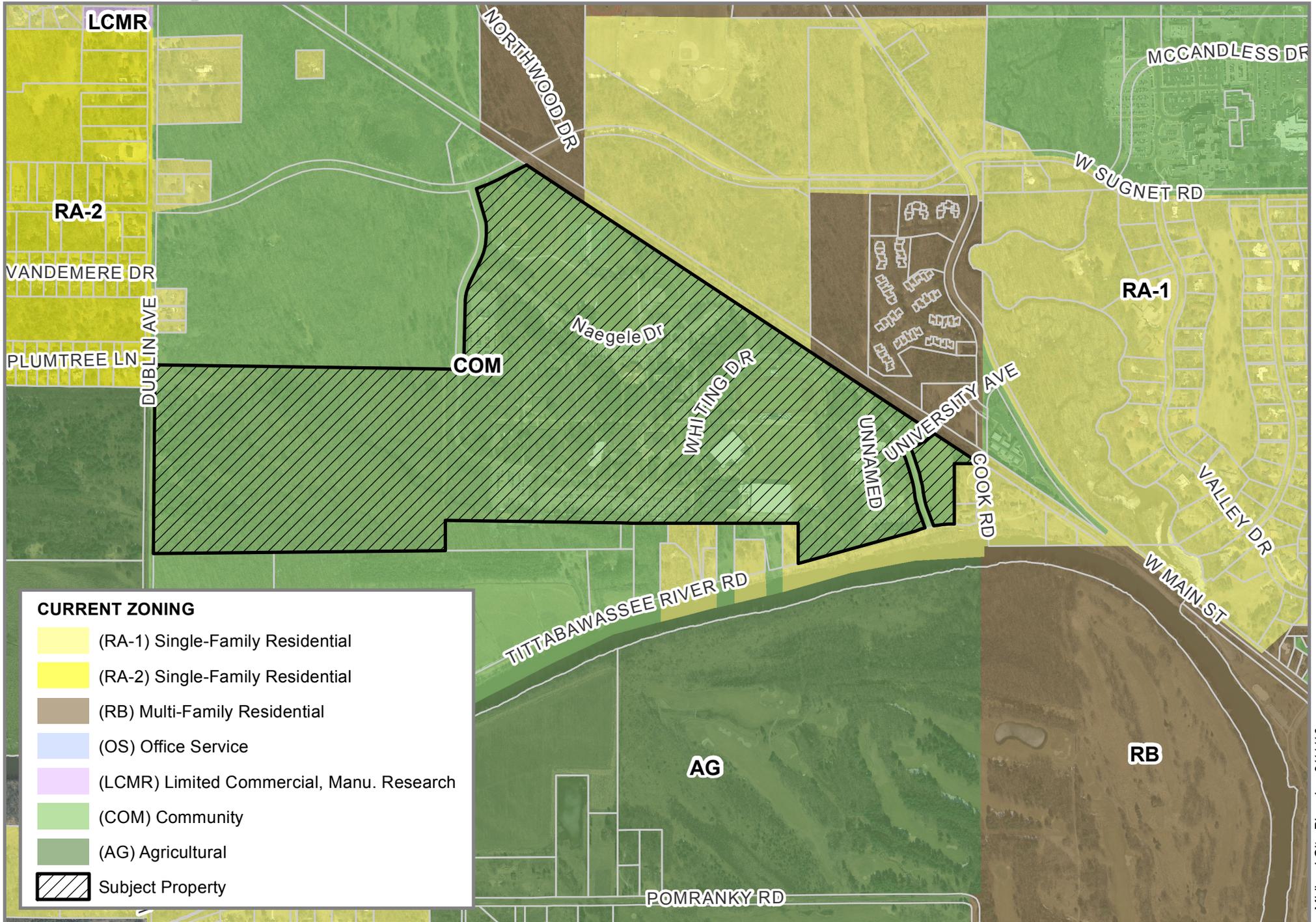
> 4000 Whiting Drive - Hall of Fame Additions



 Subject Property

Site Plan #346 - Northwood University

> 4000 Whiting Drive - Hall of Fame Additions



DATE
MARCH 31, 2016

PROJECT TITLE
HALL OF FAME ADDITIONS AND REMODEL

NORTHWOOD UNIVERSITY

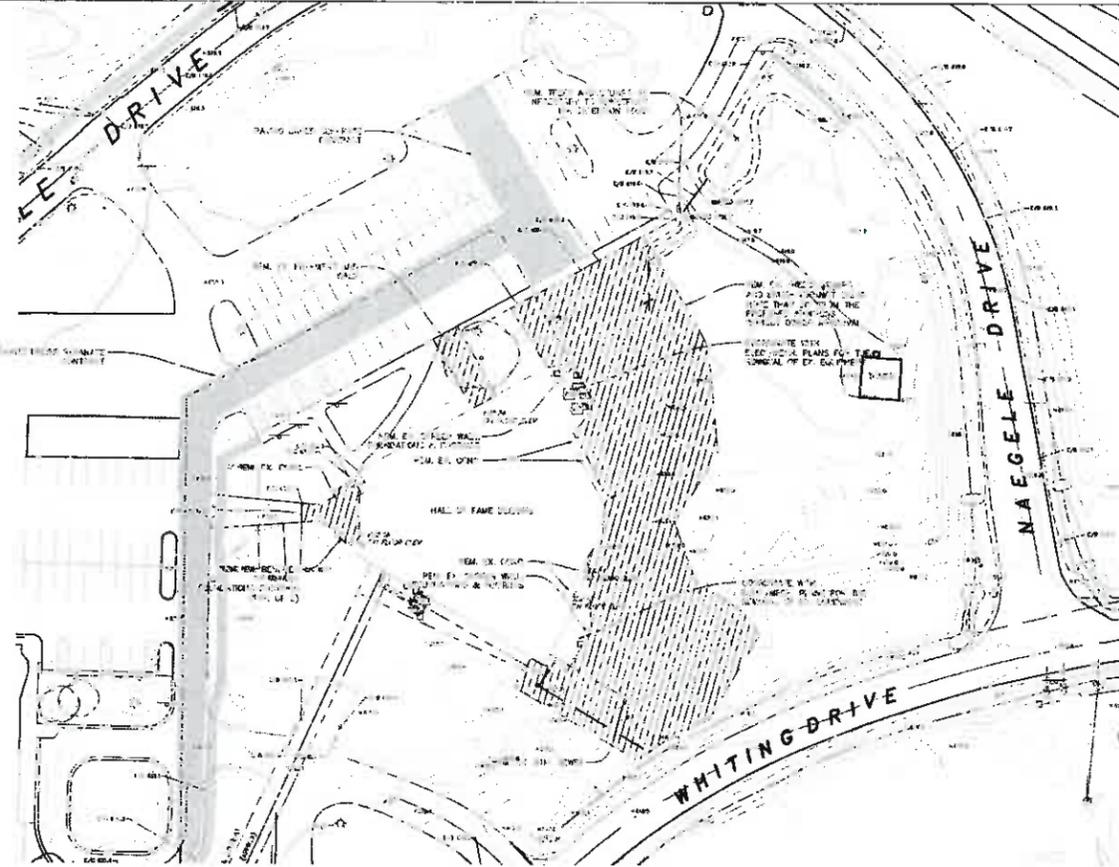
MIDLAND, MI

ISSUED FOR _____ DATE _____

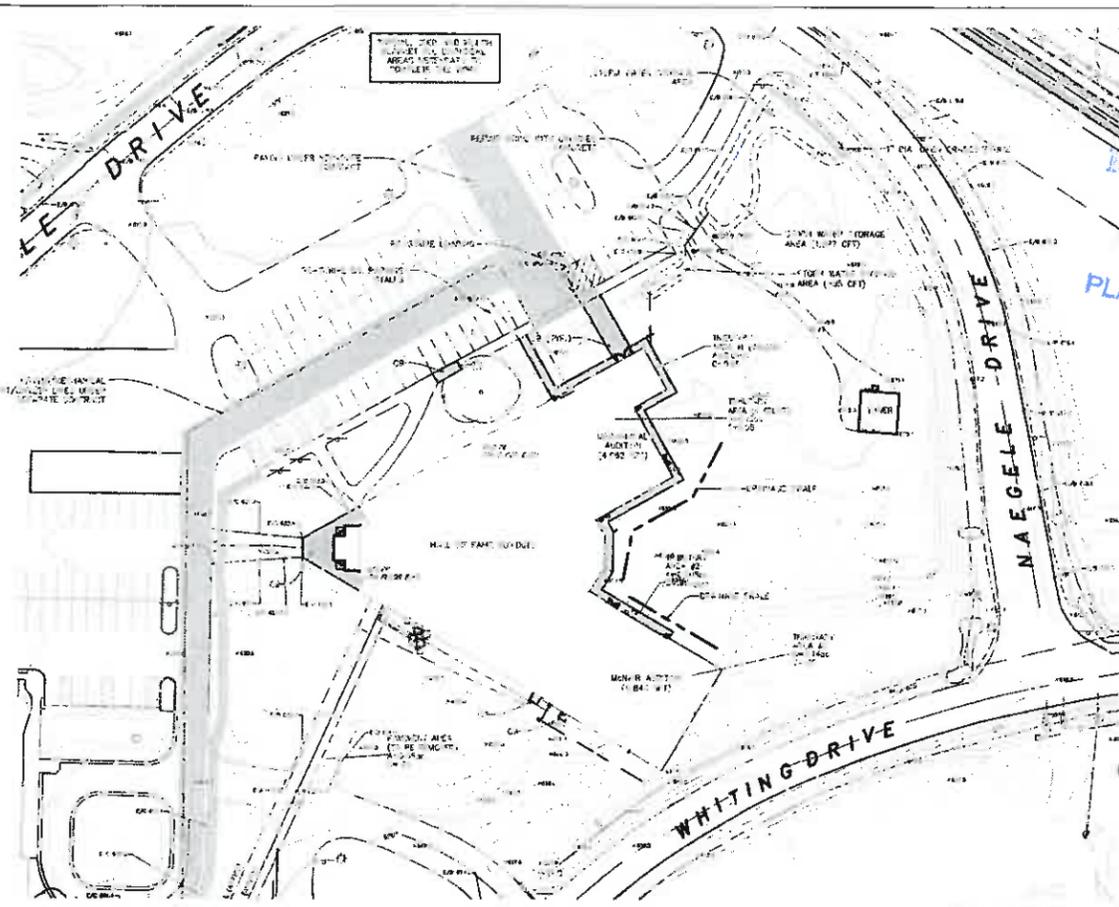
SHEET TITLE
SITE DRAWINGS

SHEET NUMBER
C 001

00-000.00



REMOVAL PLAN
SCALE: 1" = 40'



SITE PLAN
SCALE: 1" = 40'

SITE LAYOUT KEY

AD	ADDITIONAL DRIVEWAY	CE	CEMENT
AS	ASPHALT DRIVEWAY	CH	CHANGING ROOM
CA	CANOPY	CL	CLUBHOUSE
CO	CONCRETE	CO	COFFEE SHOP
CU	CURB	CR	COURT
DI	DRIVEWAY	CS	COURT SIDEWALK
DR	DRIVEWAY	CS	COURT SIDEWALK
DU	DRIVEWAY	CS	COURT SIDEWALK
DU	DRIVEWAY	CS	COURT SIDEWALK

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MIDLAND, MI ZONING ORDINANCE AND THE CITY OF MIDLAND, MI SUBDIVISION ORDINANCE.
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Use	Area (sq ft)	Area (sq ft)	Area (sq ft)
Office	1,000	1,000	1,000
Classroom	2,000	2,000	2,000
Library	3,000	3,000	3,000
Other	4,000	4,000	4,000

Design of Detention/Retention Basin(s)	Value
Basin Vol. Provided	2,500 cu ft
Direct Retention Allowed	1,000 cu ft
Permit, Rate, P	0.10 in/hr
Detention Basin Area, A _d	0.10 ac

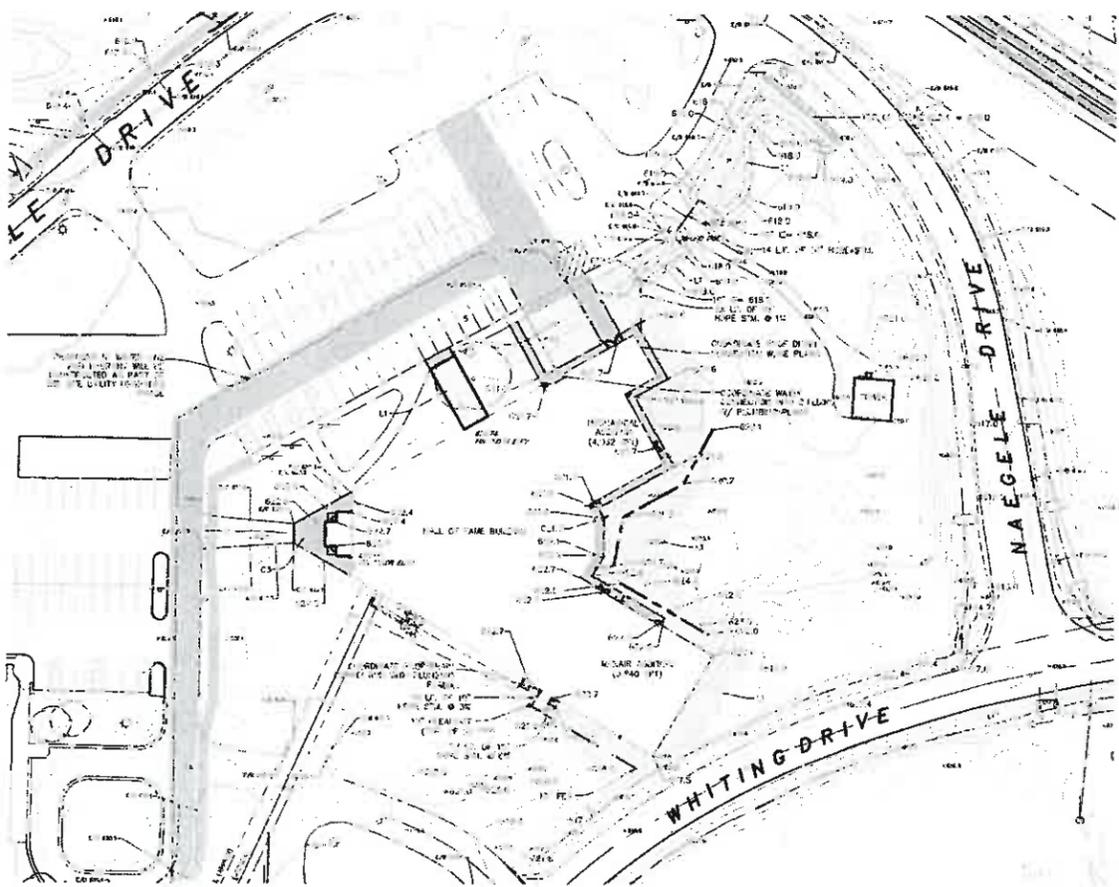
Detention Pond Data	On-Is Storage (cu ft)	Off-Is Storage (cu ft)	Total Storage (cu ft)
0.10	2,500	1,000	3,500
0.20	1,000	2,000	3,000
0.30	1,200	2,000	3,200
0.40	1,500	2,000	3,500
0.50	1,800	2,000	3,800
0.60	2,100	2,000	4,100
0.70	2,400	2,000	4,400
0.80	2,700	2,000	4,700
0.90	3,000	2,000	5,000
1.00	3,300	2,000	5,300

SITE DATA

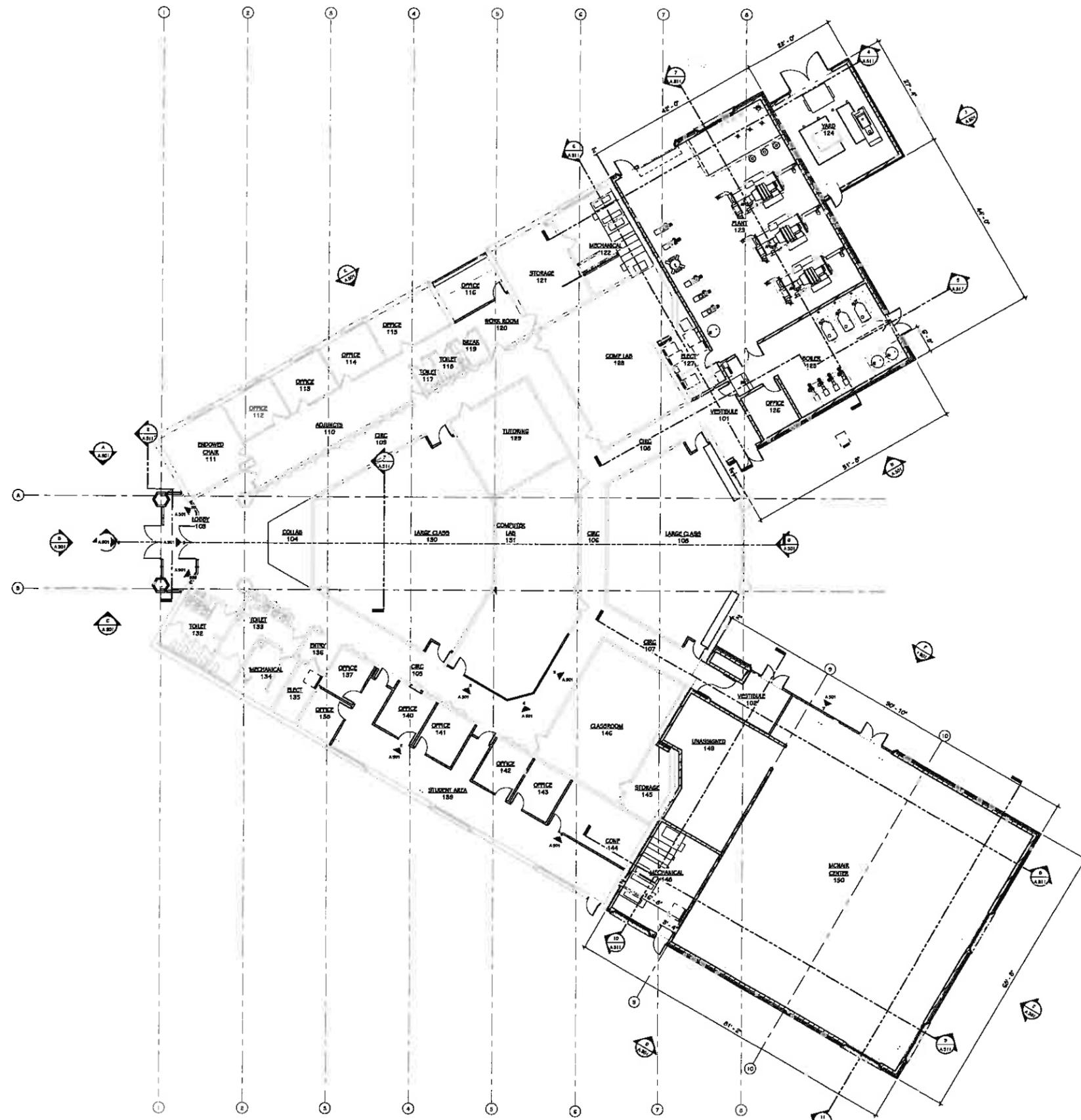
- EXISTING PARKING: 100
- PROPOSED PARKING: 100
- EX. BI-RITE: 100
- STANDARD PARKING SPACE: 100
- ZONING: 100
- ADDITION: 100



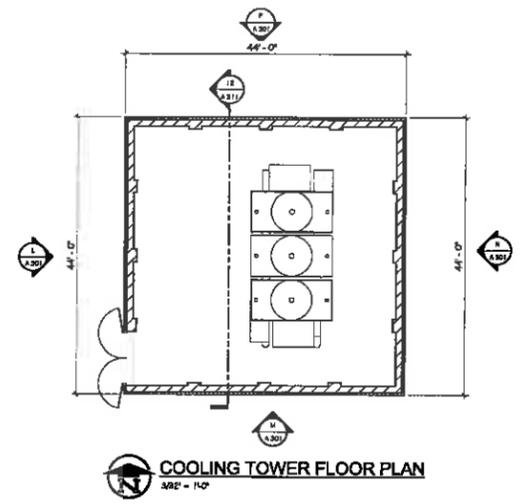
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GRADING/UTILITY PLAN
SCALE: 1" = 40'



OVERALL FLOOR PLAN
SCALE = 1/8" = 1'-0"



COOLING TOWER FLOOR PLAN
SCALE = 1/8" = 1'-0"

TowerPinkster
ARCHITECTS

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DATE
MARCH 25, 2016

PROJECT TITLE
HALL OF FAME
ADDITIONS AND
REMODEL

NORTHWOOD
UNIVERSITY

Midland,
Michigan

ISSUED FOR _____ DATE _____
SHEET TITLE
OVERALL FLOOR
PLAN

PRELIMINARY
DRAWING

SHEET NUMBER

A 101
15-252.00

DATE
MARCH 25, 2016

PROJECT TITLE
**HALL OF FAME
ADDITIONS AND
REMODEL**

**NORTHWOOD
UNIVERSITY**

Midland,
Michigan

ISSUED FOR _____ DATE _____

SHEET TITLE
**EXTERIOR
ELEVATIONS**

PRELIMINARY
DRAWING

SHEET NUMBER

A 301

15-252.00

EXTERIOR ELEVATION KEY

	BRICK, COLOR:
	STONE 1, COLOR:
	STONE 2, COLOR:
	STONE 3, COLOR:

CJ = CONTROL JOINT, COLOR:
 BCJ = BRICK EXPANSION JOINT, COLOR:
 EJ = BUILDING EXPANSION JOINT, COLOR:
 SG = SPANDREL GLASS, COLOR:

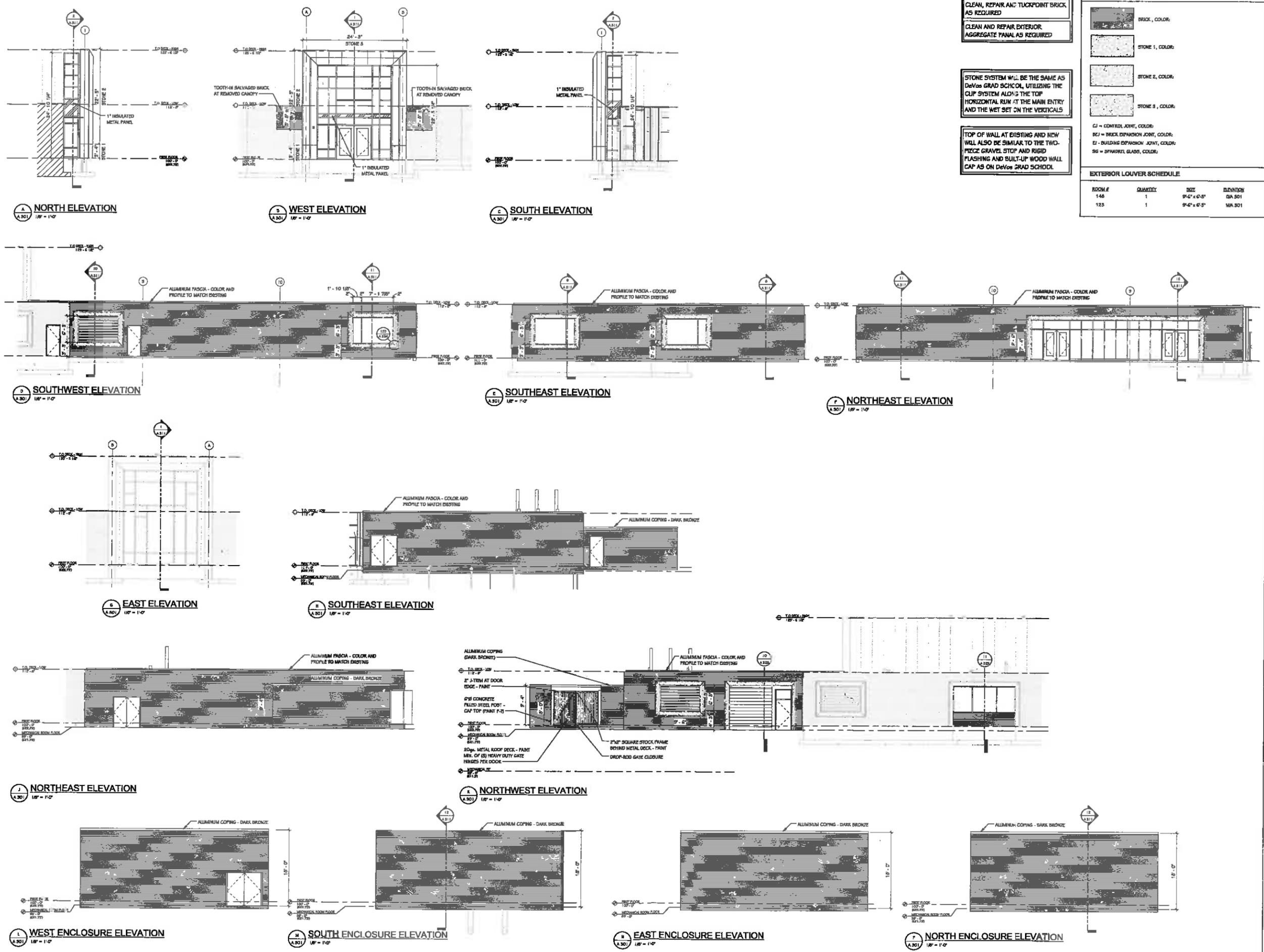
EXTERIOR LOUVER SCHEDULE

ROOM #	QUANTITY	SIZE	ELEVATION
146	1	9'-0" x 6'-3"	QA 501
125	1	9'-0" x 6'-3"	WA 501

CLEAN, REPAIR AND TUCKPOINT BRICK AS REQUIRED
CLEAN AND REPAIR EXTERIOR AGGREGATE PANEL AS REQUIRED

STONE SYSTEM WILL BE THE SAME AS DeVos GRAD SCHOOL, UTILIZING THE CLIP SYSTEM ALONG THE TOP HORIZONTAL RUN AT THE MAIN ENTRY AND THE WET SET ON THE VERTICALS

TOP OF WALL AT EXISTING AND NEW WILL ALSO BE SIMILAR TO THE TWO-PIECE GRAVEL STOP AND RIGID FLASHING AND BUILT-UP WOOD WALL CAP AS ON DeVos GRAD SCHOOL.



A NORTH ELEVATION
1/8" = 1'-0"

B WEST ELEVATION
1/8" = 1'-0"

C SOUTH ELEVATION
1/8" = 1'-0"

D SOUTHWEST ELEVATION
1/8" = 1'-0"

E SOUTHEAST ELEVATION
1/8" = 1'-0"

F NORTHEAST ELEVATION
1/8" = 1'-0"

G EAST ELEVATION
1/8" = 1'-0"

H SOUTHEAST ELEVATION
1/8" = 1'-0"

I NORTHWEST ELEVATION
1/8" = 1'-0"

J NORTHEAST ELEVATION
1/8" = 1'-0"

K WEST ENCLOSURE ELEVATION
1/8" = 1'-0"

L SOUTH ENCLOSURE ELEVATION
1/8" = 1'-0"

M EAST ENCLOSURE ELEVATION
1/8" = 1'-0"

N NORTH ENCLOSURE ELEVATION
1/8" = 1'-0"

- ELECTRICAL SITE GENERAL NOTES**
- 1 WIRE SIZES IS NOTED WHERE APPROPRIATE TO ACCOMMODATE FOR VOLTAGE DROP. WIRE SIZES SHALL BE #10 UNLESS OTHERWISE NOTED.
 - 2 VOLTAGE DROPS SHOWN ARE ONLY ACCURATE FOR THE WIRING CONFIGURATION SHOWN.
 - 3 PROVIDE TRENCHING AND DIRECTIONAL BORING AS REQUIRED FOR ALL ELECTRICAL SITE WORK.
 - 4 ALL CONDUITS SHALL ENTER THE BUILDING BELOW GRADE. CUT AND PATCH AS REQUIRED. NO EXPOSED CONDUIT SHALL BE ALLOWED.

- ELECTRICAL SITE KEYED NOTES**
- 1 PROVIDE NEW POLE BASE, POLE, LIGHT FIXTURES, CONDUIT, AND WIRING.
 - 2 REUSE EXISTING CELL TOWER. PROVIDE HIGH POWER AND COMM. CONDUITS BACK TO MAIN ELECTRICAL ROOM.

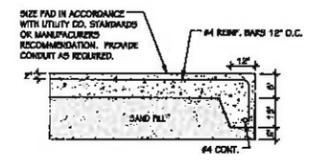
SITE LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	LAMP	WATTS	MANUFACTURER	NOTES
SA	AREA SITE LIGHT	30' POLE	LED	171 VA	CRZE #ARC-FDC-4M-DA-10-E-UL-COLOR-525-F-ML	1, 2, 3
SB	AREA SITE LIGHT	30' POLE	LED	171 VA	CRZE #ARC-FDC-5M-DA-10-E-UL-COLOR-525-F-ML	1, 2, 3
SC	AREA SITE LIGHT - POST TOP	12' POLE	LED	70 VA	CRZE #ARC-FDC-5M-RS-04-E-UL-COLOR-525-F	1, 2, 3

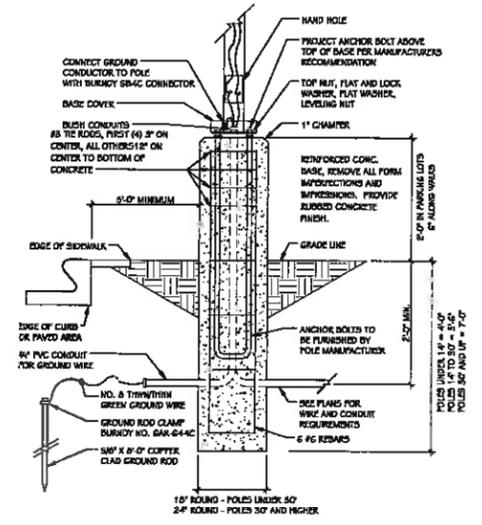
- 1 ALL LIT FIXTURES TO HAVE 10 YEAR WARRANTY. FIXTURES LISTED AS EQUALS SHALL MEET DELIVERED LUMENS, CRI, EFFICACY, DRIVE CURRENT, AND OPTICS OF THAT SPECIFIED. REFER TO SPECIFICATIONS 265100 AND 265600 FOR ADDITIONAL REQUIREMENTS.
- 2 THE MOUNTING DESCRIPTION IS GENERAL. REFER TO SHOP DRAWINGS AND MANUFACTURERS INSTALLATION INSTRUCTIONS FOR SPECIFIC MOUNTING DETAILS.
- 3 PROVIDE WITH ROUND TAPERED COMPOSITE POLE TO MATCH FIXTURE. POLE LENGTH AS INDICATED IN SCHEDULE.

STATISTICS

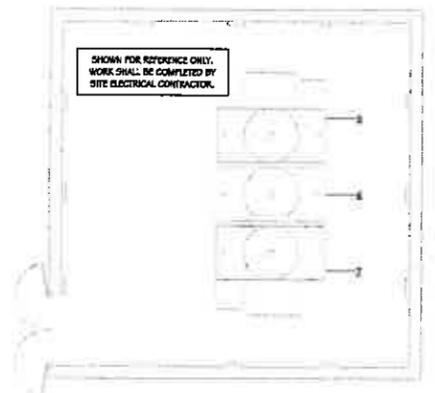
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Exit Drive	+	1.8 ft	2.1 ft	0.4 ft	5.3:1	2.1:1
Entry Pathway	+	2.3 ft	4.5 ft	0.8 ft	4.0:1	3.6:1
NE Lot	+	1.9 ft	3.0 ft	0.2 ft	15.0:1	6.8:1



OUTDOOR GENERATOR/TRANSFORMER PAD
SCALE: NONE

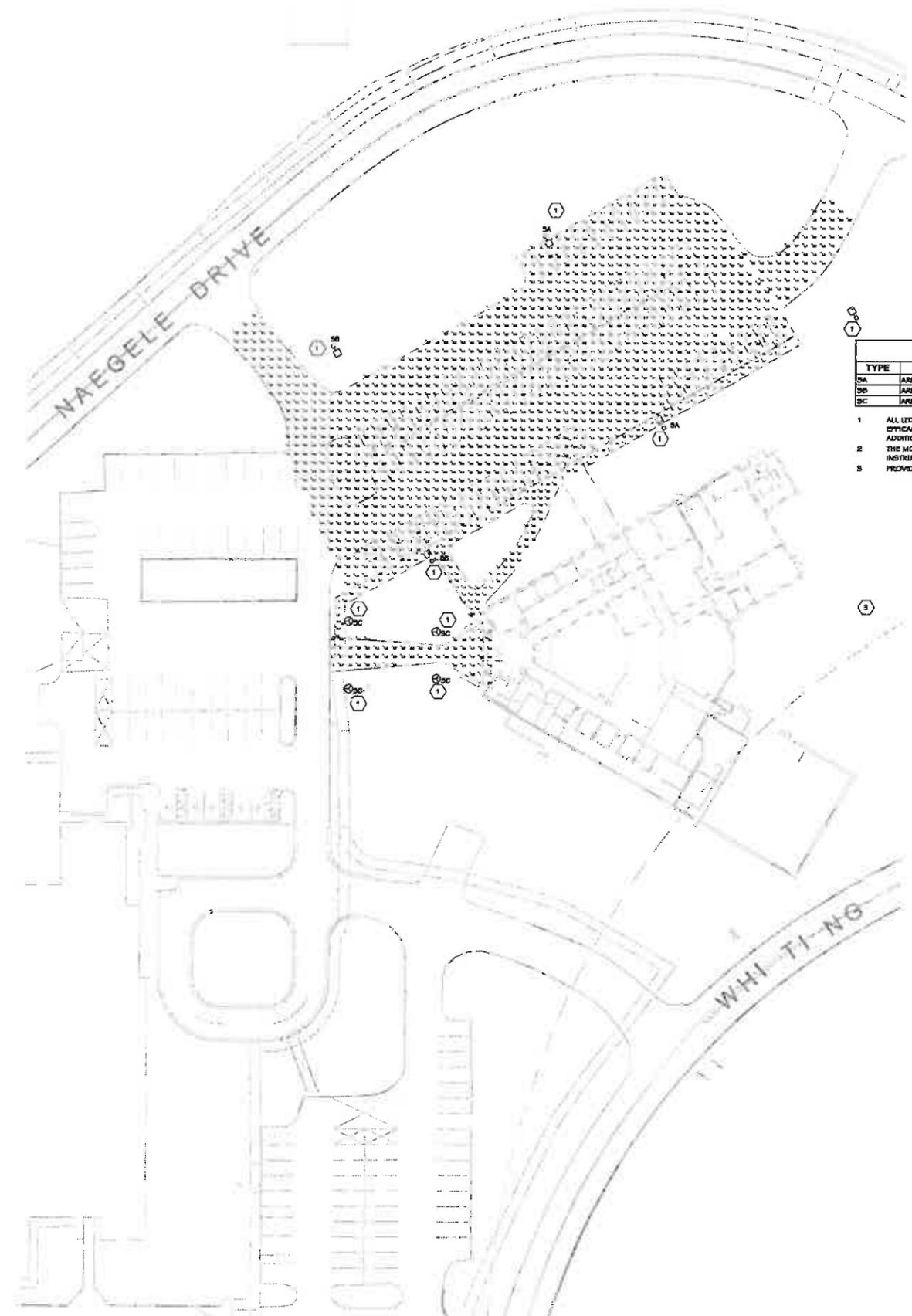


LIGHTING POLE BASE DETAIL
SCALE: NONE



SHOWN FOR REFERENCE ONLY. WORK SHALL BE COMPLETED BY SITE ELECTRICAL CONTRACTOR.

COOLING TOWER ENCLOSURE
SCALE: 1/8" = 1'-0"



ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"



ZP #605

Date: April 20, 2016

ADDENDUM STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: ZONING MAP AMENDMENT (Portion of Annexed Parcel)
APPLICANT: Primrose Retirement Communities, LLC
LOCATION: 5900 Waldo Avenue (portion of property)
PROPOSAL: From Township Zoning to RB Multiple-Family Residential Zoning
AREA: 14 Acres (approximately)

ADDENDUM REPORT

Zoning Petition No. 605, initiated by Primrose Retirement Communities, LLC, proposes to rezone the subject property from Township Zoning to (RB) Multiple Family Residential Zoning. Primrose Retirement LLC desires to construct a retirement village consisting of independent living facilities, assisted living facilities and memory care facilities on the subject property. Under the City of Midland Zoning Ordinance, these uses would fall within the definition of Housing for the Elderly and the Disabled. The RB Zoning District requested would permit these uses, as well as a range of additional uses including multiple family dwellings, by right. Further uses, including child care centers, adult foster care facilities, group and family day cares, and foster family homes, could be permitted subject to conditional land use approval.

BACKGROUND

Project background was provided in the earlier staff report dated April 1, 2016. That report was presented to and discussed by the Planning Commission at a public hearing held on April 12, 2016. No recommendation on the petition was rendered by the Planning Commission at that time.

Since the public hearing was concluded, the applicant has submitted a voluntary offer of conditions for consideration by the Planning Commission. That offer is attached to this report. As submitted, the following conditions are offered by the applicant:

1. Multiple family dwellings will be removed from the list of permitted land uses for the subject parcel.
2. Use of the property will be limited to the following three uses:
 - Two family dwellings
 - Senior apartments and elderly housing
 - Congregate housing and dependent housing facilities

ASSESSMENT

Based on the previous staff report and the discussion that took place at the public hearing, the primary concerns arising from this petition related to conformity with the City of Midland Master Plan. More specifically, the proposed RB Multiple Family Residential Zoning District was questioned based on the intensity and density of development that can occur under the regulations of that district.

The applicant's offered conditions appear intended to address the above concerns in two ways. First, by offering to eliminate multiple family dwellings from the list of permitted land uses, the most intensive forms of residential use possible under an RB zoning district will be removed. The list of uses remaining would then be limited to less intensive uses such as senior developments, nursing homes and two family dwellings.

Second, by offering to limit the permitted uses of the site to three specific classifications, the applicant has committed to the type of development that they indicated during the public hearing would be built on the site. Once again, this offer would eliminate the more intensive forms of development possible under the RB zoning district that are harder to justify as being in compliance with the Master Plan.

OPTIONS

The offer made by the applicant provides the Planning Commission with two primary paths forward. Option 1 would be to accept the offer and simply eliminate multiple family dwellings from the list of permitted land uses. Option 2 would be to accept the offer and limit the permitted land uses to only the three specific uses now requested. It would also be possible to accept both parts of the offer, which would essentially have the same effect as moving forward with option 2.

STAFF RECOMMENDATION

The offer to remove multiple family dwellings from the list of permitted uses (Option 1 above) appears to fully address the density and intensity concerns previously identified and discussed. Staff therefore see this as a viable and reasonable approach to responding to this petition.

The applicant's second offer (option 2) is also considered a viable approach to addressing the issue of Master Plan compliance. That said, this offer would eliminate all of the more public uses identified as being permitted by the RB district, as well as the list of conditional land uses permitted by the RB district. Since the public uses do not appear to raise concern with this petition, and since the conditional land uses would only be permitted following application and careful discretionary review by the city, there would appear to be no public benefit to eliminating all of these other uses from the RB district as it would apply to this property. For this reason, it is recommended that only the applicant's offer to eliminate multiple family dwellings from the list of permitted land uses for this parcel be accepted.

Accordingly, staff recommends approval of the rezoning petition for the following reasons:

- The current pattern of land use designations included on the Future Land Use Map is reflective of higher density development transitioning to lower density development moving north from US-10.
- The subject parcel is consistent with the development pattern envisioned by the City of Midland Master Plan.
- The RB district is the only zoning district that permits the intended use of the subject parcel for senior housing development, a land use specifically permitted by the Medium Density Residential Designation of the Master Plan.

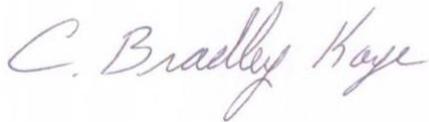
- The applicant has voluntarily offered in writing the condition that multiple family dwellings be excluded from the list of permitted uses in the RB district as it will apply to the subject parcel, thereby demonstrating compliance with the Master Plan
- The proposed zoning district is considered appropriate given the anticipated future development patterns in the area.

PLANNING COMMISSION ACTION

The Planning Commission held a public hearing on this request during its regular meeting on April 12, 2016. The applicant's voluntary offer of conditions narrows the potential uses of the property and therefore does not require a further public hearing.

At this time, a recommendation to City Council is required. If recommended to City Council on April 26, 2016, we anticipate that on May 9, 2016 the City Council will set a public hearing on this matter. Given statutory notification and publication requirements, the City Council will schedule a public hearings for June 13, 2016 at which time a decision will be made on the proposed zoning change. 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".

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

COMPANY HEADQUARTERS
815 N. 2ND ST.
PO BOX 1359
ABERDEEN, SD 57402-1359

PHONE (605) 725-3970
EMAILmmcneary@primroseretirement.com

WWW.PRIMROSERETIREMENT.COM

April 18, 2016

Sent via email - bkaye@midland-mi.org
and
Fed Ex Tracking Number
7761 2779 1143

City of Midland Planning Commission
Attention: C. Bradley Kaye
Assistant City Manager for Development Services City of Midland
333 West Ellsworth Street
Midland, Michigan 48640

In re: Primrose Retirement Communities, LLC – Letter of Conditions for Rezone

Dear Bradley:

This letter is intended as Primrose Retirement Communities, LLC's (Primrose) voluntary offering of the following conditions for consideration by the City of Midland during review and deliberation on Zoning Petition No. 605.

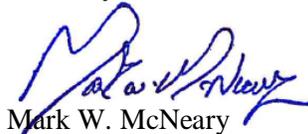
Primrose is voluntarily offering to eliminate multiple family dwellings from the list of permitted uses for the subject parcel as a condition to our requested zoning approval.

Primrose is voluntarily offering to limit its development to the following for the subject parcel as a condition to our requested zoning approval:

- Two family dwellings;
- Senior apartments and elderly housing; and
- Congregate housing and dependent housing facilities.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Mark W. McNeary
General Counsel
Primrose Retirement Communities, L.L.C.

Enclosures

MWM/ran



Memo



To: Planning Commission Members
From: C. Bradley Kaye, AICP, CFM
Assistant City Manager for Development Services
Date: April 20, 2016
Re: Temporary Accessory Structures

BACKGROUND:

Over time, an increase in temporary structures has been observed within the city limits. These structures typically are used for additional storage and/or vehicle shelter. Three examples of such structures are shown below:





Unfortunately, many of these temporary structures go up without the required permits and city review. As a result, many of them are in violation of current city standards. As temporary accessory buildings are not exempted from application of the Michigan Residential Code, many of these structures are also in violation of that code. A review of these structures and the city standards applicable to them, therefore appears warranted at this time.

CURRENT ZONING ORDINANCE STANDARDS:

Temporary buildings, structures and uses are currently regulated by Section 3.07 of the City of Midland Zoning Ordinance. This section reads as follows:

Section 3.07 -- TEMPORARY BUILDINGS, STRUCTURES AND USES

A. General Requirements

Temporary buildings and structures shall comply with the following requirements:

1. Temporary Buildings, Structures Used for Residential Purposes

A building or structure may be approved for temporary residential use only while damage to the principal dwelling due to fire, flood, ice, wind, or other natural disaster is being repaired.

Also, a manufactured housing unit or other approved living quarters may be occupied as a residence on a temporary basis on sites for which a building permit has been issued for construction of a new dwelling unit, or for major repair or remodeling of an existing dwelling unit subject to the following:

- a. Such permits may be issued by the Building Official for up to six (6) months in duration and may be renewed for two (2) periods of up to six (6) months, provided that work is proceeding in an expeditious manner.
- b. The total duration of a temporary permit shall not exceed one and one-half (1.5) years.
- c. A request for an extension shall be submitted in writing to the Building Official no less than two (2) weeks prior to the expiration of the permit.
- d. Temporary structures shall comply with the setback standards for the district in which they are located.
- e. An approved temporary structure may be moved onto a site fourteen (14) days prior to commencement of construction and shall be removed within fourteen (14) days following issuance of a Certificate of Occupancy for the permanent dwelling.
- f. The applicant may be required to furnish the City with a performance guarantee in an amount determined by the Building Official to assure removal of the temporary structure and a notarized affidavit that the temporary dwelling will be removed before issuance of a Certificate of Occupancy on the new dwelling.

2. Temporary Buildings or Structures Used for Nonresidential Purposes during Construction

Temporary buildings or structures for nonresidential use, including semi-trucks/trailers and concrete batch plants, shall be permitted only when the intended use is by a contractor or builder in conjunction with a construction project, and only after review and approval by the Building Official. Such temporary structures shall be removed

immediately upon completion of the construction project and prior to a request for a Certificate of Occupancy for the project.

3. Temporary Outdoor Uses.

- a. Temporary outdoor uses are permitted by administrative review and issuance of a Temporary Outdoor Use Permit. These uses are:
 - i. Any use where a tent or other temporary structure will be used. These may include car ports, pods, semi-trailers, etc.
 - ii. Any outdoor use where electricity will be used.
 - iii. Any use selling food items to the public.
 - iv. Outdoor sales of any items.
 - v. Outdoor fundraising events on public or private property.
- b. Garage, rummage and yard sales are excluded from this requirement but may only be held (3) three times per year for no longer than (3) three days for each sale.

Upon review of the above standards, Commissioners will note that neither of subsections 1 or 2 apply to temporary structures of the nature shown above. As such, temporary structures of this nature may only be permitted under subsection 3. Tents and carports would collectively cover most if not all of these structures.

ZONING ORDINANCE COMPLIANCE ISSUES:

If regulated under the temporary use standards noted above, structures of this nature must comply with the administrative procedures applicable to temporary uses. A copy of the guidelines for such temporary uses is attached. Included in those guidelines is a maximum duration of 60 days for the initial permit with a possible extension of 30 days if good cause for such an extension can be shown. Upon review of the guidelines, however, Commissioners will note that these have been drafted for application to more commercial ventures. Carnivals and temporary sales (Christmas trees, fireworks, etc) are often regulated in this manner.

The issue with these structures when used on residential properties is that they are often put up and used for entire seasons, or are never removed. As temporary structures, they are neither designed nor intended to be permitted for such use.

Additionally, zoning ordinance standards carefully address accessory structures on residential properties in terms of size, location, number and lot coverage. When erected without review and proper permitting, these structures often violate the zoning ordinance standards enacted to prevent overuse of properties and unwarranted impact on neighbors.

BUILDING CODE COMPLIANCE ISSUES:

As mentioned above, temporary structures are not exempt from compliance with the Michigan Residential Code. Specific applicable standards include:

Section 105.2 states, "Exemption from the permit requirements of the code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the code or any other laws or ordinances of the jurisdiction."

Section 107.1 states, “The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days.”

Section 107.2 states, “Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.”

Based on the above, the opinion of the Building Inspector is that compliance with the Michigan Residential Code is required whether or not a building permit is necessary, temporary structures under the code may only be issued for up to 180 days unless demonstrated cause is shown, and temporary uses must meet the same code standards as would a permanent building. Few, if any, of these temporary structures in the city comply with these requirements.

STAFF ANALYSIS:

Until recently, the number of temporary structures throughout the city had remained relatively low and complaints were minimal. As these structures have become more affordable and prevalent, their impact on neighbors has increased and complaints have risen. When faced with such complaints, enforcement staff have had to refer property owners to the Planning Department for consideration of a Temporary Use Permit. The standards and duration of a temporary use permit have often left the property owner frustrated that the structure must be removed at some point. Those same standards have frustrated neighboring property owners who feel the structures should not be allowed for any period of time as they are frequently intrusive and impactful on the neighboring property. Clearer standards regulating these structures would therefore be appropriate.

OPTIONS:

1. Permit the Structures as a Temporary Use, Subject to Standards
If these structures are to be permitted, staff recommends that specific standards addressing duration, location, size and lot coverage be implemented.
Clarification of the applicable building standards would also be appropriate.
2. Permit the Structures but Regulate as Permanent Use
Through minor changes to the current zoning ordinance, these structures could be regulated as permanent structures. This may preclude many properties from having such structures as only a single accessory structure is permitted on most residential properties.
3. Prohibit the Structures
Prohibiting these structures would address the issues of unsightliness, neighborhood impact and in some cases blight that result from these structures remaining in place for extended periods of time, often well beyond their intended use period.

STAFF COMMENTS:

Whether classified as a temporary or a permanent structure, the impacts of these structures are identical on neighborhoods and neighboring properties. Staff therefore do not recommend developing separate and distinct zoning standards for them.

Permitting and regulating these structures as a permanent structure would be appropriate in terms of addressing public concerns about overuse/overdevelopment of residential properties. It would not address aesthetic concerns that arise from these structures. Enforcement of zoning and building code standards could also be problematic.

Prohibiting these structures is the most direct administrative response to the concerns that arise from their location on residential properties, their impacts on neighbors, and their lack of compliance with the Michigan Residential Code.

NEXT STEPS:

Direction from the Planning Commission is requested at this time. Specifically, Staff request that direction be provided on whether or not the type of temporary structures discussed herein should or should not be permitted within the city limits. If permitted, direction is also requested on whether such structures should be regulated the same, or differently, than permanent accessory buildings/structures.

Once direction is provided, any zoning ordinance changes necessary will be drafted with the assistance of the City Attorney. Resulting text amendments will then be presented at a future Planning Commission meeting.