

AGENDA

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION, TO TAKE PLACE ON TUESDAY, AUGUST 23, 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 – July 26, 2016
5. Public Hearings
 - a. **Conditional Use Permit No. 57** – initiated by Aaron Deckrow to permit a drive-thru window lane for a coffeehouse on property located at 711 Ashman Street.

Public Hearing Process
 1. Staff presentation and overview of petition
 2. Petitioner presentation
 3. Public comments in support of the petition
 4. Public comments in opposition to the petition
 5. Opportunity for petitioner rebuttal and final comments
 6. Closing of public hearing
 7. Deliberation and possible decision by Planning Commission
6. Old Business
7. Public Comments (unrelated to items on the agenda)
8. New Business
 - a. 2017 Meeting Schedule
9. Communications
10. Report of the Chairperson
11. Report of the Planning Director
12. Items for Next Agenda – September 13, 2016
13. Adjournment

**MINUTES OF THE MEETING OF THE
MIDLAND CITY PLANNING COMMISSION
WHICH TOOK PLACE ON
TUESDAY, JULY 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, Koehlinger, Mayville, McLaughlin, Stamas and Tanzini

ABSENT: Pnacek

OTHERS PRESENT: Brad Kaye, Assistant City Manager for Development Services; Grant Murschel, Community Development Planner; and three (3) others.

4. **Approval of Minutes**

Hanna noted that she had commented on the security of the water utility system and asked that her comments be included in the minutes.

Moved by Bain and seconded by McLaughlin to approve of the minutes of the regular meeting of July 12, 2016 as amended. Motion passed unanimously.

5. **Public Hearing**

- a. **Site Plan No. 352** – initiated by Daniel Smith, Telecad Wireless, on behalf of Skyway Towers for site plan review and approval for the construction of a wireless communication tower, located at 3600 and 4812 East Wheeler Road.

Kaye gave the staff presentation. He indicated that the 195 ft proposed height requires a variance from the City Zoning Board of Appeals, which has been granted, to exceed the zoning ordinance standard of 150 feet. The applicant has supplied information that demonstrates the need for additional capacity within the core of the City centered on the intersection of East Ashman Street and Abbott Road. The information provided in the application supports a fair amount of the site plan review criteria; however, there are ten contingencies that are proposed by staff to address the outstanding items.

Hanna commented that mosquito control planes utilize this air space and she is concerned with potential issues. Kaye commented that the local airport zoning authority, headquartered at MBS International Airport, has reviewed the proposal and given approval.

Heying wondered why the 195 feet height was chosen. Kaye explained that it was for future co-location opportunities rather than the specific need of Verizon Wireless, the primary user group. Heying also wondered about the long term maintenance of the access drive. Kaye indicated that the applicant would be responsible for the ongoing maintenance of this private drive.

Daniel Smith, of Telecad Wireless, Hixson, Tennessee, indicated that he has further documentation that has been requested by City staff including the Federal Aviation Administration (FAA) approval letter, the State of Michigan Office of Aeronautics review letter, a letter of intent by Skyway Towers to keep the tower maintained on a regular basis and kept in good repair, and a second letter of intent by Skyway Towers to permit co-location opportunities and comply with the City's removal

standard. Kaye commented that these documents had been transmitted to city staff earlier in the day but had not been thoroughly reviewed prior to the meeting.

Smith explained the issue of capacity, likening it to vehicle congestion on a freeway.

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

A motion was made by Heying to waive the procedural requirements to permit consideration of the proposed. The motion was seconded by Hanna. The motion was approved unanimously.

Koehlinger questioned the search area provision. Kaye explained that the search area is a location issue driven by the need for coverage and/or capacity.

Hanna questioned the security of the proposed site. Smith commented that there a various alarms on the site to monitor any tampering with the components.

Stamas wondered about the setback requirements to surrounding residences. Kaye explained that the zoning ordinance requires 300 feet of setback from a residence or residentially zoned parcel from any tower. This proposal meets this standard.

It was moved by Heying and supported by Hanna to recommend approval of Site Plan No. 352 initiated by Daniel Smith, Telecad Wireless, on behalf of Skyway Towers for site plan review and approval for the construction of a wireless communications tower contingent on:

1. Written documentation stating the number of co-location opportunities provided for on the proposed tower shall be provided to the City Planning Department.
2. A signed agreement stating that co-location shall be permitted on the proposed tower shall be provided to the satisfaction of the City Attorney.
3. A signed agreement stating that the applicant is aware of and agrees to comply with the removal standards of Section 3.16.B.10 of the City of Midland Zoning Ordinance shall be provided to the satisfaction of the City Attorney.
4. A final site lease, including required access easements, shall be executed between the applicant and the City of Midland.
5. A soil erosion and sedimentation control plan shall be submitted to the City of Midland Building Department.
6. A lighting plan demonstrating compliance with all FAA and City of Midland standards shall be submitted to the City Building prior to construction permits being issued. This contingency may be waived if not lighting is required or proposed.
7. FAA approval for the proposed tower shall be obtained in writing and provided to the City Planning Department.
8. Written confirmation that no co-location opportunities exist in the search areas shall be provided to the City Planning Department.
9. Final fence demonstrating compliance with the City of Midland Zoning Ordinance shall be provided to the City Planning Department.
10. A facility maintenance satisfying the requirements of Section 3.16.B.4.a.xv shall be submitted to the City Planning Department.

YEAS: Bain, Hanna, Heying, Koehlinger, Mayville, McLaughlin, Stamas and Tanzini.
NAYS: None
ABSENT: Pnacek

b. Zoning Ordinance Revisions

Kaye reviewed the information contained within the proposed ordinance revisions. He reviewed each of the proposed revisions. The proposed revisions have been reviewed and supported by the City Attorney.

Koehlinger questioned the inclusion of the text “or beverage” within the *Restaurant, Fast Food* definition. He questioned if it would now apply to food trucks and lemonade stands. Kaye commented that these types of uses are regulated as restaurants and only permitted where restaurants are permitted.

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

A motion was made by Heying to waive the procedural requirements to permit consideration of the proposed. The motion was seconded by Hanna. The motion was approved unanimously.

It was moved by Bain and supported by Hanna to recommend approval to City Council of the Zoning Ordinance Revisions as presented.

YEAS: Bain, Hanna, Heying, Koehlinger, Mayville, McLaughlin, Stamas and Tanzini.
NAYS: None
ABSENT: Pnacek

c. North Saginaw Road – Master Plan Updates

Kaye provided the staff presentation on this topic. He reviewed the map proposal and gave explanation to the current access management policy language currently within the City's Master Plan document.

McLaughlin wondered how to best execute the indications of access management within the Master Plan. Kaye commented that the policy language is there for the City to pursue hiring a traffic management consultant. Staff is currently working on locating and securing the services of an appropriate consultant to present access management concepts, benefits and limitations to the Planning Commission.

Dana Murray, of 5712 N. Saginaw Road, spoke in support of the commercial designation on her property.

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

Kaye advised that the Planning Commission should hold off on action until the full Master Plan Review takes place under the next agenda item.

Chairman McLaughlin recessed the meeting for a short period at 8:50 p.m. The meeting was called back to order at 8:57 p.m.

6. Old Business

a. Master Plan Review

Kaye gave the staff presentation on this topic. He reviewed the proposed Future Land Use map amendments reviewing the current designations and the proposed designations for the various subject areas. He reviewed the process for updating the Master Plan which formally began on June 22, 2016 with the transmittance of the Notice of Intent to Plan.

Heying wondered if this was the time to review other areas of the city where some residential lots are designated as Public Parks and Recreation by the Future Land Use map. Other members of the Commission indicated that they would prefer starting another list of potential future amendments that would be dealt with during the next amendment process, as opposed to slowing down the amendments now proposed.

McLaughlin explained his thought process regarding his hesitations towards the North Eastman Area and the close proximity of a Commercial designation near the City Forest. He believes that there should be sound access management standards in this location to avoid strip-commercial development and numerous access points.

Tanzini explained that he supports the modification of the Commercial designation on the North Eastman Area because of the wishes of the property owner and the speeds along this portion of the road network.

Koehlinger pointed out that including the North Eastman Area in the proposed Master Plan revisions would encourage public input on this area in addition to the other areas. Kaye commented that action on this item tonight would put the wheels in motion for formal public hearings at both the Planning Commission and City Council level following a formal 42-day circulation period. Both the planning Commission and the City Council will have at least one further opportunity to review and discuss the proposed land use designations.

Hanna explained that she is concerned with the Commercial designation of the North Eastman Area and believes it is too close to City Forest.

It was moved by Tanzini and supported by Heying to recommend City Council approve the distribution of the proposed Master Plan Revisions for the purposes of circulation to solicit community input and the input of surrounding jurisdictions and other interested parties.

YEAS: Bain, Heying, Koehlinger, Mayville, McLaughlin, Stamas and Tanzini.
NAYS: Hanna
ABSENT: Pnacek

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

None

8. New Business

None

9. Communications

None

10. Report of the Chairperson

None

11. Report of the Planning Director

Kaye explained that the City Council adopted the Capital Improvement Plan as recommended by the Planning Commission last evening. The temporary sign provisions within the Center City Overlay District and the public participation plan were also approved by City Council.

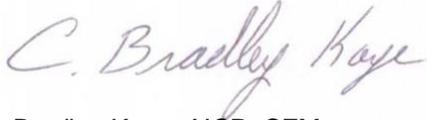
12. Items for Next Agenda – August 9, 2016

No public hearings are scheduled at this time. This meeting was canceled.

13. Adjourn

It was motioned by Heying seconded by Hanna to adjourn at 9:38 p.m. Motion passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "C. Bradley Kaye".

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

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION



Report No. CUP #57

Date: August 17, 2016

STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: Conditional Use Permit #57

APPLICANT: Aaron Deckrow

PROPOSED: Drive-Thru Restaurant

LOCATION: 711 Ashman Street

AREA: 0.71 Acres

ZONING: (RC) Regional Commercial

ADJACENT ZONING: *North & West:* (IA) Industrial & (RA-3) Single-Family Residential
Southwest: (NC) Neighborhood Commercial
South: (OS) Office Service
East: (RC) Regional Commercial & (IA) Industrial

ADJACENT DEVELOPMENT: *North & West:* Single-family residential & commercial businesses
Southwest: Commercial businesses
South & East: Commercial businesses & City park land

BACKGROUND

Conditional Use Permit No. 57, is a request from Aaron Deckrow to permit a drive-thru lane servicing the Live Oak Coffeehouse located at 711 Ashman Street. While the coffeehouse has not been fully developed, it is a permitted use by right within the RC zoning district. The CUP application is necessary to permit the drive-thru lane proposed to service the coffeehouse.

As part of the drive-thru restaurant application, the applicant is proposing to reconfigure the existing off-street parking lot servicing this building which is home to ten total businesses (including the coffeehouse). The reconfiguration will result in a newly delineated drive-thru lane and parking space arrangement. An interior landscaping island will be created to further delineate the drive-thru lane from the rest of the parking lot. The application also includes a small drive-up window addition, dumpster pad and screen, and additional site lighting and landscaping.

CONDITIONAL USE PERMIT EVALUATION

Article 28.00 of the City of Midland Zoning Ordinance requires that the Planning Commission shall review the application for a conditional land use according to the procedures in this

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

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

A. Non-Discretionary Standards

1. The conditional land use shall be in accord with the provisions of the Zoning Ordinance of the City of Midland. The specific criterion for each of the ordinance sections is outlined below.

2. Compliance with all of the standards in Section 27.06(A).

a. Adequacy of Information

The applicant has submitted sufficient detail to illustrate the proposal, including a basic site plan illustrating the proposed location of the drive-thru lane and the various other accompanying improvements.

b. Site Design Characteristics

The proposal utilizes the existing vehicle driveway connections and the existing parking lot impervious area while making necessary improvements to the parking configuration, site lighting, landscaping, and refuse storage screening.

c. Landscaping

The proposal includes additional landscaping along W. Pine Street and within the interior parking lot island. These provisions are deemed appropriate for this site that was originally developed prior to the City's current landscaping ordinance standards.

d. Compliance with District Regulations

The new site improvements meet all district regulations for height and setback.

e. Preservation of Natural Features

A collection of existing mature trees exist along the streets and within the small grass area on the southwestern portion of the site. These trees are proposed to be fully retained and additional landscaping vegetation will be added.

f. Privacy

The proposal includes screening of the dumpster in accordance with city standards. The existing fence along the southwest portion of the site will be retained to maintain this privacy provision.

g. Ingress and Egress

The proposed reconfiguration will utilize the existing vehicle driveway connections to the site but will change them to one-way in off W. Pine Street and one-way out onto Ashman Street. The proposal includes directional signage that will inform drivers of these changes. These changes and provisions are deemed appropriate for site circulation and safety by City staff.

h. Pedestrian Circulation

Interior pedestrian circulation measures are provided through proposed pavement markings within the parking area and the existing sidewalks that are located adjacent to the building.

The way the drive-thru lane is designed, pedestrians accessing the businesses on the southwestern portion of the site will need to walk through the queuing spaces behind the drive-up window. Proposed pavement markings are intended to delineate the space where pedestrians will cross the queuing line. This kind of situation is not uncommon at drive-thru restaurants throughout the city, although the proximity for this proposed walk through relative to the pick-up window is unusual. There are, however, many fast-food restaurants where pedestrians walking through the parking lot must cross through vehicles stacked in the drive-thru lane (examples: McDonalds on South Saginaw and Jimmy John's on South Saginaw). In many cases, there are no markings delineating the pedestrian space through the que lines. While not ideal, City staff believes that the proposed pavement markings are appropriate for facilitating pedestrians through the parking lot and the que line to the various business entrances.

The existing building is also located close to the pedestrian sidewalk system along Ashman Street and W. Union Street. This proximity, a staple of this era of building design, is very beneficial to pedestrian access.

i. Vehicular Circulation

Vehicular circulation is proposed to be facilitated through the parking lot by directional signage, landscaping island, and pavement markings. The proposed configuration is compliant with all City dimensional standards and the required number of stacking spaces for the drive-thru lane have been accommodated. The proposed provisions are deemed appropriate by City staff.

j. Parking

Parking calculations have been submitted by the applicant to ensure the parking standards are met for all ten (10) businesses located within the building. Individually, 36 spaces are required for the businesses; however, City parking ordinance standards allows collective parking on the site to be reduced by up to twenty percent (20%). The 34 parking spaces proposed falls within the permitted reduction amount.

k. Drainage

No drainage concerns have been identified in the review of this application. The proposal reduces the amount of impervious area on a site that was originally developed prior to the City's stormwater management ordinance was adopted.

l. Soil Erosion & Sedimentation Control

No soil erosion or sedimentation control measures are necessary with this proposal.

m. Exterior Lighting

The proposal includes a new light pole within the interior of the parking lot. This light fixture will provide additional lighting to the parking lot area for better safety for pedestrians and vehicle drivers while being designed to not trespass onto neighboring properties. The proposed lighting is compliant with the City's exterior lighting standards.

n. Public Services

Adequate public utilities exist currently to service the site. No new utilities are needed or required. Refuse collection is done privately.

o. Screening

Appropriate screening provisions are included for the dumpster and through the existing fence located on the western property line.

p. Sequence of development

The development is intended to be completed in one phase.

q. Coordination with adjacent sites

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

r. Signs

No new signs are proposed that are regulated by the City's ordinance standards for height and size. The proposed directional signs are appropriately placed and scaled.

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

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

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

The existing driveways and proposed reconfiguration of the parking will provide adequate fire protection.

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

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

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

2. Compatibility With Surrounding Uses

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

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

3. Detrimental Effects

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

4. Impact of Traffic

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

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

5. Adequacy of Public Services

The proposed conditional land use shall be located so as to be adequately served by essential public facilities and services, such as highways, streets, police and fire

protection, drainage systems, water and sewage facilities, and schools, unless the proposal contains an acceptable plan for providing necessary services or evidence that such services will be available by the time the conditional land use is established.

6. Protection of Site Characteristics

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

7. Compatibility with Natural Environment

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

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

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

9. Public Comments

One letter indicating no objection to the proposal has been received by staff as of August 17, 2016.

STAFF RECOMMENDATION

The RC District is intended to provide for commercial development that offers a diversity of retail, service, entertainment, office, finance and related business uses to serve the needs of residents of the City and Region. The RC District is also intended to be the City's most intensive, vehicular-oriented commercial district.

The proposed use subject to this review is a drive-thru restaurant that will be created by way of a drive-thru lane addition. This use is consistent with the intent of the RC zoning district and will be compatible with a number of vehicle-oriented businesses in the immediate area.

Upon careful review of the requested conditional land use permit, staff is supportive of the proposed land use and the issuance of a conditional use permit for that use. All new drive-thru restaurants are conditional uses within the various commercial zoning districts of the city. Under conditional use review, this intensive vehicle-use is analyzed under additional, more restrictive standards than simply the non-discretionary standards that are part of the site plan review process. Staff believes that this proposal adequately addresses both the non-discretionary and the discretionary standards that are part of the conditional use review procedure.

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

1. Conditional use permits require the evaluation of the objective criteria in this report. This development meets all of the objective criteria.
2. Conditional use permits also allow an evaluation of the subjective criteria listed in this report. This development meets all of the subjective criteria.

3. The proposed use as planned meets the intent and purpose of the Zoning Ordinance and the intent of the Regional Commercial District to serve as the most intensive and vehicular-oriented commercial district.
4. The proposed use would not be generally detrimental to the general welfare of the adjacent parcels and neighborhood.

Contingencies:

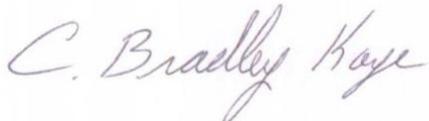
1. Approval is granted to the proposed drive-thru restaurant in compliance with the accompanying site plan. Any additional uses of the property shall be reviewed and approved in accordance with the standards of the City of Midland Zoning Ordinance, including the requirements for site plan approval under Article 27.

PLANNING COMMISSION ACTION

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

Staff currently anticipates that the Planning Commission will hold a public hearing on this plan at their August 23, 2016 meeting. If the Planning Commission is satisfied that all required information is available and no additional concerns are identified through the public hearing process, a recommendation to the City Council may then be formulated. If a recommendation is made following the public hearing on August 23, 2016, on September 12, 2016 the City Council will set a public hearing on this matter. Provided both actions take place, and given statutory notification and publication requirements, the City Council hearing will be scheduled for October 10, 2016. Please note that these dates are preliminary and may be adjusted due to Planning Commission action and City Council agenda scheduling.

Respectfully Submitted,



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

/grm

RECEIVED
AUG 16 2016
PLANNING DEPT

PUBLIC HEARING NOTICE
City of Midland
CONDITIONAL USE PERMIT NO. 57

In accord with Section 28.02 of the Zoning Ordinance of the City of Midland, please take notice that a public hearing will be held by the City Planning Commission on Tuesday, August 23, 2016, which begins at 7:00 p.m. in the Council Chambers, City Hall. The following request will be considered:

The request of Aaron Deckrow to permit a drive-thru window lane for a coffeehouse on property located at 711 Ashman Street.

Additional information may be obtained by contacting the City of Midland Planning Department at (989) 837-3374 during the City's regular hours of 8:00 am to 5:00 pm Monday through Friday. Written comments regarding the application may be submitted in writing by August 22, 2016 at:

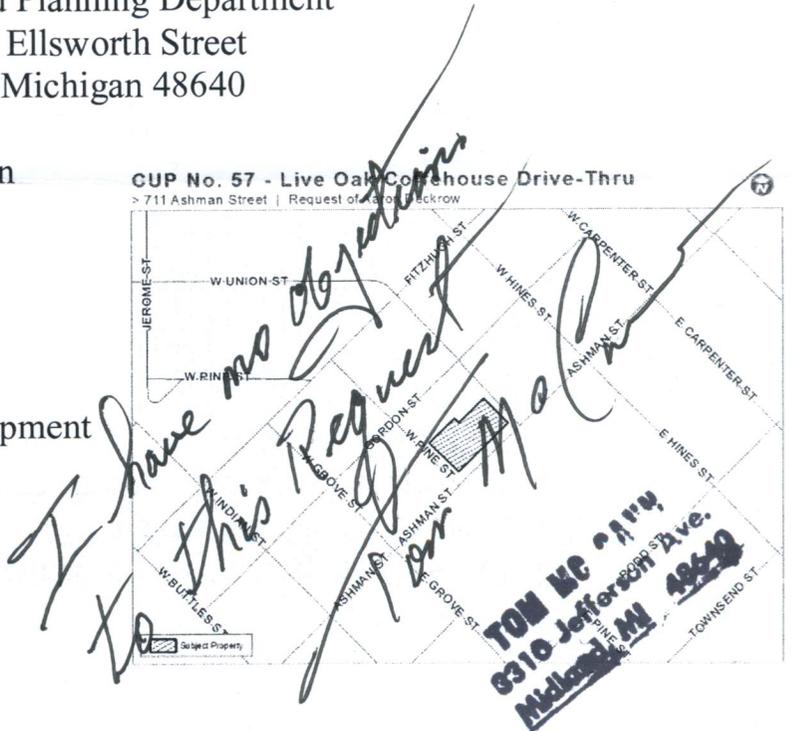
City of Midland Planning Department
333 West Ellsworth Street
Midland, Michigan 48640

Midland City Planning Commission

C. Bradley Kaye

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

TOM MC CANN
6310 Jefferson Ave.
Midland, MI 48640



CUP No. 57 - Live Oak Coffehouse Drive-Thru

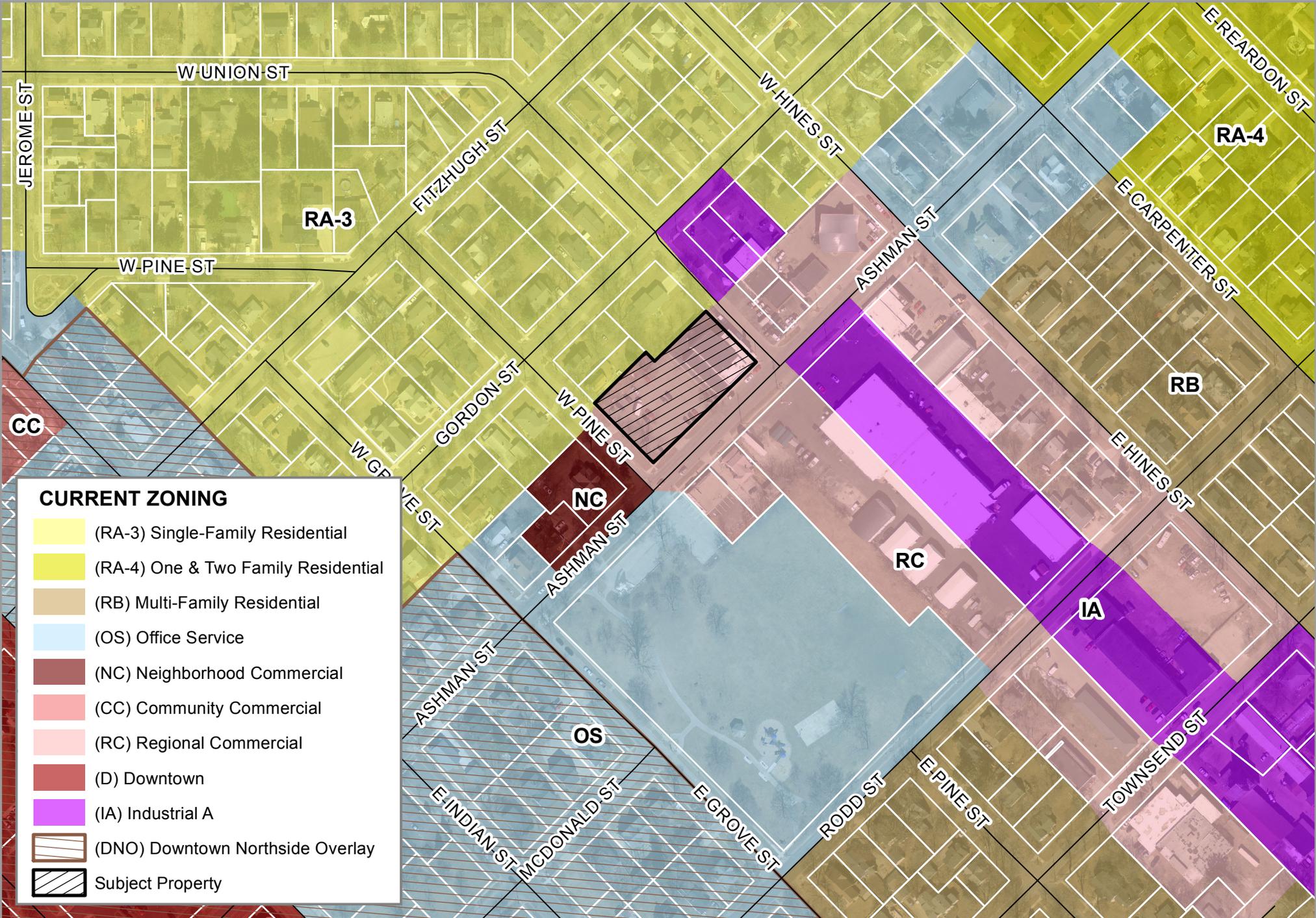
> 711 Ashman Street | Request of Aaron Deckrow



 Subject Property

CUP No. 57 - Live Oak Coffehouse Drive-Thru

> 711 Ashman Street | Request of Aaron Deckrow



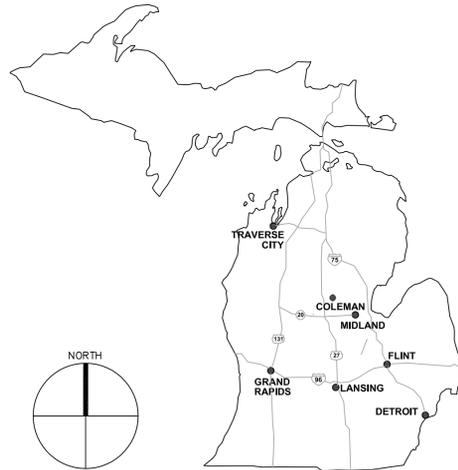
CURRENT ZONING

- (RA-3) Single-Family Residential
- (RA-4) One & Two Family Residential
- (RB) Multi-Family Residential
- (OS) Office Service
- (NC) Neighborhood Commercial
- (CC) Community Commercial
- (RC) Regional Commercial
- (D) Downtown
- (IA) Industrial A
- (DNO) Downtown Northside Overlay
- Subject Property

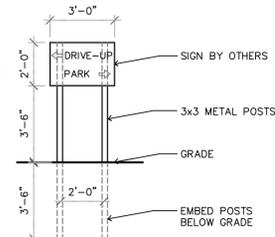
Live Oak Coffeehouse Drive-Thru

PROJECT# 201618

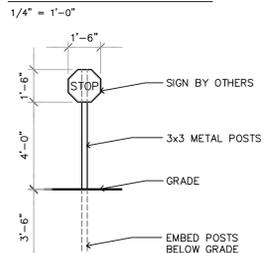
713 Ashman Street
Midland, MICHIGAN 48640



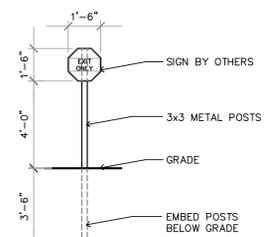
LOCATION MAP



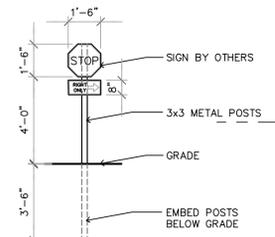
SIGN 1 DETAIL



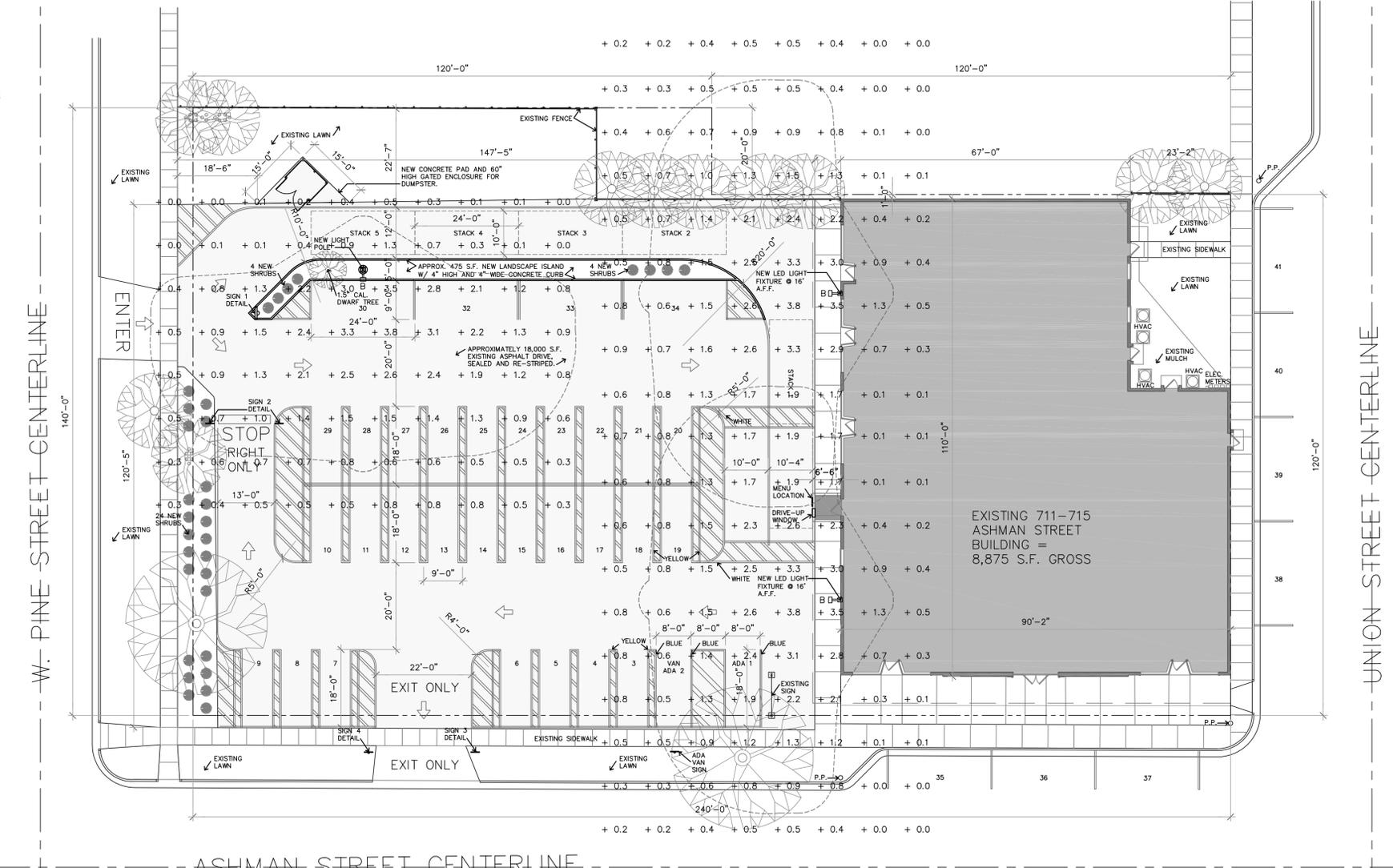
SIGN 2 DETAIL



SIGN 3 DETAIL



SIGN 4 DETAIL



SITE PLAN

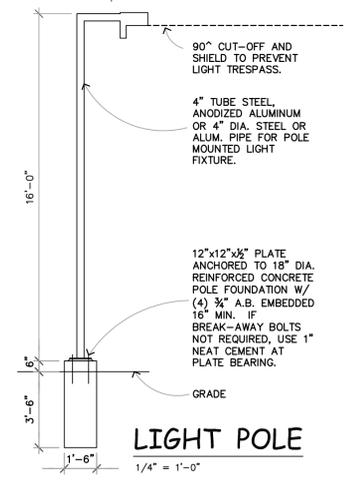
SYMBOL	LABEL	QUANTITY	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS	L.L.F.	WATTS	FILE
D	B	3	DSXO LED 40C 1000 50K T4M MVOLT HS	DSXO LED WITH (2) 20 LED LIGHT ENGINE, TYPE T4M OPTIC, 5000K, 1000mA WITH HOUSE SIDE SHIELD	LED	ABSOLUTE	0.90	138	DSXO LED 40C 1000 50K T4M MVOLT HS.ies

NOTE 1) MOUNT HEIGHT FOR POLE FIXTURE = 16'

LIST OF DRAWINGS	7-25-2016 SITE DESIGN REVIEW	7-28-2016 SITE PLAN SUBMITTAL	8-12-2016 SITE RE-SUBMITTAL
T1.0 TITLE SHEET, SITE PLAN, PROJECT DATA	X	X	X

PROJECT DATA:
 APPLICABLE BUILDING CODES:
 MICHIGAN BUILDING CODE 2012 EDITION
 BUILDING SUMMARY: COMMERCIAL
 ZONED: RC REGIONAL COMMERCIAL
 USE GROUP: A-2
 CONSTRUCTION TYPE: VA
 TOTAL BUILDING AREA: 8,875 S.F. GROSS
 BUILDING AREA ALLOWED: 11,500 S.F. GROSS
 FIRE RATING REQUIRED: TYPE VA = 1 HR PER TABLE 601

- GENERAL NOTES**
- THE FOLLOWING NOTES APPLY SHEET T1.0 ONLY.
 - WALL DESCRIPTIONS INCLUDING WALLS, PARTITIONS, ASSEMBLIES, SEPARATIONS, ENCLOSURES, ETC. ON THE DRAWINGS GENERALLY DESCRIBE THE WALL CONDITIONS FROM FLOOR TO STRUCTURE ABOVE.
 - TO PREVENT GALVANIC REACTION AND CORROSION OF METALS, DO NOT ALLOW DISSIMILAR METALS TO COME IN CONTACT WITH EACH OTHER. DISSIMILAR METALS INCLUDE BUT ARE NOT LIMITED TO: ALUMINUM, ZINC, IRON (STRUCTURAL STEEL) TIN, LEAD, BRASS, COPPER. SEPARATE W/ CONSTRUCTION PAPER, FELT OR DI-ELECTRIC GREASE FILM AS APPLICABLE.
 - THE CONTRACT DOCUMENTS DO NOT ATTEMPT TO DIVIDE AND ASSIGN WORK TO OR DETERMINE MEANS AND METHODS FOR THE OWNER OR HIS SUBCONTRACTORS. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE TO COORDINATE WORK DIVISION AND COORDINATION WITH ALL SUBCONTRACTORS AND DIRECTLY CONTROL THE MEANS AND METHODS OF CONSTRUCTION AND COMPLIANCE WITH THE DRAWINGS AND CODE REQUIREMENTS.
 - WALL THICKNESS INDICATED ON PLANS SHOW NOMINAL, NOT ACTUAL DIMENSIONS.
 - DO NOT SCALE DRAWINGS, DIMENSIONS OR WRITTEN INFORMATION SUPERCEDE DRAWN DISTANCES.
 - REFER TO OWNER'S WRITTEN INSTRUCTIONS FOR ADDITIONAL INFORMATION REGARDING METHODS, MATERIALS AND INSTALLATION. DRAWINGS GENERALLY REPRESENT MATERIAL LOCATION, INSTALLATION AND PERFORMANCE REQUIREMENTS, AND MAY DENOTE ACCEPTABLE MANUFACTURERS.
 - THE OWNER SHALL COORDINATE THE PROCESS TO SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. COPIES OF ALL SAID PERMITS SHALL BE RETAINED BY THE OWNER.
 - WRITTEN ADDENDUM ITEMS AND OWNER'S WRITTEN INSTRUCTIONS WHICH HAVE NOT BEEN REFLECTED WITHIN THIS DRAWING SET ARE STILL VALID AS ISSUED. QUESTIONS REGARDING THE GRAPHIC INFORMATION PRESENT SHOULD BE DIRECTED TO THE ARCHITECT FOR CLARIFICATION.



LIGHT POLE

STANDARD ABBREVIATIONS

A.F.F. ABOVE FINISH FLOOR	H.P. HIGH POINT	SPEC.(S) SPECIFICATION(S)
ALUM. ALUMINUM	HORIZ. HORIZONTAL	S. SINK SERVICE SINK
B.F. BARRIER-FREE	HT. HEIGHT	S. STL. STAINLESS STEEL
BET. BETWEEN	HT. INSULATION	STL. STEEL
BET. CEILING	INSUL. INSULATION	TACKBOARD TACKBOARD
C.B. CHALKBOARD	L.P. LOW POINT	PHONE TELEPHONE
C.C. CENTER TO CENTER	LL.V. LONG LEG VERTICAL	TERR. TERRAZZO
C.C. CENTER LINE	LT. LOW POINT	T. TILE
CLOS. CLOSET	LT. LIGHT	T/O TOP OF
CONC. CONCRETE	L.V.L. LAMINATED VENEER LUMBER	T.P.D. TOILET PAPER DISPENSER
C.M.U. CONCRETE MASONRY UNIT	MFR.(S) MANUFACTURER(S)	T. TREAD
CONT. CONTINUOUS	M.O. MASONRY OPENING	U.O.N. UNLESS OTHERWISE NOTED
C.J. CONTROL JOINT	MAX. MAXIMUM	U/S UNDERSIDE
DET. DETAIL	MECH. MECHANICAL	VERT. VERTICAL
DN. DOWN	M.F.T. MOISTURE RESISTANT TREATED	W.R. WASTE RECEPTACLE
DR. DOOR	MTD. MOUNTED	W.C. WATER CLOSET
D.S. DOWNSPOUT	MTL. METAL	W.F. WIDE FLANGE
DWG. DRAWING	M.T. METAL THRESHOLD	W.W.F. WELDED WIRE FABRIC
D.F. DRINKING FOUNTAIN	MIN. MINIMUM	W/ WITH
E.W.C. ELECTRIC WATER COOLER	N.I.C. NOT IN CONTRACT	
ELEV. ELEVATION	O.C. ON CENTER	
EX. EXISTING	O.D. OUTSIDE DIAMETER	
E.J. EXPANSION JOINT	OPP.HD. OPPOSITE HAND	
EXP. EXPANSION	PL. PLATE	NOTE: AHJ AUTHORITY HAVING JURISDICTION
EXT. EXTERIOR	PL.LAM. PLASTIC LAMINATE	NOTE: AHF AGRICHEMICAL HANDLING FACILITY
F.E. FIRE EXTINGUISHER	P.T. PRESSURE TREATED	
F.E.C. FIRE EXTINGUISHER CABINET	P.T.D. PAPER TOWEL DISPENSER	
F.H.C. FIRE HOSE CABINET	Q.T. QUARRY TILE	
F.D. FLOOR DRAIN	R.W.C. RAIN WATER CONDUCTOR	
FLR. FLOOR	R.A. RETURN AIR	
F.R.T. FIRE RETARDANT TREATED WOOD	R. RISER	
GA. GAUGE	R.S. ROOF SUMP	
GALV. GALVANIZED	RM.(S) ROOM(S)	
GL. GLASS	S.A. SUPPLY AIR	
G.B. GRAB BAR	SCHD. SCHEDULE	
GYP. BD. GYPSUM BOARD	S.D. SOAP DISPENSER	
H.B. HOSE BIB	SIM. SIMILAR	
HD. HAND		



PROJECT NO. 201618
 DRAWING NO. T1.0
 DRAWING TITLE: Live Oak Coffeehouse Drive-Thru
 711-715 Ashman Street
 Midland, Michigan 48640
 ARCHITECT: CHRIS J. PENNY, RA, NCARB
 CJP ARCHITECTURE, PLC (248) 752-6850
 ISSUE DATE: 08-12-2016
 REVISED:



STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: 2017 Planning Commission Meeting Schedule

DATE: August 16, 2016

REPORT

In advance of 2017 calendar year, each Board and Commission is required to establish a meeting schedule. Below is a list of Planning Commission meeting dates for your review and approval:

January 10 & 24, 2017
February 14 & 28, 2017
March 14 & 28, 2017
April 11 & 25, 2017
May 9 & 23, 2017
June 13 & 27, 2017
July 11 & 25, 2017
August 8 & 22, 2017
September 12 & 26, 2017
October 10 & 24, 2017
November 14 & 28, 2017
December 12, 2017

Please note that meetings will still be held on the second and fourth Tuesday of each month in the City Council Chambers. Meetings will begin at 7:00 p.m.