

**MINUTES OF THE MEETING OF THE
MIDLAND CITY PLANNING COMMISSION
WHICH TOOK PLACE ON
TUESDAY, OCTOBER 25, 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: Hanna, Heying, Koehlinger, Mayville, McLaughlin, Pnacek, Stamas and Tanzini

ABSENT: Bain

OTHERS PRESENT: Brad Kaye, Assistant City Manager for Development Services, Grant Murschel, Community Development Planner; and fourteen (14) others.

4. Approval of Minutes

Moved by Hanna and seconded by Mayville to approve of the minutes of the regular meeting of September 27, 2016 and the minutes of the special meeting of October 11, 2016. Motion passed unanimously.

5. Public Hearing

- a. Master Plan – updates and revisions to the City of Midland Master Plan

Kaye gave the staff presentation of the proposed updates and revisions of the City of Midland Master Plan's future land use map. He highlighted how the future land use map relates to the full City Master Plan. IN response to questions received from land owners, Kaye explained that this updating process will not require the annexation of any properties that are within the Midland Urban Growth Area (MUGA) boundary and outside of the City limits. He highlighted the proposed change on the west end of the MUGA boundary per the request of the landowner, Little Forks Conservancy. This proposed change is supported by staff.

Hanna is concerned about allowing for additional commercial development along north Eastman Avenue given the close proximity to City Forest. She is concerned about negative impacts such as trash and debris that go along with new business development. Kaye indicated that staff did not recommend the change in designation of this area but it has been supported by the Planning Commission to this point. Koehlinger commented that an objective of the Master Plan is to provide neighborhood commercial nodes with residential behind; he believes what is proposed by the property owner is a logical way to meet this objective. Kaye commented that applying that objective may not be appropriate since low intensive neighborhood commercial uses is not all that would be allowed under the broader Commercial designation being considered. The designation would allow for high intensive commercial businesses.

McLaughlin opened the public hearing.

Mike Fales, 7 Burrell Court, expressed his full support for the proposed update on the future land use map for the designation change for 4710 Eastman Avenue.

Sally Stebleton, 6 Burrell Court, expressed her support for the proposed update at 4710 Eastman Avenue.

Brice Pawley, 6004 Woodpark, expressed his support for the proposed update on the future land use map for the various addresses along Woodpark Drive.

Greg Walton, 3 Burrell Court, expressed his support for the proposed update at 4710 Eastman Avenue.

Shelia Messler, representing Bennet Development, supported the proposed land use designation for the N Eastman parcel near Monroe Rd. She presented a concept plan for the property that included a shared driveway with the potential assisted living facility and then lots for a mix of single-family and duplex dwellings. She would also like to see the Planning Commission consider a change of the Light Industrial designation across Eastman Avenue since it would likely result in more impactful intensity on City Forest.

Peggy Kernstock, 410 East Sugnet Road and executive director of Dahlia Hill Society, wanted clarification on the proposed designation. She remembers a time that a developer was interested in building condos around Dahlia Hill which would explain the surrounding High Density Residential designation.

Teresa Vinson-Dopp, 4215 Dublin Avenue, indicated that she has had issues with her neighboring property owners and specifically removal of trees on her property without permission. She would like to see her land preserved.

Jeff Berard, owner of Midland Chiropractic at 4710 Eastman Avenue, expressed his opposition to the proposed future land use designation change of 4710 Eastman Avenue. He purchased the property with the understanding that it could potentially change the use to a variety of commercial uses. He would like the ability to adapt as things change at that corner.

The public hearing was closed at 7:58 p.m.

Kaye commented that the City's historical actions on 4710 Eastman Avenue have indicated a desire to keep this site as office-oriented and at a relatively low-intensity commercial use. Regarding Dahlia Hill, either Public Parks and Recreation or Institutional and Civic designation is appropriate to implement the Community zoning designation.

It was moved by Hanna and supported by Mayville to suspend the rules of procedure and vote on the proposed Master Plan changes this evening. Motion passed unanimously.

Mayville would like to see staff add the Light Industrial designation on the eastside of Eastman Avenue to the list of future considerations for future land use map updates. Hanna commented that it would be appropriate to look at this area in it's entirety at a future date. Mayville commented that the portion of this area being discussed today is not necessarily coupled with the eastside of the road.

Pnacek indicated his support for the expanded Commercial designation along Eastman Avenue. He cannot envision residential uses going all the way to the edge of Eastman Avenue. Heying expressed his support for the expanded Commercial designation; Stamas agreed. McLaughlin does have some hesitation to the Commercial expansion but he recognizes that it is a small area being discussed that could not support a heavy commercial use. He envisions a commercial-node on both sides of Eastman Avenue in the future. Koehlinger wondered if it would be appropriate to add an area of Office-Service designation as a buffer between Commercial and Residential designations. Kaye commented that this could be considered but was not included given the nature of this area.

Heying commented that he believes that the other areas have been properly considered. He supports moving forward on the proposal.

It was moved by Heying and supported by Hanna to forward the proposed changes to the future land use map within the City's Master Plan, including the proposed change for the Little Forks Conservancy property on Tittabawassee River Road.

Koehlinger commented that it might be better to consider the areas of public concern separately rather than lumping the consideration of the changes into one motion.

It was moved by Koehlinger and seconded by Hanna to amend the motion by pulling out the areas that have received opposition, and to consider them separately.

Heying and McLaughlin indicated that they do not support the idea to consider the items separately.

McLaughlin called for a vote on the amending motion made by Koehlinger and Hanna.

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

The motion to amend the original motion was denied. McLaughlin then called for a vote on the original motion made by Heying and Hanna.

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

McLaughlin recessed the meeting for a quick break at 8:20 p.m. The meeting was called back to order at 8:26 p.m.

6. Old Business

None

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

None

8. New Business

a. Access Management

Brad Strader, of MKSK Consultants, gave a presentation about the best practices in access management. He spoke to the benefits of access management on local roadways as it relates to health and safety, as well as road capacity. Strader indicated that the perception is that more access equals more business, but this is not supported by studies as there are many other factors that impact business. Sound access management endeavors require balance between property owner rights and public rights. It is important to start somewhere with access management even if the end result seems impossible.

Strader commented that it would be appropriate to put additional standards within the City's zoning ordinance to better address access management across the entire city. In some areas it would be appropriate to do a subarea access management plan, such as the north Waldo Avenue area.

Overlay zoning districts could then be implemented as a result of the information gained as part of the subarea plans.

9. Communications

Planning and Zoning News and Michigan Planner was distributed to the members.

10. Report of the Chairperson

None

11. Report of the Planning Director

City Council approved the concept plans of the DDA's Main Street Streetscape Improvement project. Hanna commented that she still has some concerns with the proposed concept plans and the proposal for the intersection control changes. She does not like the idea of introducing four-way stops.

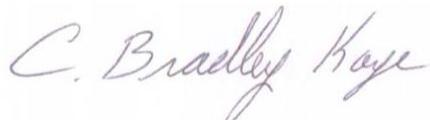
12. Items for Next Agenda – November 22, 2016

As the next regular scheduled meeting of the Planning Commission would have fallen on the night of the election, the next meeting will not take place until November 22, 2016. Items for that agenda have not yet been identified.

13. Adjourn

It was motioned by Heying seconded by Hanna to adjourn at 9:42 p.m. Motion passed unanimously.

Respectfully submitted,



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

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