

**MINUTES OF THE MEETING OF THE
MIDLAND CITY PLANNING COMMISSION
WHICH TOOK PLACE ON
TUESDAY, JANUARY 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, Heying, Mayville, McLaughlin, Pnacek, Senesac, Stewart and Tanzini

ABSENT: Hanna

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

4. **Approval of Minutes**

Moved by Heying and seconded by Mayville to approve the minutes of the regular meeting of December 8, 2015 as written. Motion passed unanimously.

5. **Public Hearing**

- a. Conditional Use Permit #56 – initiated by Midland County Habitat for Humanity to permit a single family residential dwelling in an RB Multiple-Family Residential zoning district on the property located at 309 Sam Street.

Murschel gave the staff presentation and began by explaining the location of the subject site within the city. He indicated that the site is currently zoned RB Multiple-Family Residential and that a single-family home can only be developed through approval of a conditional use permit. He indicated that the proposal meets all setback requirements and all other zoning district regulations. Public utilities of sanitary sewer, storm sewer, and water all exist within the Sam Street right-of-way. The proposal will require tapping of these utilities. Staff have not identified any further issues with the site and are supportive of the proposal, as indicated in the staff report with the recommended contingencies.

Heying questioned how close the house to the south is located to the property line. Murschel indicated that he did not know the exact measure but that it is very close, within ten feet. The proposed house is shifted towards the north side of the subject property, as close as permitted under the zoning regulations in order to maximize the distance between the existing house to the south and the new construction.

Bain asked for clarification on the ownership of the property. Murschel clarified that Habitat for Humanity owns the subject property as it was recently purchased from Midland County after tax foreclosure.

Jennifer Chappel, Executive Director of Midland County Habitat for Humanity, spoke as the applicant. She confirmed that her organizations holds the title to the subject property. She mentioned that the confusion might be from other conversations that she has been a part of with owners of surrounding parcels, including Ms. Serrine who submitted the letter of support. Chappel indicated that her organization has a purchase agreement currently for the property to the immediate north, 311 Sam St.

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

Chairman McLaughlin asked the commission if anyone was not in favor of waiving the procedural requirements and formulating a recommendation on this proposal this evening. Hearing none, he entertained a motion to waive the procedural requirements.

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

It was moved by Senesac and supported by Bain to recommend approval of Conditional Use Permit #56 to permit a single family residential dwelling in an RB Multiple-Family Residential zoning district on the property located at 309 Sam Street, with the following contingencies:

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

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

6. Old Business

None

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

None

8. New Business

- a. North Saginaw Road – Public input session on Future Land Use Plan Designation Updates

Kaye gave the staff presentation of the area being reviewed for changes or additions to the Future Land Use map of the City's Master Plan. The focus area is on the western side of the city extending to the Midland Urban Growth Area (MUGA) boundary. The intent of this public input session is to solicit input from the public and possibly property owners within the focus area.

Thomas McCann, owner of many properties in the focus area including 5828 N. Saginaw Road, believes that property along N. Saginaw road should be developed as commercial as future residents in the area will need access to shops or services in close proximity.

Michael Dennett, owner of 6715 Herbert Road, indicated that he has made a large amount of investments in his home. He is concerned about how future commercial development would occur and whether or not it would negatively impact the value of his property.

Valerie McCloy, owner of 7022 N. Saginaw Road, indicated that the commercial designation of her property and the properties to the east concerns her about future development. She does not know how it might impact her property value in the long term.

Dana Murray, owner of 5706 & 5712 N. Saginaw Road, indicated that there appears to be some inconsistency with the future land use designations. She explained the commercial nature of the

current Homer Township designations and how it differs from the plans of the City. She requested that her property be included with the abutting commercial designation to the east.

Josh Vinson, owner of 767 Lambert Road, indicated that he would like to remain in the county and not in the city since he enjoys the hunting opportunities he has on his property.

Bill Tuttle, of 1420 Joy Bell Lane, West Branch, wanted to know the difference between medium and high density residential. Kaye explained that the densities are determined mostly on units per acre. Low density residential is intended to provide for single-family residential uses.

McLaughlin explained that the intent of this input session is to understand what the property owners in the area want as it pertains to future land development. The future development is determined by what future land use designation is given to the parcel. The future land use map, which is part of the Master Plan, is used as a guide for consideration of future new zoning or zoning amendment requests.

Kaye further explained how the MUGA area is a policy boundary area. Annexation agreements are in place which determine how annexation will take place to facilitate land transferring from the surrounding townships to the city within the area. The city does not force annexation as it is a choice of the property owner. Per Senesac's request, Kaye explained further that the intent of the future land use map is to determine what the area should head towards, land use wise, in the next ten to twenty years.

Kaye explained the process going forward regarding the formal Master Plan amendment process, which includes additional public input opportunities and public notifications. The Planning Commission will hold future public hearings on the matter, and the City Council will be consulted as part of the process.

Senesac explained that he liked the format of this input opportunity as it provided an early opportunity for area residents to give input on the matter before the formal process begins.

9. Communications

Planning and zoning magazines were distributed to the members of the commission.

10. Report of the Chairperson

None

11. Report of the Planning Director

Kaye commented that the Creative 360 rezoning request was approved by City Council during their meeting last evening. This action was in line with the recommendation of approval by the Planning Commission.

12. Items for Next Agenda – January 26, 2016

- a. Site Plan No. 343 – initiated by LSG Engineers & Surveyors on behalf of The Kroger Co. of Michigan for site plan review and approval for a 124,942 square foot Kroger Marketplace and fuel station, located at 315 Joe Mann Boulevard. **POSTPONED**

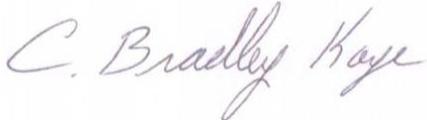
This item has been postponed due to concerns about traffic impacts in the subject area. The applicant has submitted a traffic impact study which is currently under review by the City's traffic consultant. Staff is waiting until the results of the consultant's review are known and can be considered with the applicant.

b. Annual Zoning Ordinance Text Amendments

13. Adjourn

Motion by Heying and seconded by Senesac to adjourn at 8:04 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