

**MINUTES OF THE MEETING OF THE
MIDLAND CITY PLANNING COMMISSION
WHICH TOOK PLACE ON
TUESDAY, FEBRUARY 9, 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, Mayville, McLaughlin, Pnacek, Senesac, and Tanzini

ABSENT: Heying and Stewart

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

4. **Approval of Minutes**

Moved by Pnacek and seconded by Hanna to approve the minutes of the regular meeting of January 26, 2016 as written. Motion passed unanimously.

5. **Public Hearing**

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

Murschel gave the staff presentation on the proposal. He indicated that the site plan meets all district requirements. Landscaping has been satisfied by the previous development of the site. Excess stormwater detention volume exists in the current pond in an amount that will adequately serve the proposed building. A stormwater permit amendment will need to be approved by the City Engineering Department. The fire hydrant request noted in the staff report has been addressed by the applicant through the submission of revised plans. The required easement documents are needed at time of construction around the hydrant and water main.

Erik Forshee, of Fisher Contracting Company, presented as the applicant. He indicated that the development would likely take place in two phases. The cold storage area would likely proceed in advance of the staff area.

The public hearing was opened. No comments in support or opposition to the proposal were received. The public hearing was closed.

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

Senesac commented that he thought the site plan was well designed and prepared to meet the requirements for approval. He indicated his support of the plan. Pnacek agreed.

It was moved by Hanna and supported by Pnacek to recommend approval of Site Plan No. 344 initiated by Fisher Contracting Co. for site plan review and approval to City Council contingent on:

1. A final stormwater management permit amendment must be approved by the City Engineering Department.
2. A final soil and sedimentation control plan must be approved by the City Building Department.

3. Required water utility easement documents shall be submitted for review and approval by the City Engineering Department and the City Attorney.

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

6. Old Business

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

Kaye presented the staff memorandum to the Commission regarding the informal public hearing that took place on the future land use plan in the North Saginaw Road area. The report was mailed to all persons that presented at the previous meeting. No response or further comments were received in response to that mailing. No action was necessary to receive the memorandum.

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

None

12. Items for Next Agenda – February 23, 2016

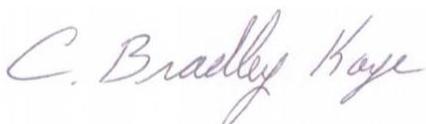
- a. Site Plan No. 343 – initiated by LSL Engineers & Surveyors on behalf of The Kroger Co. of Michigan for site plan review and approval for a 124,942 square foot Kroger Marketplace and fuel station, located at 315 Joe Mann Boulevard
- b. Site Plan No. 3454 – initiated by D & M Site, Inc. for a revised site plan for a 6,672 square foot Lucky's Steakhouse restaurant, located at 830 Joe Mann Boulevard.

Kaye commented that traffic and access management concerns are continued to be worked out with the Kroger team. A revised Lucky's Steakhouse site plan will be in front of the Commission with a revised access drive proposed directly onto Joe Mann Boulevard.

13. Adjourn

Motion by Mayville and seconded by Hanna to adjourn at 7:20 p.m. Motion passed unanimously.

Respectfully submitted,



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