

**MINUTES OF THE MEETING OF THE  
MIDLAND CITY PLANNING COMMISSION  
WHICH TOOK PLACE ON  
TUESDAY, MARCH 22, 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, and Tanzini

**ABSENT:** Pnacek, Senesac, and Stewart

**OTHERS PRESENT:** Brad Kaye, Assistant City Manager for Development Services; Grant Murschel, Community Development Planner; and one (1) other.

4. **Approval of Minutes**

Moved by Hanna and seconded by Mayville to approve the minutes of the regular meeting of February 23, 2016 as written. Motion passed unanimously.

5. **Public Hearing**

None

6. **Old Business**

- a. Zoning Ordinance Revisions

Kaye gave the presentation on the collection of zoning ordinance revisions that staff has been working on since the last time these revisions were in front of the Commission. The revisions will need to be reviewed by the City Attorney once the Commission is satisfied with the intent of the revisions.

Hanna explained her concern with the policing of exotic animals. The Commission indicated that they support the schedule proposed by staff to move forward with these revisions.

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

None

8. **New Business**

- a. Future Land Use Map Designation of 5900 Waldo Avenue

Kaye gave the staff presentation on the item which related to a broader discussion of the future land use map designations of the properties along the north Waldo Avenue area. He specifically addressed 5900 Waldo Avenue and the upcoming zoning petition to rezone a portion of this property to RB Multi-Family Residential, the densest residential zoning district. The property is currently designated on the future land use map as Low Density Residential.

Bain wondered if Zoning Petition 604 is located near 5900 Waldo Avenue. Kaye explained that this is located to the northwest of 5900 Waldo across Waldo Avenue. The proposed RA-3 Single-Family Residential is consistent with the future land use designation of Low Density Residential.

McLaughlin wanted to know if this area was changed during the last revisions to the Master Plan in 2013. Kaye indicated that he believes this area was not changed but has rather been planned this way for the last seven years at least. Conditional rezoning is an option that the petitioner has to voluntarily limit the uses on the property but this is something the City cannot negotiate; it must be offered voluntarily by the petitioner.

Hanna commented that she thinks the higher density zoning district, as part of Zoning Petition 605, would be better suited a little farther south on Waldo Road within the area designated Medium Family Residential.

McLaughlin invited the property owner, David Rapanos of 16 Pinehaven Circle in Midland, to speak. Rapanos indicated that he and the City have greatly invested in north Waldo Avenue. Both parties are determined to make sure that the development that takes place is orderly and results in a better access situation than Eastman Avenue and Joe Mann Boulevard. The Primrose Retirement Community development that is driving the zoning petition on 5900 Waldo Avenue is a mix of independent villas, and low assistance and high assistance residences within a central building. He spoke to the market changes that are resulting in large-lot subdivisions, similar to the RA-1 Single-Family Residential zoning district, becoming much less desirable. He discussed his plans for the area subject to Zoning Petition 604 which he is planning to develop with smaller lots and offer amenities like community gardens, fire pits and walking trails.

Mayville wondered about fire coverage in this area of the city and whether or not the state has any plans to make a full interchange at Waldo Avenue and U.S. 10. Kaye commented that this area is at the limits of current response time standards as indicated by the City Fire Department. He also commented that there have been concept plans development for a full interchange but the state does not have any plans to implement these changes at this time. Life safety is certainly considered during rezoning requests. Mayville commented that he thinks it would be appropriate to reconsider the future land use designations in the area.

The Commission agreed to direct staff to move forward on adding the north Waldo Avenue region to the list of areas to be considered as part of future Master Plan revisions.

**9. Communications**

**10. Report of the Chairperson**

Kaye mentioned that McLaughlin and Tanzini have been reappointed to the Commission for another term. There is one vacancy open on the Commission.

**11. Report of the Planning Director**

**12. Items for Next Agenda – April 12, 2016**

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

Zoning Petition 606 will also be on the agenda as a public hearing. This is for rezoning of property north of Northwood University along the south side of the future Sugnet Road extension west of West Main Street.

**13. Adjourn**

It was motioned by Mayville and seconded by Hanna to adjourn at 8:16 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