

**MINUTES OF THE MEETING OF THE  
MIDLAND CITY PLANNING COMMISSION  
WHICH TOOK PLACE ON  
TUESDAY, MAY 10, 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, Pnacek, and Tanzini

**ABSENT:** Senesac

**VACANCY:** One

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

4. **Approval of Minutes**

The spelling of 'road' on the second page in paragraph eight was noted for correction.

Moved by Heying and seconded by Mayville to approve of the amended minutes of the regular meeting of April 26, 2016 with the one change as mentioned. Motion passed unanimously.

5. **Public Hearing**

- a. Site Plan No. 347– initiated by Designhaus Architecture on behalf of DLR Development, LLC for site plan review and approval for a 56,000 square foot medical office building, located at 801 Joe Mann Boulevard.

Murschel gave the staff presentation on the site plan proposal. He indicated that the proposed use is a use by right within the RC Regional Commercial zoning district and is therefore subject to the objective development review standards of the zoning ordinance. The site plan meets all zoning district requirements for height, area, setback, landscaping, and parking. The preliminary stormwater plan has been submitted and satisfies the City Engineering Department though a final stormwater permit issuance is still needed. The property owner to the south has indicated a desire for shared access with this site. Murschel explained that staff does not believe shared access is mutually beneficial at this time but that it could be discussed with future development of the properties abutting to the south.

John Morey, of D&M Site, spoke as the site engineer on the project. He indicated that the setback distance from Joe Mann Boulevard has been increased by 15 feet voluntarily by the developer in order to allow for additional right-of-way expansion of the street sometime in the future. The development team worked closely with City staff to determine the best location for the proposed vehicle driveway on Joe Mann Boulevard and is agreeable with the decided location.

Dave Dittenber, the property owner and developer, indicated that an urgent care facility might be part of the future use but it would not be a full emergency center like one would find at a full-service hospital. While he knows who the future tenant will be, he could not disclose that information because of confidentiality contents of the lease agreement.

Peter Stuhlreyer, of Designhaus Architecture, spoke as the project architect. He explained that the rendering of the main entrance included an ambulance not to imply that the facility would have emergency service but rather that the overhang would accommodate an ambulance in case someone needed to be picked up from the building and taken to the hospital during a medical emergency.

Jody Cooley, manager of SpringHill Suites, spoke in favor of the development and welcomed the new facility to the neighborhood.

No one spoke in opposition of the proposal. The public hearing was closed.

Chairman McLaughlin asked the Commission members if anyone opposed to waiving the procedural requirements to make a decision that evening. No one spoke in opposition.

McLaughlin asked about the rationale behind not aligning the proposed driveway with T Moore Drive. Kaye explained that it comes down to sight lines for drivers. A driveway on the outside of a curve has better sight lines than a driveway on the inside. Since there is little potential for a traffic signal at T Moore Drive and Joe Mann Boulevard to date, the driveway at that location would have been very difficult and potentially unsafe for motorists leaving the subject development.

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

Pnacek explained that he thought the contents of the site plan were well thought out and that the provision for future expansion of the right-of-way was very forward-thinking. Heying echoed that sentiment by explaining that the future needs of the area had been accommodated. Mayville commented that the site plan is good for its location but that it is necessary to accommodate shared access on other sites in the area.

It was moved by Hanna and supported by Heying to recommend approval of Site Plan No. 347 initiated by Designhaus Architecture on behalf of DLR Development, LLC for site plan review and approval to City Council contingent on:

1. A final stormwater management permit 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. Public water utility easement documents shall be submitted for review and approval by the City Engineering Department and the City Attorney, and executed and recorded at the Midland County Register of Deeds upon approval.

YEAS: Bain, Hanna, Heying, Mayville, McLaughlin, Pnacek, and Tanzini.  
NAYS: None  
ABSENT: Senesac  
VACANCY: One

- b. Site Plan No. 348 – initiated by Jason Bakus site plan review and approval for a 19,520 square foot self-storage units, located at 5911 Stark Road.

Murschel gave the staff presentation on the proposal. He indicated that the proposed use is a use by right within the RC Regional Commercial zoning district and is therefore subject to the objective development review standards of the zoning ordinance. The site plan meets all zoning district requirements for height, area, setback, landscaping, and parking. The site is proposed to be accessed by vehicles from the property to the south, which is under common ownership. Murschel mentioned that an existing row of mature trees was retained along Stark Road during

recent tree removal on the site. As such, it might not be necessary to require the applicant to provide any additional landscaping along the street frontage as the requirement could be met by existing tree credits.

Jay Wheeler, of William Kibbe & Associates, spoke as the site designer. He indicated that the largest of the four storage buildings will be climate controlled. To address the comment made by Hanna, he indicated that additional trees to screen the required fence might be difficult as it would result in a portion of the property lying outside the privacy fence. Maintenance of this area would be difficult. The proposed fence is approximately 100 feet back from the existing houses.

Jason Bakus, the property owner and developer, indicated that he can speak with the property owners to see if it is necessary to provide any additional screening.

Kaye indicated that the stormwater detention pond is designed with a slope that does not warrant a fence around the perimeter. The pond will be dry most of the year and will only fill with water during storm events.

No one spoke in support or opposition of the proposal. The public hearing was closed.

Chairman McLaughlin asked the Commission members if anyone was opposed to waiving the procedural requirements to make a decision that evening. No one spoke in opposition.

A motion was made by Heying to waive the procedural requirements to delay a decision on the site plan until the next meeting. The motion was seconded by Mayville. The motion was approved unanimously.

Heying indicated his support for the proposal as the applicant appeared to work well with staff to develop a site plan that meets city requirements and fits well on the site.

Bain wondered about how to best accommodate the street front landscaping question. Kaye indicated that adding a fourth contingency that requires compliance with the landscaping ordinance would be the most straightforward way of addressing this item.

It was moved by Bain and supported by Hanna to recommend approval of Site Plan No. 348 initiated by Jason Bakus for site plan review and approval to City Council contingent on:

1. A final stormwater management permit 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. Public water utility easement documents shall be submitted for review and approval by the City Engineering Department and the City Attorney, and executed and recorded at the Midland County Register of Deeds upon approval.
4. The site plan must meet the landscaping requirements of Article 6.00 of the City Zoning Ordinance.

YEAS: Bain, Hanna, Heying, Mayville, McLaughlin, Pnacek, and Tanzini.  
NAYS: None  
ABSENT: Senesac  
VACANCY: One

## **6. Old Business**

### **a. North Waldo Road – Future Land Use**

Kaye presented the future land use map information and explained the background on recent

annexations and rezoning petitions in this area. The recent discussions have centered on the possible expansions of the medium density residential designation in this area. He presented two concepts one indicating expansion of medium density and one of expansion of the high density residential designation.

McLaughlin suggested that it might be worth bringing in an outside perspective to determine the best way to plan in this area. This area lends itself easily to needing access management standards or plans before development occurs or is proposed.

Heying wondered about simplifying the future land use designations. McLaughlin indicated that Heying is suggesting a design-based or form-based code. Kaye cautioned that the City's Master Plan is a policy document that guides changes in the zoning ordinance. Substantial changes to the zoning ordinance to support form-based code would need to be legitimized through appropriate policy changes to the Master Plan.

Tanzini commented that he likes the higher intensity plan presented by staff as it allows for more options on development.

Kaye indicated that staff will move forward on discussions with the property owners based upon the concept shown in map "C2".

b. North Saginaw Road – Future Land Use

Kaye presented the information relating to the Master Plan's future land use designations within this western portion of the city out to the MUGA boundary. He spoke to the two public input letters that were received by staff from property owners within this area.

Valerie & Tod McCoy indicated that they were concerned that the proposed changes would increase property taxes or not allow them to occupy their home. Kaye explained that the Master Plan discussion does not change the zoning designation and does not impact property taxes as taxes are assessed based upon use. It was indicated that the commercial designation on the future land use map would allow for more flexibility in the future.

c. Various Amendments – Future Land Use

Kaye gave an overview of all properties that have been discussed and the associated future land use designations being proposed. This review was intended to provide an update as to the contents of this list that staff has been keeping before moving forward into the formal public hearing phase.

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

None

**8. New Business**

a. CCA Overlay District Sign Revisions

Murschel gave the staff presentation and indicated that the contents of the proposed zoning text amendment change is the result of staff working with representation of the Center City Authority. He reviewed the proposed changes for the purposed of gaining initial feedback. The proposed changes have been reviewed by the full membership of the CCA and given the approval to proceed by the CCA Board.

The Commission indicated support of the proposed sign revision changes and directed staff to move forward by scheduling a public hearing for June 14, 2016.

**9. Communications**

The Planning and Zoning News, March edition, was distributed to the Commission.

**10. Report of the Chairperson**

None

**11. Report of the Planning Director**

Kaye indicated that City Council approved the contract with Smith JJR for the downtown streetscape design development process. Northwood University's Hall of Fame site plan was approved by City Council during last night's meeting. Prospective new members of the Planning Commission will be interviewed by members of City Council toward the end of this month. Kaye will participate in the interviews. A decision on the next two appointees is anticipated by City Council during the month of June, prior to July 1.

**12. Items for Next Agenda – May 24, 2016**

- a. Site Plan No. 349 – initiated by Prein & Newhof on behalf of Northwood University for a 75,350 square foot North Village Housing, located at 4203 West Sugnet Road.
- b. Discussion of future training needs/topics.

**13. Adjourn**

It was motioned by Pnacek and seconded by Heying to adjourn at 9:06 p.m. Motion passed unanimously.

Respectfully submitted,



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

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