

**MINUTES OF THE MEETING OF THE  
MIDLAND CITY PLANNING COMMISSION  
WHICH TOOK PLACE ON  
TUESDAY, MAY 24, 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, Mayville, McLaughlin, Pnacek, Senesac, and Tanzini

**ABSENT:** Hanna and Heying

**VACANCY:** One

**OTHERS PRESENT:** Brad Kaye, Assistant City Manager for Development Services; Grant Murschel, Community Development Planner; and six (6) others.

4. **Approval of Minutes**

Moved by Mayville and seconded by Pnacek to approve of the amended minutes of the regular meeting of May 10, 2016. Motion passed unanimously.

5. **Public Hearing**

- a. Site Plan No. 349– initiated by Prein&Newhof on behalf of Northwood University for site plan review and approval for the proposed North Village Housing, a 75,350 square foot student housing facility, located at 4203 West Sugnet Road.

Murschel gave the presentation of the proposal. He described the site plan and explained the proposal as it related to the objective criteria of the review. The subject site is zoned Community as the subject zoning petition was approved by City Council on May 23, 2016. The proposal meets the requirements for use, setbacks, landscaping and parking. A pedestrian connection is proposed to access the main portion of the campus across the Pere Marquette Rail-Trail.

Senesac wondered if the remainder of campus could be accessed by pedestrians if the crossing of the rail-trail was not approved. Murschel indicated that yes it could be through the proposed connection along West Sugnet Road. Murschel also explained that the site was designed with multiple modes of transportation in mind, including Dial-A-Ride, walking and bicycling.

John VerPlank, the representative for Prein&Newhof, indicated that the proposed development is approximately 3.7 acres of the 10 acre site. The crossing under the rail trail will be a directional drill and the pathway connection will be to the edge of the existing pathway, so the pathway's existing asphalt will not be cut and the underground crossing will not close the trail.

Keith Pretty, President of Northwood University, indicated that the campus security team, made up by a system director and contractor workers, will monitor this facility like the remainder of campus. The housing will be targeted toward upper classman. He further indicated that it is the University's intent to occupy the facility by the fall of 2017 if possible. It has been 37 years since the last housing was built on campus.

There were no public comments in support or opposition. Public hearing closed.

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

Mayville indicated his support for the proposal as it meets all of the necessary criteria. Bain mentioned that he is glad to see that the university is growing and that he intends to support the proposal.

It was moved by Pnacek and supported by Mayville to recommend approval of Site Plan No. 349 initiated by Prein&Newhof on behalf of Northwood University 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. License agreements for the above ground pedestrian crossing and underground sanitary sewer crossing of the Pere Marquette Rail-Trail shall be approved to the satisfaction of the City Public Services Department and the City Attorney.
5. The above ground pedestrian connection and underground sanitary sewer crossing of the Pere Marquette Rail-Trail shall be coordinated with the City Public Services and Engineering Departments.

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

The motion passed (6-0).

**6. Old Business**

None

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

None

**8. New Business**

- a. Discussion of future training needs/topics

Kaye explained that these trainings would be conducted sometime after July 1 once the two new members of the Planning Commission are appointed. He indicated that the topics could range from legal topics to planning theory, as outlined in the staff report.

Bain indicated that it might be helpful to consider planning areas that went well or went wrong in Midland's planning history. He also explained that he would like to know more about why the built environment is developed differently now as in the past as it pertains to neighborhood amenities such as parks and small commercial businesses.

Mayville mentioned that access management would be a good topic to consider. McLaughlin agreed; he further explained that he would like to see a focus on non-motorized transportation as it is a huge quality of life measure.

Senesac commented that he has noticed overtime that the general public struggles to understand the planning process. He would like to see an effort by the Planning Commission to train the community in better understanding the process. He encouraged members of the public to attend the training sessions to learn more.

Pnacek commented that the joint training sessions with the Zoning Board of Appeals and the Planning Commission was very helpful. Senesac continued with explaining that rezoning requests should not be considered with the future use intended by the applicant as all of the uses within the zone must be considered.

Tanzini indicated that he would like to see an analysis of the city as it pertains to actual use versus planned property. Some of this information is in the Master Plan but could be reviewed and discussed in more detailed to determine whether or not the planned area is adequate.

**9. Communications**

None

**10. Report of the Chairperson**

None

**11. Report of the Planning Director**

Approved at City Council at the May 23 meeting was the Northwood rezoning petition from Residential A-1 Single-Family Residential and Residential B Multiple-Family residential zoning to Community zoning. Also approved was the rezoning of the Rapanos property on North Waldo from Midland Township zoning to Residential A-3 Single-Family zoning. The site plans for the medical facility and the self-storage units were also approved at City Council and will move forward.

The interviews for the Planning Commission appointments will take place on May 25. There are three applicants. There are two openings, one for the remainder of Jim Stewart's term and one to fill Ray's spot beginning on July 1.

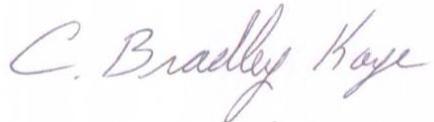
**12. Items for Next Agenda – June 14, 2016**

- a. Zoning Text Amendment No. 158 – initiated by the City of Midland, to amend Section 8.09 of the Zoning Ordinance to the sign regulations for the Center City Overlay district.
- b. Zoning Petition No. 607 – initiated by Wahlack, LLC to zone the property located at 204 Commerce Drive from Residential A-2 Single-Family Residential zoning to Residential A-4 One and Two-Family Residential zoning.
- c. Capital Improvement Plan introduction.

**13. Adjourn**

It was motioned by Senesac and seconded by Pnacek to adjourn at 8:09p.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