

**MINUTES OF THE MEETING OF THE  
MIDLAND CITY PLANNING COMMISSION  
WHICH TOOK PLACE ON  
TUESDAY, JUNE 14, 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, Koehlinger, Mayville, McLaughlin, Pnacek, Senesac, and Tanzini

**ABSENT:** Heying

**OTHERS PRESENT:** Brad Kaye, Assistant City Manager for Development Services; Grant Murschel, Community Development Planner; and eleven (11) others.

4. **Approval of Minutes**

Moved by Hanna and seconded by Mayville to approve of the amended minutes of the regular meeting of May 24, 2016. Motion passed unanimously.

5. **Public Hearing**

- a. Site Plan No. 350– initiated by Primrose Retirement Communities, LLC for site plan review and approval for an 118,416 square foot retirement community, located at 5900 Waldo Avenue.

Kaye gave the staff presentation. He highlighted site details and explained that the proposal is a permitted use within the recently approved RB Multiple-Family Residential zoning district. The outstanding items still needed to comply with site plan requirements were noted and explained. The site access issues were discussed, including the comments received from the City's traffic consultant.

Mayville wondered about the driveway distances.

Hanna commented that she thinks this is a once in a lifetime opportunity to get access correct on this corridor. She does not want single access drives that will result a situation like Eastman Avenue. Kaye commented that the proposal has worked with staff to address these issues.

Bain questioned the mechanism for ensuring optimal future driveway distances are developed. Kaye commented that there is no guarantee for future access points to be optimally spaced at this point. McLaughlin commented that he agreed with Hanna.

Senesac commented that other areas of the city that are developed are difficult to alleviate congestion because we are trying to retrofit a solution. Now is the time to consider the best development design in this area to avoid another mall situation. He believes a shared access agreement between the subject property and the property to the north would be helpful since there is a chance that the property to the north will not develop exactly as the property owner has indicated.

John Morey, D&M Site, spoke as the consulting engineer for the project. He spoke to the details of the site as gave information on the nature of each component of the site development.

Mark McNeary, general counsel for Primrose Retirement Communities, explained that his team has worked diligently to respond to the comments by staff. He corrected his statement that he made to the City Council the night before by indicating that his construction team would like to get the site developed starting this year, rather than beginning in early spring 2017. The development should not be compared to a Kroger development given the substantially less vehicle traffic that a Primrose development generates.

Senesac questioned why Primrose is against the idea of the potential for shared access with the property to the north for future development. McNeary commented that he would need to know the specific conditions of such an agreement before providing an answer.

Dave Rapanos, 16 Pinehaven Circle, spoke as the property owner to the north. He explained that he agrees to a single boulevard entrance farther to the north for his property. In his opinion, he thinks the shared access idea works better with commercially developed areas rather than residential. He will accept one entrance off of Waldo Avenue to the remainder of his property to the north of the subject site.

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

Senesac and McLaughlin indicated that they believe the outstanding issues warrant a revised plan submitted to the City before a recommendation is rendered; therefore a waiver of the procedural requirements was not made.

Koehlinger questioned the comments by the City's traffic consultant. Kaye reviewed the timeline that led to the final comments and decision by the consultant.

Following regular procedural requirements, the site plan will be back on the Planning Commission's agenda during the next meeting on Tuesday, June 28, 2016.

- 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.

Murschel gave the staff presentation. He explained the subject area and its proximity to recent rezoning and approved development. He reviewed the rezoning criteria, point by point. The subject property is immediately east of a recent rezoning that contained conditions in order to be later able to permit the multiple family development, Clear Pointe Landing.

Mark Wahl, of Wahlack, LLC, addressed the Commission and welcomed any questions.

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

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

Pnacek indicated that he believes the zoning amendment makes sense given the development patterns in the area.

It was moved by Senesac and supported by Hanna to recommend approval of 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.

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

- c. Zoning Text Amendment No. 158 – initiated by the City of Midland, to amend Section 8.09 of the Zoning Ordinance being the sign regulations of the Center City Authority Overlay district.

Murschel gave the overview of the proposed text amendment. He indicated that the ordinance language that was included in the staff report has been approved as to form by the City Attorney.

Senesac wondered if there was consideration for allowing the 30 day permits to be pulled consecutively. Murschel indicated that this was considered and due to specific sales or events that run for longer than 30 days, the committee thought it was necessary to allow for consecutive permits.

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

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

Pnacek commented that the proposal appears straightforward. Senesac agreed.

It was moved by Pnacek and supported by Hanna to recommend approval of Zoning Text Amendment No. 158 initiated by the City of Midland, to amend Section 8.09 of the Zoning Ordinance being the sign regulations of the Center City Overlay district.

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

## **6. Old Business**

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

None

## **8. New Business**

- a. Capital Improvement Plan (CIP)

Kaye gave an overview of the plan and indicated that the document is intended to feed the City budget process on a yearly basis. The CIP has a span of six (6) years. Staff intends to bring this item forward for public hearing during the July 12, 2016.

Senesac commented that he would like to see additional departments added because the planning process itself is beneficial. He also explained that he thinks the \$5,000 threshold is too small and that it should be increased.

## **9. Communications**

The May 2016 edition of the Planning & Zoning News and the Michigan Planner magazines were given to the Commissioners.

**10. Report of the Chairperson**

McLaughlin welcomed Koehlinger to the Commission.

**11. Report of the Planning Director**

Kaye provided updates on the approval of the Primrose rezoning request, the approval of the Northwood student housing site plan, the downtown Midland streetscape process and the non-motorized wayfinding signage.

Hanna commented that she would like to visit the gas to energy process because it is such a great asset that recycles waste and turns it into a usable resource.

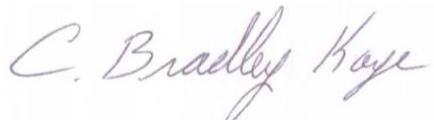
**12. Items for Next Agenda – June 28, 2016**

- a. Site Plan No. 351 – initiated by Fred Eddy Jr. on behalf of the Dow Gardens for site plan review and approval for improvements at both Dow Gardens and Whiting Forest, located at 2303 Eastman Avenue.
- b. Zoning Ordinance Revision – Article 9.02 I
- c. Site Plan No. 350– initiated by Primrose Retirement Communities, LLC for site plan review and approval for an 118,416 square foot retirement community, located at 5900 Waldo Avenue.

**13. Adjourn**

It was motioned by Senesac and seconded by Hann 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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