

**MINUTES OF THE MEETING OF THE
MIDLAND CITY PLANNING COMMISSION
WHICH TOOK PLACE ON
TUESDAY, JUNE 28, 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, Heying, Koehlinger, Mayville, McLaughlin, Senesac, and Tanzini

ABSENT: Hanna and Pnacek

OTHERS PRESENT: Brad Kaye, Assistant City Manager for Development Services; Grant Murschel, Community Development Planner; Melissa Barnard, Grace A. Dow Memorial Library Director; and five (5) others.

4. **Approval of Minutes**

Moved by Heying and seconded by Mayville to approve of the amended minutes of the regular meeting of June 14, 2016. Motion passed unanimously.

5. **Public Hearing**

- a. Site Plan No. 351– initiated by Freed Eddy Jr. on behalf of Dow gardens for site plan review and approval for improvements at both Dow Gardens and Whiting Forest, located at 2303 Eastman Avenue.

Kaye gave the staff presentation. He oriented the subject site on both an aerial map and a zoning map. The proposal is a permitted use by right within the COM Community zoning district. The proposal contains a large collection of projects that all are part of the greater endeavor to add a variety of amenities to the site as well as pedestrian connectivity to surrounding community assets. The pedestrian bridges proposed will connect Dow Gardens, over St. Andrews Drive, and the Grace A. Dow Memorial Library, over Snake Creek, to the Whiting Forest property. Staff has no outstanding concerns with the site plan as proposed. City staff will be responsible for ensuring the proposal meets all codes and standards for building permits via review of architectural and engineered structural drawings.

Fred Eddy Jr. spoke as the applicant. The subject area is 54 acres. The site will be substantially improved to accommodate barrier-free accessibility over a large area of the site, including the forest canopy walk and the pedestrian bridges. The proposal is designed to take advantage of the natural topography of the site which contains approximately 45' of relief from the bottom of Snake Creek to the top of the hill. An orchard component is included with mainly apple trees. The library pedestrian bridge is designed to be completely out of the 100-year floodplain. The Dow Gardens pedestrian bridge will be partially within the 100-year floodplain and will be designed to sustain such an event. Some porous paving will be used in the parking lot area near the visitor center.

McLaughlin wondered if the walkways will be fully enclosed. Eddy Jr. indicated that they would not be but will have the proper safety railings.

Melissa Barnard, Director of the Grace A. Dow Memorial Library, gave her support for the project. She questioned how parking will be handled as the pedestrian bridge will access directly into the Library's parking lot.

Ed Haycock, Managing Director of Dow Gardens, gave his support for the project. His organization is very excited for the improved physical connection that will be achieved by this project, especially as it relates to non-motorized access.

Mayville wondered if a comprehensive parking study has been done to better understand how the whole Discover Square campus functions parking need-wise.

Eddy Jr. spoke to the parking concerns. He indicated that the design team did study the existing parking for the Lodge and then what is anticipated in the future. His team believes that they have provided an adequate amount of parking, slightly over the City's requirements.

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

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.

Bain commented that the staff did not indicate any outstanding items. Mayville explained that it is an improvement to have the vehicle access points onto Eastman Avenue reduced from two to one.

It was moved by Senesac and supported by Mayville to recommend approval of 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 contingent on:

1. A final stormwater permit to be approved by the City Engineering Department.
2. A final soil erosion and sedimentation control permit to be approved by the City Building Department.
3. Final approval from the Michigan Department of Transportation for the driveway modifications.
4. A license agreement for the pedestrian bridge access to the Grace A. Dow Memorial Library property to the satisfaction of the City Library Director, City Engineer and the City Attorney.
5. A license agreement for the pedestrian bridge access to Dow Gardens over St. Andrews Road to the satisfactory of the City Engineer and the City Attorney.
6. A license agreement for the creek bank restoration activity to take place on City-owned property to the satisfaction of the City Engineer and the City Attorney.
7. Final approval from the Michigan Department of Environmental Quality for work conducted in the floodplain.

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

6. **Old Business**

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

Murschel gave the staff presentation. He provided a background overview on the application and explained the items that were outstanding during the last meeting when the public hearing was held. Since the last meeting, staff has been able to work with the applicant to resolve all of the outstanding issues with the plan proposal. As of Monday afternoon, the applicant has submitted drawings that demonstrate compliance with all of the areas noted by staff. Not fully associated to the site plan but certainly related, Murschel spoke of the voluntary vehicle access deed restriction that was offered by Mr. Dave Rapanos for the property surrounding to the north and east of the subject site. Rapanos voluntarily limited the access to the remaining property off Waldo Avenue to a single driveway; any further land divisions must take access from this single point which can be no closer than 400 feet to the intersection of Diamond Drive and Waldo Avenue.

Senesac commented that he believes the restrictions offered by Rapanos satisfy the outstanding concerns regarding a potential overabundance of driveways along Waldo Avenue north of the site. Heying further commented that all of the items have been resolved.

It was moved by Heying and supported by Mayville to recommend approval of 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 contingent on:

1. A final stormwater permit to be approved by the City Engineering Department.
2. A final soil erosion 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. A private stormwater easement through the abutting parcel shall be submitted for review and approval by the City Engineering and City Planning Departments, and executed and recorded at the Midland County Register of Deeds upon approval.

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

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

None

8. New Business

None

9. Communications

None

10. Report of the Chairperson

McLaughlin thanked Senesac for his service on the Planning Commission and added that he will be greatly missed. The other Commissioners agreed.

11. Report of the Planning Director

Kaye indicated that City Council approved an extension of the Conditional Use Permit for Habitat for Humanity at 2002 Jefferson Avenue.

Officers for the coming year will need to be appointed at the first meeting held in July. A selection committee is typically appointed to bring forth recommendations for the Chair and Vice-Chair positions. Mayville, Heying and Bain volunteered to be on the officer selection committee.

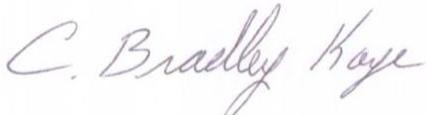
12. Items for Next Agenda – July 12, 2016

- a. Capital Improvement Plan
- b. Public Participation Plan
- c. Zoning Ordinance Revision – Article 9.02 I

13. Adjourn

It was motioned by Senesac and seconded by Mayville to adjourn at 8:18 p.m. Motion passed unanimously.

Respectfully submitted,



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

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