

**MINUTES OF THE MEETING OF THE
MIDLAND CITY PLANNING COMMISSION
WHICH TOOK PLACE ON
TUESDAY, SEPTEMBER 27, 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: Koehlinger and Stamas

OTHERS PRESENT: Grant Murschel, Community Development Planner; Debbie Marquardt, Technical Secretary and eight (8) others.

4. Approval of Minutes

Moved by Mayville and seconded by Bain to approve of the minutes of the regular meeting of August 23, 2016. Motion passed unanimously.

5. Public Hearing

- a. **Site Plan No. 353** – initiated by Wahlack, LLC for site plan review and approval for the construction of Larkin Village, a development containing 28 two family dwellings, located at 204 Commerce Drive.

Grant Murschel gave the presentation for the site plan which includes 56 total dwelling units in a RA-4 zoning district. A detention pond is in the center of the development. Sidewalks are to extend along Commerce Drive and along Bartos Trail, which is a public road. Each duplex will have its own driveway for parking. Landscaping will be along the street frontage of Commerce Drive and along Bartos Trail. This site is proposed in four phases. All units will be two bedrooms and one story units.

Two items outstanding are a temporary turnaround provisions during the phasing of construction and sign provisions to prohibit parking on one side of the street.

Hanna questioned the sidewalk and why they are only on one side of the street. Murschel stated that they need to provide pedestrian circulation and will provide sidewalk on one side of the road. She doesn't see any access for the city bus to pick up people. Murschel stated that it will be curb side service at their own doors. The streets will be wide enough to do that.

Mayville asked about the emergency access road. Murschel stated that they provide material under the grass to support the fire vehicles. Mayville asked about the signs on parking on one side of the street and who enforces that. Murschel stated that the private property owner would be required to enforce that since it is a private drive.

Mayville asked why the curve in Bartos Trail. That is in place for future development.

Heying asked about the elevation and the ditch. They will do grading over top of the ditch. That drain also went across the Redwood site and their storm water management still accommodates the ditch.

Hanna asked about the rear view of the house. There is one door on the back and one on the side.

Jerry Schafer, 837 Whitetail, Midland is the project architect. He stated that the streets they are building are a typical city street. All of the curbs are roll curbs and drive over curbs.

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

A motion was made by Heying to waive the procedural requirements to permit consideration of the proposed application. The motion was seconded by Hanna. The motion was approved unanimously.

Pnacek stated it was a good site plan. Heying stated that when you look at it the plan is consistent with the Redwood Development. The plan meets the zoning ordinance. Bain was glad to hear about the emergency access. Hanna asked if any units will be handicapped accessible. Mayville had his questions answered. McLaughlin stated he agreed it is a good development.

The staff report included 8 recommended contingencies should approval of the project be considered. The applicant has fully satisfied contingency number 8 through the provision of a more detailed landscaping plan. Inclusion of that contingency is therefore no longer required.

It was moved by Heying and supported by Hanna to recommend approval of Site Plan No. 353 initiated by Wahlack, LLC for the construction of Larkin Village, a development containing 28 two family dwellings located at 204 Commerce Drive 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. Temporary turnaround provisions during the phasing of construction shall be provided to the satisfaction of the City Fire Marshal and City Engineer.
4. An emergency access driveway shall be provided to the connection point of Driveway B on the Redwood development site, to the satisfaction of the City Fire Marshal and City Engineer.
5. Sign provisions to prohibit parking on one side of the street shall be provided to ensure compliance with Fire Code. Such signs must be approved by the City Fire Marshal.
6. A refuse collection agreement shall be provided to facilitate curb-side collection to the satisfaction of the City Departments of Public Services.
7. Public sanitary sewer and water utility easements shall be provided to the satisfaction of the City Utilities Department, Engineering Department and City Attorney.

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

6. Old Business

None

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

None

8. New Business

None

9. Communications

None

10. Report of the Chairperson

None

11. Report of the Planning Director

Murschel mentioned the amendments to the Zoning Ordinance they received at their desk and to update their book. The public hearing for Conditional Use Permit No. 57 is going to city council on October 10. There will be a work session on October 11 at 6:00 pm and then the regular scheduled Planning Commission meeting at 7:00 for a presentation on access management.

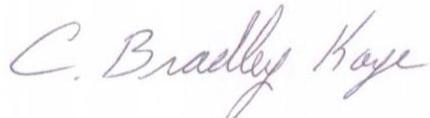
12. Items for Next Agenda – October 11, 2016

- a. Presentation on Access Management

13. Adjourn

It was motioned by Mayville seconded by Hanna to adjourn at 7:38p.m. Motion passed unanimously.

Respectfully submitted,



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

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