A G E N D A
REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION,
TO TAKE PLACE ON TUESDAY, DECEMBER 10, 2019 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call
4. Approval of the Minutes
   a. Regular Meeting – November 12, 2019

5. Public Hearings
   a. Site Plan No. 393 - initiated by Tower Pinkster on behalf of the Midland County Fairgrounds for site plan review and approval of a 101,933 square foot Equestrian Center located at 6905 Eastman Avenue.

   Public Hearing Process
   1. Staff presentation and overview of petition
   2. Petitioner presentation
   3. Public comments in support of the petition
   4. Public comments in opposition to the petition
   5. Opportunity for petitioner rebuttal and final comments
   6. Closing of public hearing
   7. Deliberation and possible decision by Planning Commission

6. Old Business
7. Public Comments (unrelated to items on the agenda)
8. New Business
9. Communications
10. Report of the Chairperson
11. Report of the Planning Director
12. Items for Next Agenda – January 14, 2020
   a. Site Plan No. 395 - initiated by DGR Properties, LLC for site plan review and approval of a five-building, 32,100 square foot mini-storage facility located at 916 Waldo Avenue.
   b. Capital Improvement Plan 2020-2026 – initial review with the staff presentation and public hearing scheduled for January 28, 2019.
13. Adjournment
1. The meeting was called to order by Chairman Mayville at 7:00 p.m.

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, Broderick, Hanna, Koehlinger, Mayville, Pnacek, Rodgers and Sajbel
   **ABSENT:** Heying
   **OTHERS PRESENT:** Grant Murschel, Director of Planning & Community Development, Nicole Wilson, Community Development Planner and eight (8) others.

4. Approval of Minutes
   Bain requested that clarification be added to the minutes of October 22, 2019 to reflect clarification of the zoning of a portion of the property encompassed within the request by Costco. A small portion is zoned as LCMR Limited Commercial Manufacturing & Research and that parking is a permitted use by right within the LCMR zoning district.

   Bain made a motion to approve the minutes of the regular meeting of October 22, 2019 with the noted change seconded by Hanna. Motion was approved 8-0.

5. Public Hearings
   a. Site Plan No. 388 – initiated by MLR Engineering on behalf of Osmond Rentals, LLC for review and approval of Osmond Townhouses, a sixty-two (62) unit residential townhouse development, located at 7702 Sturgeon Avenue.

      Murschel gave the staff presentation for Site Plan No. 388.

      Mayville asked if there is an overlay that exists to show the floodplain as it exists today in comparison with the proposed revision requested by the applicant to FEMA. Murschel gave a further explanation as to how the evaluation of the floodplain is considered by FEMA.

      Bain asked for clarification on the staff report specific to the drainage concerns identified. Murschel clarified that there could be floodplain implications following the results of the Letter of Map Revision the applicant is seeking from FEMA and the hydrologic surveys necessary for a decision to be rendered. As a decision has not yet been completed, the outcome of floodplain impact cannot yet be determined.

      Hanna expressed concerns about the potential impact of the floodplain and potential impact on the buildings.

      Pnacek asked for clarification around the LOMR and its current status. Murschel responded that the petitioner has submitted the information to EGLE and that a response is expected by end of year.

      Broderick asked about the water connections and their ownership. Murschel clarified that public water is proposed to be provided via looped water connection from Sturgeon Avenue.
Sajbel asked about how the movement of the floodplain line affects adjacent properties and if movement of the line simply adjusts the line on the opposite side. Murschel responded that the methodology used by FEMA is much broader when evaluating the boundaries of the floodplain.

Pnacek asked if the applicant could receive a permit to build within the floodplain as the drawings are shown today. Murschel indicated that they could, but with mitigating efforts and floodplain specific building techniques.

Mayville asked if filling of floodplain could take place. Murschel responded that it could, with mitigation factors but that staff does not have any knowledge that the floodplain had been filled.

Pnacek asked for clarification of wetland versus floodplain and if permits could be issued if there had been wetland on site. Murschel clarified that regulated wetlands have not been identified within the property and that wetland identification requires EGLE permitting.

Bain asked about the fill on this site historically and its ability to support construction activities. Murschel responded that the Engineering Review process will review the structure of the soil and its ability to be built upon.

Petitioner Comments:
Wes Osmond, Osmond Rentals – Owner
If an overlay could be provided, it would show that the stormwater detention is within the area in question and that the residential buildings as drawn are outside of the floodplain. Applicant has requested that the Planning Commission defer the vote until communication from FEMA has been received.

Broderick inquired about soil contamination. Mr. Osmond responded that he has spoken with the previous owner of the property that did add fill and stated that he was told that clean fill had been used on the property. The previous owner had tested the soil in terms of its structure and ability to support construction of the development.

Broderick asked if full foundations are being proposed and how the soil removed will be used. Mr. Osmond responded that full foundations are being proposed and that the displaced soil is to be used around the structures or landscaping areas.

Mayville asked about Building 3 and if there will be basements. Mr. Osmond responded that there will not be basements in this development.

Mr. Osmond further explained that the site is quite high as compared to the adjacent single-family development across Sturgeon Creek.

Comments in opposition:
Mary Murphy, 3313 Lily Court, Alpine
Ms. Murphy asked for clarification on the entrances as to the vehicle or pedestrian access. Murschel responded that vehicular driveways will only be from Sturgeon Avenue.

Ms. Murphy asked for clarification on the ownership of water. Murschel responded that the development intends to connect to the City water system.
Ms. Murphy asked for clarification on the potential for this to make worse the flooding situation for the adjacent trailer park. Murschel responded that in the evaluation of the floodplain, that factor would be considered and that it is the intent of the Zoning Ordinance to maintain stormwater within each parcel and discharge at a target rate into the City storm sewer.

Teresa Dopp, Dublin Avenue
Ms. Dopp asked about the extension of water for this development and the reduction in water pressure in her area. She expressed concern about the extension of the water to the county and her inquiry about the taxes charged and if they're equitable.

Mayville closed the public hearing.

Murschel responded to the questions posed by Ms. Dopp around the water service pressure as relates to domestic water provision as well as for access for emergency services and its frequent testing for pressurization. Murschel further explained that this parcel has been annexed into the City of Midland.

Pnacek made a motion to table the site plan request until the applicant provides the requested Letter of Map Revision from Federal Emergency Management Agency. Seconded by Hanna. Motion Carries 8-0.

Murschel clarified the process of issuing an amended staff report and that any additional letters of support and opposition would be included at that time, but that this evening’s public hearing would be the only public hearing.

Koehlinger asked for clarification on the information that would be gained from FEMA as relates to stormwater management. Murschel clarified that the letter does not impact stormwater compliance, but the impact of the floodplain drainage.

b. Tentative Preliminary Plat – initiated by MLR Engineering on behalf of Hawks View, LLC, for a proposed 90 lot single-family residential subdivision known as Hawk’ Nest No. 2 located at 5800 & 5900 Countryside Drive, and portions of 5600 Falcon Way.

Murschel gave the staff report for the Tentative Preliminary Plat – Hawk’s Nest No. 2.

Pnacek asked for clarification of lot #101 and the impact of the wireless communication tower’s radius. Murschel clarified that the building envelope must be outside of the radius of the tower, not the entirety of the property.

Bain asked for clarification, based on the evaluation of Greystone Woods in 2017. Murschel clarified that the process for the two requests is different in that Greystone was designed as site condominiums as opposed to a platted subdivision. Murschel further offered that site condominiums follow the Site Plan Review process as opposed to the Plat Review Process that has three levels of increasingly detailed reviews.

Bain further asked about the impact of the wetland survey and the way the next step of the process would be handled should the impact of the wetland survey be significant. Murschel clarified that if the result shows that no changes or minor changes to the development are required, that staff would advance the plat to the Final Preliminary Plat phase of review; should major revisions be required
based on the location of the wetland survey, the Tentative Preliminary Plat would come back before the Planning Commission for reconsideration.

Hanna asked about the impact of the wireless tower on the people who live nearby. Murschel commented that the purpose of the ordinance is to address the fall distance of the tower. Hanna asked about the electronic concerns with towers adjacent to homes. Murschel commented that the City has not established regulations around to that effect.

Petitioner Comments:
Tim Lyons, 300 Hecla Street, Calumet, MI 49913
Mr. Lyons commented that the development team has met with the Michigan Department of Environment, Great Lakes & Energy (EGLE) team and has hired a wetlands specialist regarding the impact of wetlands. It is their intent to comply with all requirements of the regulated wetlands, if any are present.

Mr. Lyons stated that he is unsure of where the body of research exists around the transmission of electrical waves and the presumption of the negative impact.

Murschel responded that City staff can research the same within the context of zoning regulation, but that this item is not regulated at this time and cannot be considered as relates to this request.

Bain asked about the need for fill of the property prior to construction. Mr. Lyons responded that he does not anticipate a high level of fill in the development, particularly once the detention pond is in place.

Bain asked if additional reviews by the Planning Commission would take place. Murschel responded that there are two additional levels of review that take place, but that should the Temporary Preliminary Plat be approved this evening, that the next stages of review take place with City staff and City Council.

Comments in opposition:
Teresa Dopp, 4215 Dublin Street
Ms. Dopp expressed her concern and displeasure for the development team as relates to the Hawk’s Nest Phase One development. Ms. Dopp suggested that she does not trust the police or the judicial system. Ms. Dopp further made assertions about the integrity of the City Engineer, City Police and her inability to trust those in charge.

Mayville asked Ms. Dopp to point out her property and the adjacency to the potential development and clarified that her concern is around the potential for construction activities to spill over to her property. Murschel commented that as a part of the final platting process that staking of property lines and surveying activities are required.

Hanna asked if the building department could be on site to supervise during these activities. Murschel commented that if this kind of request was made, it would be considered.

Ms. Dopp further commented that the tower has caused illness to her family and that the Hawk’s Nest construction has caused great distress to her health, her property and her finances.
Petitioner Rebuttal:

Tim Lyons, 300 Hecla Street, Calumet, MI 49913
Mr. Lyons commented that Ms. Dopp’s comments are not factual. That the judgement of the trespass as asserted was rendered and was not in line with the accusations.

Mayville closed the public hearing.

Bain inquired as to the subjectivity of the review. Murschel responded that the review is objective as relates to the purview of the Subdivision Ordinance and the requirements contained therein.

Hanna expressed her concerns as it relates to the wireless communications tower and her assertion of their impact to public health.

Rodgers commented that the research in that topic does not exist.

Mayville inquired if the concern expressed by Hanna can be considered in this evaluation. Murschel responded that this concern can be evaluated outside of this review, but not as criteria for this request.

Mayville inquired about the impact of the wetland and the process that would follow depending on the EGLE determination. Murschel indicated that full EGLE review would be required as part of the Final Preliminary Plat process if the Tentative Preliminary Plat is approved.

Koehlinger made a motion to waive the rules of procedure and consider the site plan this evening. Seconded by Rodgers. Motion carries 8-0.

Pnacek made a motion to recommend approval of Temporary Preliminary Plat – Hawk’s Nest No. 2 with the following contingencies. The motion was seconded by Rodgers.

1. A wetlands survey is provided showing the impact of regulated wetlands on the property to the satisfaction of the City Planning Department.
2. Lots 102 and 137 are modified or an easement is established to prohibit residential use within the impacted building envelopes to the satisfaction of the City Planning Department.

Yeas: Bain, Koehlinger, Broderick, Sajbel, Pnacek, and Rodgers
Nays: Hanna and Mayville
Abstain: None

Motion carries 6-2.

6. Old Business

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

8. New Business

9. Communications
Murschel shared the ‘Midland Awaits’ promotional video.


11. **Report of the Planning Director** – None.

12. **Items for Next Agenda – November 26, 2019**
Due to a lack of agenda items, this meeting will be canceled.

13. **Adjournment**
It was moved by Rodgers and seconded by Hanna to adjourn at 8:32 p.m. Motion passed unanimously.

Respectfully submitted,

Grant Murschel
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION
STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: Midland County Fairgrounds
APPLICANT: Tower Pinkster
LOCATION: 6905 Eastman Avenue
ZONING: COM - Community

ADJACENT ZONING:
N: RC – Regional Commercial
W: COM – Community
E: RC – Regional Commercial
S: RC – Regional Commercial

ADJACENT DEVELOPMENT:
N: Existing Residential, Noodles & Company
W: Barstow Airport
E: Applebee’s, Olive Garden, Lowe’s
S: Midland Armory

REPORT

Site Plan No. 393 is the proposal of Tower Pinkster on behalf of the Midland County Fairgrounds for review and approval of a 101,933 square foot equestrian center located at 6905 Eastman Avenue.

The subject property is zoned COM Community by the City of Midland Zoning Ordinance. Public fairgrounds are permitted uses by right. Site plan review and approval under Section 27.02(A) of the Zoning Ordinance is required for this proposed use. Section 27.06(A) of the Zoning Ordinance states that: “The following criteria shall be used as a basis upon which site plans will be reviewed and approved.”

BASIS FOR ACTION

1. Adequacy of Information
   The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed uses and structures.

   This site plan contains almost all of the required information within its site plan with the sole exception being the following:
   - A final landscaping plan.

   As is standard practice, the following additional items remain outstanding and will be addressed at the time of permitting:
   - Michigan Department of Environment, Great Lakes and Energy (EGLE) water connection
2. **Site Design Characteristics**

All elements of the site design shall be harmoniously and efficiently organized in relation to topography, the size and type of parcel, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted by this Ordinance.

The proposed site plan elements are efficiently organized with connection to the existing adjacent facilities, at the southeast area of the parcel. The identified structure is consistent in the type and size of existing facilities within the fairgrounds. It is the opinion of staff that this development will positively impact the fairgrounds via the connection of the existing structures. The site plan is respectful of the existing structures within the fairgrounds property.

It is worth noting that a dimensional variance was granted to reduce the side setback from the adjacent commercial (Lowe’s) property. The variance provides for alignment of the proposed structure with the two (2) existing structures it seeks to connect.

3. **Appearance**

Landscaping, earth berms, fencing, signs, walls and other similar site features shall be designed and located on the site so that the proposed development is aesthetically pleasing and harmonious with nearby existing or future developments.

The design and layout of the proposed development is appropriate and consistent with the appearance of the existing structures within the fairgrounds campus and with the adjacent Lowe’s and Midland Armory facilities to the east and south. No berms or fences are proposed as part of this development, save for the maintenance of the existing fence to the east and south bordering the Lowe’s parcel.

The proposed site plan does not identify landscaping within the development area. As such, this item remains outstanding and a final landscaping plan must be submitted to the satisfaction of the City Planning Department. Staff anticipates that a final landscaping plan will be submitted ahead of the Planning Commission public hearing on December 10.

4. **Compliance with District Regulations**

The site plan shall comply with the district requirements for height of building, lot size, lot coverage, density, and all other requirements set forth in the Schedule of Regulations (Article 26.00) unless otherwise provided in this Ordinance.

With the approved variance of 12.7 feet, the project meets all setbacks, lot area, height and other dimensional requirements for the proposed use.

5. **Preservation and Visibility of Natural Features**

Natural features shall be preserved as much as possible, by minimizing tree and soil removal alteration to the natural drainage course and the amount of cutting, filling, and grading.

The subject building site within the Midland County Fairgrounds as exists today contains three older equestrian stall buildings. The proposed site plan will not negatively impact the natural drainage course or natural features as they do not presently exist.

As is standard practice, this project will require a Soil Erosion and Sedimentation Control permit to the satisfaction of the City Building Department at the time of construction permitting.

6. **Privacy**

The site design shall provide reasonable visual and sound privacy. Fences, walls, barriers, and
landscaping shall be used, as appropriate if permitted, for the protection and enhancement of property and the safety and privacy of occupants and uses.

The proposed site design does not provide for additional visual or sound privacy other than the enclosure of the equestrian facility at a greater level than exists today. As the use is public and community-focused, staff does not believe privacy to be of concern as the surrounding parcels are commercial and community focused as well. No fences, walls or barriers are identified within the site plan.

7. **Emergency Vehicle Access**
   All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.

   The proposed site plan has been arranged to permit appropriate access for emergency vehicles and equipment into the area surrounding the proposed structure via access path to the south of the existing northeast adjacent structure. The proposed plan does include an additional fire hydrant for inclusion at the west termination of the aforementioned gravel path to allow increased proximity to serve both facilities. As is standard practice, this site plan has been reviewed by the Midland Fire Department via the Departmental Site Plan Review process.

8. **Ingress and Egress**
   Every structure or dwelling unit shall be provided with adequate means of ingress and egress via public or private streets and pedestrian walkways.

   The proposed structure provides adequate vehicular means of ingress and egress for its intended use in preparation for equestrian events via private ‘roadways’ created to accommodate loading and unloading of equine and their corresponding tack equipment. In terms of vehicular access to the parcel as a whole, the Midland County Fairgrounds is accessible via one (1) commercial driveway from Airport Road and two (2) commercial driveways from Eastman Avenue. No additional access points are proposed within this request.

   Throughout the operation of equestrian events, the proposed structure will be accessed primarily by pedestrian means via the proposed pedestrian pathways in connection with the pathway network that exists today.

   A private pathway for maintenance tractors is proposed at the east of the proposed structure to create separation from the larger pedestrian pathway network for safety purposes.

9. **Pedestrian Circulation**
   Each site plan shall provide a pedestrian circulation system, which is insulated as completely as is reasonably possible from the vehicular circulation system.

   As identified above, pedestrian walkways have been identified surrounding the proposed building with connections to the existing pathway network that exists throughout the Midland County fairgrounds.

10. **Vehicular and Pedestrian Circulation Layout**
    The layout of vehicular and pedestrian circulation systems shall respect the pattern of existing or planned streets or pedestrian or bicycle pathways in the vicinity of the site. The width of streets and drives shall be appropriate for the volume of traffic they will carry in accordance with subsection 3.10. In order to insure public safety and promote efficient traffic flow and turning movements, the applicant may be required to limit street access points or construct a secondary access road.

    As described above, adequate vehicular site access is provided via two (2) commercial driveways extending from Eastman Avenue and one (1) commercial driveway from Airport Road. These driveways provide access from the parcel into the public street grid. The development does not propose to add any additional public street facilities.
Pedestrian circulation is provided via proposed sidewalks surrounding the facility with connection to the existing pathway network throughout the Midland County Fairgrounds campus.

11. **Parking.**
The proposed development shall provide adequate off-street parking in accordance with the requirements in Article 5.00 of this ordinance.

No additional parking facilities are proposed within this development as a great number of spaces exist surrounding the event spaces of the Midland County Fairgrounds as a campus.

12. **Drainage**
The project must comply with the City’s Stormwater Ordinance.

As is consistent practice, preliminary plans have been submitted, and the final stormwater plan and permit must be approved by the City Engineering Department. Outside of these requirements, no items of concern were identified within the departmental site plan review process.

13. **Soil Erosion and Sedimentation**
The proposed development shall include measures to prevent soil erosion and sedimentation during and upon completion of construction, in accordance with current State, County, and City standards.

As is consistent practice, a soil erosion and sedimentation control permit is required at the construction permitting stage of development. No concerns regarding soil erosion or sedimentation control were identified during the departmental site plan review process.

14. **Exterior Lighting**
Exterior lighting shall be designed so that it is deflected away from adjoining properties and so that it does not impede vision of drivers along adjacent streets and comply with the provisions in Section 3.12.

Proposed lighting is provided via thirty-two (32) additional fixtures and provide adequate coverage to the interior of all three (3) driveways, parking areas and the gravel access path for emergency vehicles. All proposed fixtures provide LED technology. Pole mounted fixtures are identified at a twenty (20’) foot mounted height, which is below the identified maximum of thirty (30’) foot height. In evaluation of the site’s photometric plan, the measurement of light is compliantly less than one (1) foot candle at the property lines.

15. **Public Services**
Adequate services and utilities, including water, sewage disposal, sanitary sewer, and storm water control services, shall be available or provided, and shall be designed with sufficient capacity and durability to properly serve the development. All streets and roads, water, sewer, and drainage systems, and similar facilities shall conform to the design and construction standards of the City.

Adequate capacity exists for the provision of public services and utilities within the public system as evaluated through the Departmental Site Plan Review process. The development does propose to access the publicly available water, stormwater and sewer systems.

As previously identified, an additional fire hydrant and accompanying water line have been included, reviewed and approved by the Water and Fire Departments. The final stormwater plan and permit application, and the EGLE permit for the connection of the private water main, must be submitted to the satisfaction of the City Engineering Department.

16. **Screening**
Off-street parking, loading and unloading areas, outside refuse storage areas, and other storage areas shall be screened by walls or landscaping of adequate height and shall comply with Articles
6.00 and 7.00 of this Ordinance. All roof-top mechanical equipment shall be screened from view from all residential districts and public roadways.

No additional provision of outside refuse or storage areas are proposed. The loading and unloading areas are interior to the Midland County Fairgrounds facility without visual impact to adjacent properties.

17. **Health and Safety Concerns**
   Any use in any zoning district shall comply with all applicable public health, pollution, and safety laws and regulations.

   No health and safety concerns have been identified in the review of this site plan.

18. **Sequence of Development**
   All development phases shall be designed in logical sequence to insure that each phase will independently function in a safe, convenient and efficient manner without being dependent upon subsequent improvements in a later phase or on other sites.

   The proposed development is to be completed in a single phase without impact to adjacent parcels.

19. **Coordination with Adjacent Sites**
   All site features; including circulation, parking, building orientation, landscaping, lighting, utilities, common facilities, and open space shall be coordinated with adjacent properties.

   The proposed development is contained within its parcel without impact to adjacent parcels.

20. **Signs.**
   All proposed signs shall be in compliance with the regulations in Article 8.00 of this Ordinance

   The site plan as proposed does not include signage viewable from public roadways or pedestrian walkways. Signage will be oriented to the interior of the Midland County Fairgrounds campus.

**CONTINGENCY ITEMS**

Based on evaluation of the site plan as proposed, staff is of the opinion that the proposal meets the City’s requirements and is designed in a manner to fit harmoniously into this area of the city. That said, inclusion of the following contingencies should be maintained in order for the plan to fully satisfy City requirements:

1. A final landscaping plan to the satisfaction of the City Planning Department.
2. A Michigan Department of Environment, Great Lakes and Energy (EGLE) permit for the connection of the private water main to the public system shall be provided to the City Water Department upon approval.
3. A final stormwater management plan and permit to be approved by the City Engineering Department.
4. A final soil erosion and sedimentation control permit, and confirmation of the EGLE Notice of Coverage, shall be provided to the satisfaction of the City Building Department.

**PLANNING COMMISSION ACTION**

Staff currently anticipates that the Planning Commission will hold a public hearing on this request during its regular meeting on December 10, 2019 and will formulate a recommendation to City Council thereafter. If recommended to City Council the same evening, we anticipate that on December 16, 2019 the City Council will consider the site plan and Planning Commission recommendation. Please note that these dates are merely preliminary and may be adjusted due to Planning Commission action and City Council agenda scheduling.
Respectfully Submitted,

Grant Murschel
Director of Planning & Community Development

grm/NMW
From: Megan Smith, LVT [mailto:bucksrungarmandboardingstables@gmail.com]
Sent: Friday, November 15, 2019 9:28 AM
To: Murschel, Grant <gmurschel@midland-mi.org>
Subject: [text] Midland fairgrounds

To whom it may concern:

My name is Megan Smith I am a licensed veterinary technician that works within a clinic in Midland, small and large animal practice. I am also owner of Bucks Run Farm and Boarding Stables in Freeland and house approximately 40+ horses and show with a variety of groups. This four seasons equestrian center would be a VERY important addition to Midland and bring in a volume of competitors and allow 4h to grow and blossom and offer opportunities to horse people but livestock as well. Being able to host larger shows all year round instead of just summer months would keep Midland blossoming into the beautiful city it already is and can make it so much more! Please help the community build this amazing center. Trish Steele and all the other Midland county Fair staff have worked endlessly to try to make this facility better and bring in more revenue, offer more opportunities and tourists. The vision that they have will only better the city of Midland and open doors for many disciplines to advance in their level of shows in Michigan. Please consider funding the building of this amazing facility! Thank you for your time.

Sincerely,
Megan Smith LVT