

A G E N D A

MEETING OF THE MIDLAND CITY PLANNING COMMISSION,
TO TAKE PLACE ON TUESDAY, MAY 23, 2000,
7:00 P.M., COUNCIL CHAMBERS, CITY HALL,
MIDLAND, MICHIGAN

1. Roll Call.

2. Approval of the minutes of the meeting of May 9, 2000.

3. Public Hearings:

- a. **Zoning Petition No. 460** – initiated by the Planning Commission to rezone property under the ownership of Northwood University east of Dublin Avenue and south of the Rail-Trail from Agricultural, Residential A-1 and Residential B to Community District.
- b. **Site Plan No. 191** – the request of Ayres Associates, on behalf of Midland Place II, LLC, for site plan review and approval of a 164,434 square foot retail development on 17.15 acres south of Joe Mann Boulevard and east of Midland Mall.

4. Public Comments.

5. Old Business.

- a. **Zoning Petition No. 459** – the request of Matt Rapanos to rezone Lot 8 of Hedgewood Subdivision No. 1 (the south side of Universal Drive east of Dublin Avenue) from Business B-2 to Business B-1.
- b. **Proposed changes to the City's Master Plan (Land Use Plan) as follows:**
 - Area 1** – Lands both north and south of the intersection of Joseph Drive and Jefferson Avenue from Low-density Residential to Office-Service; lands on the south side of Joseph Drive east of Jefferson Avenue from Low-density Residential to High-density Residential; lands on the north side of Joseph Drive east of Jefferson Avenue from Low-density Residential to Medium-density Residential.
 - Area 2** – Lands north of Letts Road between Sturgeon Avenue and Perrine Road, from Low-density Residential to Medium-density Residential.
 - Area 3** – Lands between West Wackerly Street and US-10 immediately west of Dublin Avenue, from Low-density Residential to Medium-density Residential.
 - Area 4** – A triangular area between Waldo Avenue on the west and US-10 on the east, south of the Waldo Avenue interchange, from Medium-density Residential to High-density Residential.
 - Area 5** – Lands north and west of the intersection of Bay City Road and Waldo Avenue adjacent to Yale Street from General Commercial to High-density Residential.
 - Area 6** – Lands on the northwesterly side of Jerome Street, from Office-Service to General Commercial.
- c. **Consideration of Zoning Petition No. 456** – the request of Michael Pnacek, on behalf of F/A Pnacek, Ltd., to zone 40.11 acres on Joseph Drive (east of Jefferson Avenue north of the soccer fields) as follows:
 - 1) 6.1 acres on the southeast corner of Joseph Drive and Jefferson Avenue to Office-Service 2.
 - 2) 4.55 acres on the northeast corner of Joseph Drive and Jefferson Avenue to Office-Service 2.
 - 3) 17.84 acres on the south side of Joseph Drive east of Jefferson Avenue to Residential B.
 - 4) 11.71 acres on the north side of Joseph Drive east of Jefferson Avenue to Residential B.

6. New Business.