

**MINUTES OF THE MEETING OF THE MIDLAND CITY PLANNING
COMMISSION
WHICH TOOK PLACE ON TUESDAY,
MARCH 23, 2010, 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. Roll Call

PRESENT: Brown, Hanna, Pnacek, Senesac and Stewart

ABSENT: King and Mead

VACANCY: Two

OTHERS PRESENT: Keith Baker, Planning Director, Cheri King, Community Development Specialist, and 3 others.

2. Approval of Minutes

Moved by Senesac, seconded by Pnacek, to approve the minutes of March 9, 2010 as written. Motion passed unanimously.

3. Public Hearing

None

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

None

5. Old Business

- a. Site Plan No. 294 from Fisher Contracting Company** for site plan review and approval for a 20,932 square foot contractor office, shop and yard located at 94 Waldo Avenue.

Chairperson Brown noted that Commissioner Pnacek had been excused from discussion of this petition due to a conflict of interest at the March 9th meeting. Therefore, there are only four members present that could vote to act on the request.

Motion by Senesac, seconded by Hanna to postpone this item until the April 13th meeting due to the lack of a quorum this evening for this petition. Motion passed 5-0.

- b. Tentative & Final Preliminary Plat of Countryside Estates No. 3 and 4**, SBI Limited Partnership, a residential subdivision of 31 lots on 21.91 acres west of Dublin Avenue south of Countryside Drive.

Mr. Baker showed an aerial photograph of Countryside Estates #3 and #4. Dublin runs south to the river and intersects with Countryside, Plumtree Lane and Vandemere Drive. There are a significant number of homes that have been developed in this area.

This site plan would extend Plumtree Lane to the west and open up 31 lots to the west. The city's subdivision regulations, the plat approval process, and the tentative plat approval process were reviewed. The petitioners are seeking a combined approval of the tentative preliminary plat and the final preliminary plat. There are a number of common areas that have been identified for storm water detention and for maintaining the lots with floodplain area to the south. There are wetlands on the southern lots. The property is zoned RA-2. The minimum lot size for this area is 9,000 square feet. This plat meets all the city's requirements for preliminary plat approval and the final preliminary plat approval. Mr. Baker asked the Planning Commission to approve these in two motions, to be consistent with the requirements of the State Boundary Commission.

There will be one more opportunity by the City Council to review the plat prior to its approval.

Keith Schroeder, the developer, addressed the issue of the detention pond. He believes they did not put up a fence on phase 1. For a fence, they want a certain degree of steepness. He cannot tell what the degree of slope is in order not to require a fence. He stated it would only fill up in the case of a very heavy storm. It is not likely that children would be out in such a storm. There were no other questions for Mr. Schroeder.

No one else spoke either in favor of or in opposition to this petition.

Motion by Senesac, seconded by Stewart, to recommend to City Council the approval of the tentative preliminary plat of Countryside Estates #3 and #4 with the contingencies listed in the staff report.

Mr. Senesac and Mr. Pnacek stated they feel it meets all the criteria and they intend to support it. Mr. Stewart agreed. Mrs. Hanna stated the homes that are there are very nice looking homes and she presumes the new part of this development will look the same way. She will also vote for approval. Ms. Brown stated it is consistent with the adjacent properties and she will also vote in favor of this petition.

Vote:

YEAS: Brown, Hanna, Pnacek, Senesac and Stewart

NAYS: None

VACANCY: Two

ABSENT: King and Mead

Motion carried 5-0.

Motion by Senesac, seconded by Hanna to recommend to City Council the approval of the final preliminary plat of Countryside Estates #3 and #4 with the contingencies listed in the staff report.

Vote:

YEAS: Brown, Hanna, Pnacek, Senesac and Stewart

NAYS: None

VACANCY: Two

ABSENT: King and Mead.

Motion carried 5-0.

6. New Business

a. Initial overview of city initiated rezoning petitions for annexed property.

Mr. Baker stated there are six rezoning petitions that have been generated through recent annexations.

Zoning Petition #566, Wysong, 7550 Eastman Avenue. The property is located on the east side of Eastman, just north of the Feeney automobile dealership and Meijers. Two small parcels to the north and the east of this parcel will still remain in the township. This is the site of a pet food store. Staff is recommending RC Regional Commercial zoning for this property. The fairgrounds property and the airport are just across the street. The current zoning for this area includes LCMR to the east, RC to the north and south, and Agricultural across the street to the west.

Zoning Petition #567, City of Midland, 4594 (a) E. Wheeler Street. There have been three homes actually acquired and demolished in the past year. This property is adjacent to the landfill. The recommended zoning is Agricultural to combine with the existing landfill property.

Zoning Petition #568, City of Midland, 4594 (b) E. Wheeler, this property is also recommended to be zoned Agricultural to combine with the existing landfill. This property will also be used for future landfill expansion.

Zoning Petition #569, City of Midland, 4574 E. Wheeler – This property is also adjacent to the landfill and staff is recommending an Agricultural zoning classification.

Zoning Petition #570, 5217 Isabella Street. This property has been annexed by the property owner in order to obtain municipal services. Sandow Road is to the north. There is a church immediately to the west of the property and there are residences to the north. Orlo Drive, Welch and Laughton Drives are across M-20 from this property. You have multi-family and single family to the north, with commercial at the intersection of Sandow and M-20. Staff is proposing the zoning be RA-1 for this parcel.

Zoning Petition #571, 7412 Perrine Road, is contiguous to the city limits. They are seeking city utilities. This is in a residential area. There is RA-4 to the north in Winding Creek Subdivision. Alpine Meadows, a manufactured home community, zoned RD is across the street. The future land use map shows this as medium density residential. Staff is proposing the zoning be RA-4 for this parcel.

Mr. Senesac asked if the property owners were all in agreement with the proposed zoning classifications. Mr. Baker stated that they were. The city owns three of these properties.

7. **Communications**

Some people received the flyer about the renewable energy seminar that is coming up.

8. **Report of the Chairperson**

None

9. **Report of the Planning Director**

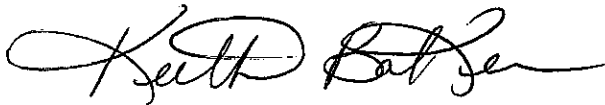
City Council did appoint two new members to the Planning Commission at last night's meeting. John Young, from Northwood, will be joining the Planning Commission at their April 13th meeting. Also Paul Ballard, from SVSU will be joining the Planning Commission at their next meeting.

City Council did approve the Northside Overlay District proposed by the Planning Commission. At their April 12th meeting, City Council will take action on the other ordinance changes proposed by the Planning Commission at their next meeting.

10. **Adjourn**

Adjournment at 7:30 p.m. was unanimously approved.

Respectfully submitted,



Keith Baker, AICP, CFM
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION