



Date: April 6, 2010

**STAFF MEMORANDUM TO THE PLANNING COMMISSION**

SUBJECT: SITE PLAN SP # 294

APPLICANT: Fisher Contracting Company

LOCATION: 94 Waldo Road

PROPOSED SQUARE FOOTAGE: 20,932 sq. ft.

AREA: Approximately 58 acres

ZONING: Industrial "A" & Industrial "B"

ADJACENT ZONING: North: Industrial "A" & LCMR  
East: Industrial "B"  
South: Industrial "B"  
West: Industrial "B"

ADJACENT DEVELOPMENT: North: Industrial  
East: Vacant  
South: Industrial/Vacant  
West: Industrial

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**REPORT**

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.

**At the March 23, 2010 Planning Commission meeting, this item was tabled until the April 13<sup>th</sup> meeting due to a lack of a quorum created as a result of excusing one commission member with an acknowledged conflict of interest.**

Please review the minutes of the March 9, 2010 meeting and the previous meeting packet for additional background information. The public hearing on this petition from the March 9, 2010 Planning Commission meeting can be reviewed at the City of Midland website ([www.midland-mi.org](http://www.midland-mi.org)) under streaming video.

There has been no additional public communication or correspondence received regarding the site plan since the public hearing held on March 9, 2010 nor since the item was tabled on March 23<sup>rd</sup>. The applicant has provided the required amended site plan showing the distances between the drive approaches and Waldo Rd.

### **CONTINGENCY ITEMS**

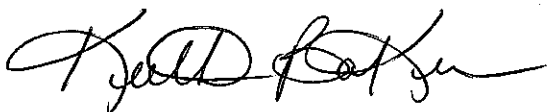
Based on consideration of the site plan thus far, staff feels approval of the site plan is warranted with the following contingencies:

1. The Storm water detention system is designed and constructed in accordance with the City of Midland Engineering Department specifications.
2. All landscaping shall comply with Article 6 of the Zoning Ordinance.
3. All exterior lighting shall comply with Section 3.12 of the Zoning Ordinance.
4. All exterior signage shall comply with Article 8 of the Zoning Ordinance.
5. All parking spaces shall comply with Section 5.01D of the Zoning Ordinance and be delineated by the "box" style striping.
6. The location, access and flow of any proposed fire hydrants and water service shall be in accordance with the City of Midland Fire Department and City of Midland Utility Department specifications.
7. All irrigation systems will comply with the City of Midland Water Department specifications.
8. That three driveways are permitted in accordance with Section 3.10 of the Zoning Ordinance.

### **PLANNING COMMISSION ACTION**

Staff currently anticipates that the Planning Commission will formulate a recommendation to City Council at its April 13, 2010 meeting. We further anticipate that on April 26, 2010 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,



Keith Baker, AICP  
Director of Planning & Community Development

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