

**MINUTES OF THE MEETING OF THE MIDLAND CITY PLANNING
COMMISSION
WHICH TOOK PLACE ON TUESDAY,
MAY 11, 2010, 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. Roll Call

PRESENT: Ballard, Brown, Hanna, King, Mead, Pnacek, Senesac, Stewart and Young

ABSENT: None

OTHERS PRESENT: Keith Baker, Planning Director, Cheri King, Community Development Specialist, and 7 others.

2. Approval of Minutes

Moved by Hanna, seconded by King, to approve the minutes of April 27, 2010 as written. Motion passed unanimously.

3. Public Hearings

None

4. New Business

a. "Complete Streets" policy presentation – Non Motorized Transportation Advisory Committee

In July of 2009, the City Council adopted the City of Midland's Non-Motorized Transportation (NMT) Plan. One of the goals of the plan is to develop a "Complete Streets" policy that would be utilized when designing proposed infrastructure projects. The guiding policy consideration for a Complete Streets policy is to design, operate and maintain designated city streets to promote safe and convenient access for all users. The policy does not bind the city to a prescribed set of design standards or financial investment for any future road improvements. It does set forth the intent that all future projects take NMT alternatives into consideration during the design process.

The Review Process for this policy is as follows:

- Outlined in NMT Plan
- Drafted with assistance from Engineering Dept.
- Reviewed by City Attorney's office
- NMT Committee review and adoption – April 15th
- Referral by City Council to Planning Commission for review on April 26th.
- It is now awaiting Planning Commission recommendation to City Council for final adoption.
- City Council will approve the policy and it will be implemented.

Requested Planning Commission action includes approving the resolution recommending the draft policy to the City Council for adoption.

Dave Waite, 6030 Emerson Court, stated part of the confusion with the policy is that it was written by a lawyer. Similar policies have been adopted by nine other communities in Michigan. There are a number of varieties. The policy sets out the intent – it is not for every street that is designed. They took a number of examples of policies from throughout the state, and built a document which was submitted to the Planning Director and Engineering Department. The intent has not changed. It will not be easy to re-write this document in terms that everyone can understand. Mr. Senesac stated he is in favor of this document but it is difficult to read. Mr. Waite stated they would be willing to take another look at this document but it would not change the document. He thinks they will have a difficult time changing the structure of the sentences due to the legal language used in the document.

Mr. Baker indicated the Planning Department can take a look at the document and see if they can make it more readable. Staff will bring it back at the next Planning Commission meeting with some restructured language that will make it more readable. No one on the Planning Commission stated they have a problem with what is trying to be accomplished. It just needs to be written more clearly.

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

None

6. Old Business

- a. **Site Plan No. 295 from Three Rivers Corporation on behalf of Community Mental Health for Central Michigan** for site plan review and approval of a 22,940 square foot mental health clinic located at 218 Fast Ice Drive on 4 acres. *(Tabled at the April 27, 2010 meeting.)*

Motion by Hanna, seconded by Senesac, to remove the petition from the table. Motion carried 9-0.

Mr. Baker reviewed the site plan. Its location at 218 Fast Ice Drive. It encompasses 22,940 sq. ft. on four acres. The zoning is LCMR. The Planning Commission held a public hearing on April 13, 2010. The site is located on the northeast corner of Fast Ice Drive, with Rockwell Drive to the east, Bay City Road to the north, and the US-10 interchange further to the east. The city's ice arena is just to the northwest of this site. There is Midland County property which encompasses the jail to the south.

Questions raised at the public hearing included that the visibility is poor at the proposed driveway location. Recommendations were provided from the traffic engineering consultants. The applicant has redesigned the driveway and detention area to reflect the recommendations of the traffic consultant and the city. City departments have approved the new alignment for fire and transit vehicles.

The city's largest fire suppression vehicle can now maneuver the turn around, along with the Dial-A-Ride buses. The drive approach is located on the south side of the parcel. All the items recommended by the Planning Commission at prior meetings have been addressed. The recommendation this evening is to recommend approval of Site Plan No. 295, for the proposed development of a 22,940 sq. ft. facility at 218 Fast Ice Drive. As the driveway is being proposed, the driveway would not be right-turn only. The intent of the petitioners is to alleviate the need to do a right-turn-in and right-turn-out. This is one of the two alternatives recommended by the city's traffic engineer. Three parking spaces were lost when the turn-around was re-designed. Mr. Senesac asked if there were to be a number of accidents in the future, could access be restricted to right-turn-in and right-turn-out. Mr. Baker stated he would have to check on this issue.

George Roman, Mt. Pleasant, Michigan, is on the Mental Health Facilities board. They have a large building with only one entrance and it is in a residential area with a lot of traffic in Mt. Pleasant. They have not had any problems. If there were to be an accident, they would voluntarily take action because they do not want accidents around their building.

There were no public comments either in support of or in opposition to this petition.

Motion by Mead, seconded by Ballard, to recommend to City Council the approval of Site Plan No. 295 from Three Rivers Corporation on behalf of Community Mental health for Central Michigan for approval of a 22,940 square foot mental health clinic located at 218 Fast Ice Drive on 4 acres 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. A total of 147 parking spaces shall be provided.
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. They now are.
7. All water connections and irrigation systems will comply with the City of Midland Water Department specifications. This contingency has been met.
8. Two driveways are permitted in accordance with Section 3.10 of the Zoning Ordinance

Mr. Senesac stated the site plan we are looking at now is the best they will be able to do with the curve in the road. He is comfortable that, if there is a traffic problem there, the petitioners will take action on their own. Mr. Mead stated he is pleased that the petitioner has been so responsive in making recommended changes and he plans to support the petition.

Vote:

YEAS: Ballard, Brown, Hanna, King, Mead, Pnacek, Senesac, Stewart and Young

NAYS: None

ABSENT: None

Motion carried 9-0.

7. **Communications**

None

8. **Report of the Chairperson**

None

9. **Report of the Planning Director**

Planning Commissioners received a flyer that the Center City Authority Board is hosting an open house on Tuesday, May 25th, from 5:00 p.m. to 6:30 p.m. in City Council Chambers, just prior to the Planning Commission meeting scheduled for that evening. They are notifying the 200+ business owners in the area by letter of this meeting.

The work session minutes have been provided for review. They will be formally adopted at the next meeting. No other work sessions are planned at this point.

10. **Adjourn**

Adjournment at 7:46 p.m. was unanimously approved.

Respectfully submitted,



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

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