

**MINUTES OF THE MEETING OF THE PLANNING COMMISSION,
WHICH TOOK PLACE ON TUESDAY, JANUARY 25, 2000, 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. Roll Call.

PRESENT: Commission members - Baker, McCann, Geisler, Lind, Rapanos, Sasaki, Senesac, Slicker, Wieland

ABSENT: None

OTHERS PRESENT: James Schroeder, Secretary; Mark Ostgarden, City Planner; Cheri Standfest, Administrative Assistant; and 25 others

2. Approval of the minutes of the meeting of January 11, 2000.

It was moved by Sasaki, seconded by Slicker, to approve the minutes of the meeting of January 11, 2000. Motion carried.

3. Public hearing.

Zoning Petition No. 453 – the request of Tammy VanSumeren, on behalf of Family Video, to rezone property on the southwest corner of Washington and Cambridge Streets from Office-Service 2 to Business B-2 (see transcript).

Chairman Wieland indicated that a request for action had been received. In order to determine the Commission's possible action, he requested that, at this time, a decision be made whether it would be brought up under New Business, so as to not require the petitioner to remain until later in the meeting. Lacking any motion to consider, the Chairman indicated it would be brought up for consideration at the Planning Commission meeting on February 8.

4. Public Comments.

There were no public comments.

5. Old Business.

a. Consideration of Zoning Petition No. 451 – the request of Judith Rapanos to rezone property on the west side of Waldo Avenue south of Bay City Road from Residential A-4 to Office-Service 2.

The Planning Director reviewed the petition and provided information to the Commission concerning the parking during the noon hour in the past two weeks.

Julie Keil, speaking for the petitioner, reiterated the need for additional parking to serve the restaurant, and while acknowledging that the recent parking demand was low, suggested that the reason for that is the time of the year and the concern about the lack of parking by possible restaurant customers.

At this time, the Commission undertook a discussion, with the majority of the Commission expressing support for the rezoning so as to allow expansion of the parking. There was a recognition that the process for accomplishing this may not be in accord with standard zoning practices. Several members felt that it would be an improvement to the situation

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and that, because of changing conditions, additional commercial development in the area might be expected in the future.

It was moved by McCann, seconded by Geisler, to recommend to City Council approval of Zoning Petition No. 451.

Vote on the motion:

YEAS: Baker, Geisler, McCann, Sasaki, Slicker, Wieland

NAYS: Lind, Senesac

ABSTENTION: Rapanos

- b. **Consideration of Zoning Petition No. 452** – the request of the Midland Economic Development Council to rezone the southeasterly 25 feet of Lots 4 and 5, Block 5, Carpenter and Hines Addition, from Office-Service 2 to Business B-1.

The Planning Director reviewed the staff report related to the petition, noting that the proposed zoning would only extend 25 feet into the property. Letters from a number of residents in the near vicinity were summarized for the Commission. These letters expressed support for the proposed rezoning and development.

There were no additional public comments. The Commission undertook a discussion, with a unanimous indication of support for the action with notations that it provides a good solution to the problems in the immediate area. Some concern was expressed about the details of the actual development, but it was recognized that this is a zoning action, and a site plan review would be a related step in the process.

It was moved by Sasaki, seconded by Senesac, to recommend to City Council approval of Zoning Petition No. 452.

Vote on the motion:

YEAS: Baker, Geisler, Lind, McCann, ^{Rapanos} Sasaki, Senesac, Slicker, Wieland

NAYS: None

ABSENT: None

It was noted for both Zoning Petition 451 and 452 that the City Council would receive these at its meeting on January 31, with a public hearing and decision likely occurring on February 28.

- c. **Public Comments on Access Management Proposals.**

The Planning Director reviewed comments received from the public via telephone, mail, or meetings. Concerns were summarized as focusing on the definition of and problems associated with temporary drives, joint-use drives, nonconforming drives, and spacing limitations. Questions were raised about how the requirements would be implemented.

Chairman Wieland noted that the purpose of the meeting is to receive any public comments about access management. Mr. John Rapanos made comments, expressing concerns about requirements pertaining to joint-use driveways. These included ensuring

*corrected by action of the
P. Commission on 2-8-00*

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maintenance, liability, and also his comments raised questions about vehicle storage requirements for exiting, site dimensions as set forth in the proposed ordinance, the appeals process, and how the proposal would fit into the site plan review process.

Mr. John Roberge raised questions concerning the access provisions for smaller pieces of property in older parts of the City.

Mr. Dick McCreadie, while stating support for the concept, raised questions about the workability of shared driveways and potential liability issues arising from that.

The Commission suggested that a work session be held at its meeting on February 8, to further discuss access control provisions.

6. New Business.

a. Zoning of Annexed Property.

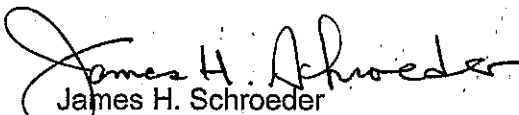
The Planning Director proposed zoning classifications for newly annexed properties. These include two areas along the west side of Vance Road and one northeast of the intersection of Letts and Perrine. It was recommended that the Planning Commission initiate actions to zone the Vance Road properties to Residential A-1, and that prior to starting a formal zoning action for the Perrine-Letts property, a letter be sent to the owner asking for input on land use and zoning.

The Commission directed staff to initiate a formal action for the Vance Road properties and communication with the owner of the Perrine-Letts property for in put.

- b. The Planning Director noted the MSPO training sessions in the near future, and asked interested Commission members to contact the department so that arrangements can be made for attendance.

It was moved by McCann, seconded by Geisler, to adjourn. Motion carried, and the meeting adjourned at 8:55 p.m.

Respectfully,


James H. Schroeder
Secretary

JHS:cjr