

**SUMMARY REPORT TO CITY MANAGER  
for City Council Meeting of 6-12-06**

**SUBJECT:** Site Plan No. 253 – Three Rivers Corporation on behalf of Members  
First Credit Union.

**PLANNING COMMISSION PUBLIC HEARING:** May 23, 2006.

**PLANNING COMMISSION ACTION:** Recommendation of approval.

**SUMMARY:** THIS RESOLUTION WILL APPROVE A SITE PLAN TO  
CONSTRUCT A 22,173 SQUARE FOOT ADDITION AT 600 WEST WACKERLY  
STREET ON 3.11 ACRES.

**ITEMS ATTACHED:**

1. Letter to City Council setting forth Planning Commission action.
2. Resolution for City Council Action.
3. Staff Report to the Planning Commission dated May 18, 2006.
4. Planning Commission minutes of May 23, 2006.
5. Location map.
6. Site Plan.

**CITY COUNCIL ACTION:**

1. Public hearing is not required.
2. 3/5 vote required to approve resolution.



Jon Lynch, AICP  
Assistant City Manager

JL/djm

5-8-06



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June 8, 2006

Honorable Mayor and City Council  
City Hall - 333 West Ellsworth Street  
Midland, Michigan

Dear Councilmen:

At its meeting on Tuesday, May 23, 2006, the Planning Commission considered Site Plan No. 253, the request of Three Rivers Corporation on behalf of Members First Credit Union to construct a 22,173 square foot addition at 600 West Wackerly Street on 3.11 acres.

The following action was taken:

It was moved and seconded that the Planning Commission recommend to City Council approval of the original Site Plan No. 253 contingent upon:

1. The stormwater detention system is designed and constructed in accord with Engineering Department requirements.
2. All exterior lighting adheres to Section 3.12 of the Zoning Ordinance.
3. All landscaping adheres to Article 6 of the Zoning Ordinance.
4. All parking spaces must be delineated with "box" style striping.
5. Any proposed site signage adheres to Article 8 of the Zoning Ordinance.

Vote on the motion:

YEAS: Eyre, Jocks, Mead, Rapanos and Senesac  
NAYS: None  
ABSENT: Gaynor, Kozakiewicz, Svenson

Attached is a resolution reflecting approval of the site plan.

Respectfully,

Jon Lynch, AICP  
Assistant City Manager

LETTER OF TRANSMITTAL – Site Plan #253



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BY COUNCILMAN

WHEREAS, the City Council has received the recommendation of the City Planning Commission for approval of Site Plan No. 253, the request of Three Rivers Corporation on behalf of Members First Credit Union to construct a 22,173 square foot addition at 600 West Wackerly Street on 3.11 acres; and

WHEREAS, the City Council has reviewed the proposed Site Plan No. 253 in accord with the provisions set forth in Sections 27.02(A) and 27.06(A) of the Zoning Ordinance of the City of Midland; now therefore

RESOLVED, that the City Council does hereby approve Site Plan No. 253, contingent upon the following:

1. The stormwater detention system is designed and constructed in accord with Engineering Department requirements.
2. All exterior lighting adheres to Section 3.12 of the Zoning Ordinance.
3. All landscaping adheres to Article 6 of the Zoning Ordinance.
4. All parking spaces must be delineated with "box" style striping.
5. Any proposed site signage adheres to Article 8 of the Zoning Ordinance.

YEAS:

NAYS:

ABSENT:

I, Selina Tisdale, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a      yea vote of all the Councilmen present at a regular meeting of the City Council held Monday, June 12, 2006.

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Selina Tisdale, City Clerk

Site Plan No. 253



Date: May 18, 2006

## STAFF REPORT TO THE PLANNING COMMISSION

**SUBJECT:** SITE PLAN SP #253 MEMBERS FIRST CU

**APPLICANT:** Three Rivers Corporation

**LOCATION:** 600 W WACKERLY ST

**PROPOSED:** Bank expansion

**SQ. FT.:** 22,173

**AREA:** 3.11 Acres

**ZONING:** RC – Regional Commercial

**ADJACENT ZONING:** North: Regional Commercial  
East: Regional Commercial  
South: Office Service (across W. Wackerly)  
West: Office Service

**ADJACENT DEVELOPMENT:** North: US-10 Highway  
East: Medical Office Bldg.  
South: Medical Office Bldg.  
West: Office Bldg.

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### REPORT

On behalf of Members First Credit Union, Three Rivers Corporation has filed a site plan for consideration by the City of Midland. The proposed development will consist of a 22,173 sq. ft., two story bank and office building addition to existing, one-story, 5,258 sq. ft. bank located at 600 West Wackerly Street.

A site plan review is required for this project by Section 27.02(A) of the Zoning Ordinance. Section 27.06(A) of the Zoning Ordinance states that: "The following criteria shall be used as a basis upon which site plans will be reviewed and approved:"

**BASIS FOR ACTION**

1. **Adequacy of Information**

The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed uses and structures.

ADEQUATE INFORMATION HAS BEEN PROVIDED.

2. **Site Design Characteristics**

All elements of the site design shall be harmoniously and efficiently organized in relation to topography, the size and type of parcel, the character or adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted by this Ordinance.

THE PROPOSED ADDITION IS PART OF AN EXISTING BANK USE AND IS BEING DEVELOPED ON ADJACENT VACANT LAND WHICH WILL NOT IMPEDE ON ADJACENT LAND USES.

3. **Appearance**

Landscaping, earth berms, fencing, signs, walls and other similar site features shall be designed and located on the site so that the proposed development is aesthetically pleasing and harmonious with nearby existing or future developments.

THE PROPOSED DEVELOPMENT WILL BE LANDSCAPED IN ACCORDANCE WITH ARTICLE 6 OF THE ZONING ORDINANCE.

4. **Compliance with District Regulations**

The site plan shall comply with the district requirements for height of building, lot size, lot coverage, density, and all other requirements set forth in the Schedule of Regulations (Article 26.00) unless otherwise provided in this Ordinance.

THERE IS NO MAXIMUM HEIGHT, MINIMUM LOT SIZE, LOT COVERAGE OR DENSITY REQUIREMENTS IN THE RC DISTRICT. THERE IS A 25 FOOT FRONT YARD SETBACK REQUIREMENT. THIS BUILDING ADDITION WILL BE SET BACK 90 FEET FROM THE FRONT PROPERTY LINE.

a. **Site Condominiums**

In the case of site condominiums, the boundaries of each condominium unit may encompass an area that is at least

equivalent to the minimum lot area requirements. Alternatively, these regulations may be applied by requiring that the site condominium unit shall be equivalent to the area of the lot where a principal building can be constructed (equivalent to a building envelope) and there shall be a limited common element associated with each site condominium unit so that said condominium unit and associated limited common element shall be at least equivalent to the minimum lot area requirements.

In addition, site condominium projects shall comply with all applicable design standards which have been developed for similar types of development in the City, as described in the Zoning Ordinance and other applicable local county, and state ordinances, laws and regulations, including but not necessarily limited to requirements for streets, blocks, lots, utilities, and storm drainage. These requirements and specifications are hereby incorporated and are made a part of this Ordinance by reference.

NOT APPLICABLE

b. **Detached Condominiums**

In the case of detached condominiums, these regulations shall be applied by requiring that the detached condominium units comply with the requirements governing minimum distance between buildings, attachment of buildings, and other applicable requirements for the district in which the project is located. Furthermore, proposed detached condominium projects shall not exceed the maximum permitted density for the district in which the project is located, as determined on the basis of minimum lot size standards in Article 26.00.

In addition, detached condominium projects shall comply with all applicable design standards which have been developed for similar types of development in the City, as described in the Zoning Ordinance and other applicable local, county, and state ordinances, laws and regulations, including but not necessarily limited to requirements for streets, blocks, lots, utilities, and storm drainage. These requirements and specifications are hereby incorporated and are made a part of this Ordinance by reference.

NOT APPLICABLE

5. **Preservation and Visibility of Natural Features**

Natural features shall be preserved as much as possible, by minimizing tree and soil removal alteration to the natural drainage course and the amount of cutting, filling, and grading.

THE LANDSCAPING PLANS SHOWS THAT FOUR EXISTING DECIDUOUS TREES WILL BE PRESERVED.

6. **Privacy**

The site design shall provide reasonable visual and sound privacy. Fences, walls, barriers, and landscaping shall be used, as appropriate if permitted, for the protection and enhancement of property and the safety and privacy of occupants and uses.

THE SITE IS SURROUNDED BY SIMILAR OFFICE USES AND THUS NO ADDITIONAL VISUAL OR SOUND PRIVACY IS REQUIRED.

7. **Emergency Vehicle Access**

All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.

ADEQUATE EMERGENCY VEHICLE ACCESS WILL BE PROVIDED.

8. **Ingress and Egress**

Every structure or dwelling unit shall be provided with adequate means of ingress and egress via public or private streets and pedestrian walkways.

SUFFICIENT INGRESS AND EGRESS WILL BE PROVIDED TO THE SITE.

9. **Pedestrian Circulation**

Each site plan shall provide a pedestrian circulation system, which is insulated as completely as is reasonably possible from the vehicular circulation system.

NO PUBLIC SIDEWALKS EXIST ON THE NORTH SIDE OF W. WACKERLY. HOWEVER, PUBLIC SIDEWALK HAS BEEN CONSTRUCTED ON THE SOUTH SIDE OF W. WACKERLY.

10. **Vehicular and Pedestrian Circulation Layout**

The layout of vehicular and pedestrian circulation systems shall respect the pattern of existing or planned streets or pedestrian or bicycle pathways in the vicinity of the site. The width of streets and drives shall be appropriate for the volume of traffic they will carry in accordance with subsection 3.10. In order to insure public safety and promote efficient traffic flow and turning movements, the applicant may be required to limit street access points or construct a secondary access road.

THE NEW DRIVEWAY ENTRANCE, PROPOSED ON THE EAST SIDE OF THE SITE, HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 3.10 OF THE ZONING ORDINANCE.

11. **Parking.**  
The proposed development shall provide adequate off-street parking in accordance with the requirements in Article 5.00 of this ordinance.

PARKING FOR THIS SITE IS BASED ON TWO ZONING ORDINANCE USE CATEGORIES. THE PETITIONER HAS DETERMINED THAT THE FIRST FLOOR PARKING IS BASED ON A BANK USE, WHICH REQUIRES 1 SPACE PER 150 SQ. FT. OF FLOOR AREA AND THE SECOND FLOOR AND BASEMENT IS AN OFFICE USE, WHICH IS BASED ON ONE SPACE PER 300 SQ. FT. OF FLOOR AREA.

STAFF CONCURS WITH THE PETITIONER, BASED ON THE PRESENTED DOCUMENTATION, THAT SUFFICIENT PARKING HAS BEEN PROPOSED TO ACCOMMODATE THE USES PRESENT ON THIS SITE.

THE ZONING ORDINANCE WILL REQUIRE 106 PARKING SPACES AND THE PETITIONER IS PROPOSING 112 PARKING SPACES.

THE PARKING LOT MUST ALSO MAINTAIN A 10 FOOT SETBACK FROM THE STREET LOT LINE.

12. **Drainage**  
The project must comply with the City's Stormwater Ordinance.

STORMWATER RUNOFF AND DETENTION WILL NEED TO COMPLY WITH THE ENGINEERING DEPARTMENTS REQUIREMENTS. A STORMWATER DETENTION POND IS BEING PROPOSED ON THE EAST SIDE OF THE SITE.

13. **Soil Erosion and Sedimentation**  
The proposed development shall include measures to prevent soil erosion and sedimentation during and upon completion of construction, in accordance with current State, County, and City standards.

SOIL EROSION CONTROL MEASURES WILL BE PERMITTED AND MONITORED BY THE CITY'S BUILDING DEPARTMENT.

14. **Exterior Lighting**  
Exterior lighting shall be designed so that it is deflected away from adjoining properties and so that it does not impede vision of drivers along adjacent streets and comply with the provisions in Section 3.12.

ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 3.12 OF THE ZONING ORDINANCE. ALL EXTERIOR ILLUMINATION SHALL BE FULLY SHIELDED AND NOT EXCEED 1.0 FOOT CANDLE AT THE PROPERTY LINE.

15. **Public Services**

Adequate services and utilities, including water, sewage disposal, sanitary sewer, and stormwater control services, shall be available or provided, and shall be designed with sufficient capacity and durability to properly serve the development. All streets and roads, water, sewer, and drainage systems, and similar facilities shall conform to the design and construction standards of the City.

ADEQUATE PUBLIC UTILITIES ARE BEING PROPOSED FOR THIS SITE.

16. **Screening**

Off-street parking, loading and unloading areas, outside refuse storage areas, and other storage areas shall be screened by walls or landscaping of adequate height and shall comply with Articles 6.00 and 7.00 of this Ordinance. All roof-top mechanical equipment shall be screened from view from all residential districts and public roadways.

THE NEW PARKING FACILITIES WILL BE PROPERLY SCREENED FROM W. WACKERLY IN ACCORDANCE WITH ARTICLE 6 OF THE ZONING ORDINANCE.

17. **Health and Safety Concerns**

Any use in any zoning district shall comply with all applicable public health, pollution, and safety laws and regulations.

ALL APPLICABLE HEALTH AND SAFETY CONCERNS HAVE BEEN ADDRESSED.

18. **Sequence of Development**

All development phases shall be designed in logical sequence to insure that each phase will independently function in a safe, convenient and efficient manner without being dependent upon subsequent improvements in a later phase or on other sites.

NOT APPLICABLE

19. **Coordination with Adjacent Sites**

All site features; including circulation, parking, building orientation, landscaping, lighting, utilities, common facilities, and open space shall be coordinated with adjacent properties.

THE PROPOSED DRIVEWAY ENTRANCE WILL NOT IMPEDE VEHICULAR CIRCULATION FROM ADJACENT SITES.

20. **Signs.**

All proposed signs shall be in compliance with the regulations in Article 8.00 of this Ordinance.

NO SIGNAGE HAS BEEN IDENTIFIED ON THIS SITE PLAN. ALL PROPOSED SIGNAGE SHALL COMPLY WITH ARTICLE 8 OF THE ZONING ORDINANCE.

### CONTINGENCY ITEMS

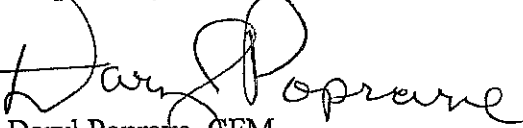
Based on consideration of the site plan thus far, staff feels approval of the site plan #253 is warranted with the following contingencies:

1. The stormwater detention system is designed and constructed in accordance with Engineering Dept. requirements.
2. All exterior lighting adheres to Section 3.12 of the Zoning Ordinance.
3. All landscaping adhere to Article 6 of the Zoning Ordinance.
4. All parking spaces must be delineated with "box" style striping.
5. Any proposed site signage adheres to Article 8 of the Zoning Ordinance.

### PLANNING COMMISSION ACTION

Staff currently anticipates that the Planning Commission will take action on this request, formulating a recommendation to the City Council, during its regular meeting of June 13, 2006. We further anticipate that on June 26, 2006 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,



Daryl Poprave, CFM  
City Planner



**THREE RIVERS**  
CORPORATION

**RECEIVED**  
MAY 09 2006  
PLANNING DEPT.

May 9, 2006

Midland Planning Commission

Mr. Daryl Poprave,

I am writing this letter to you to request that the Planning Commission take action to approve the Members First Credit Union Site Plan approval package submitted by our company. The action would take place at the first formal Planning Commission Meeting on May 23, 2006. Our construction timeline is very tight. The owner needs to occupy the building June first of 2007. We are trying to get the shell of the structure in place and sealed from the elements before the end of October this year. The Construction will not start until June of this year thus making the timeline very tight.

Regards.

Randy Sherman  
Vice President of Design  
Three Rivers Corporation  
989-631-9726

**MORE THAN CONSTRUCTION**

3069 Vantage Point Drive P.O. Box 1467 Midland, MI 48641-1467  
Phone: 989-631-9726 Fax: 989-631-7402 Email: info@trcccompany.com Web: www.trcccompany.com

**MINUTES OF THE MEETING OF THE PLANNING  
COMMISSION,  
WHICH TOOK PLACE ON TUESDAY, MAY 23, 2006,  
7:00 P.M.,  
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

**1. Roll Call**

**PRESENT:** Eyre, Jocks, Mead, Rapanos, and Senesac

**ABSENT:** Kozakiewicz, Gaynor and Svenson

**OTHERS PRESENT:** Jon Lynch, Assistant City Manager; Daryl Poprave, City Planner; Cheri Standfest, Community Development Specialist and 12 others.

**2. Approval of Minutes**

**Regular Meeting of May 9, 2006.**

It was moved by Mead and supported by Jocks to approve the minutes of May 9th. The minutes were unanimously approved.

**3. Public Hearing**

**a. Site Plan No. 253** – Consideration of a petition initiated by Three Rivers Corporation, on behalf of Members First Credit Union, for approval of a site plan including a 21,215 square foot building addition on 3.11 acres located at 600 West Wackerly Street.

The City Planner showed Site Plan No. 253. The site is currently occupied by Members' First Credit Union, across from the 555 Medical Office facility. The property is zoned RC. Across the street is a fair amount of office service. South of the office service is various residential from RB to RA-1. This site plan is for the 21,215 sq. ft. office building. The current building is located to the west of the proposed addition. They are going to add the building to the east along with a lot of parking and some storm water detention. They will move the eastern most curb cut further to the east. Directly adjacent to that is a doctor's medical office. The front yard setback requirement is 25 feet. This building will be set back 90 feet from the front property line. They will save approximately four existing trees. They will be landscaping heavily. There is no sidewalk on the W. Wackerly frontage. It is all on the south side of W. Wackerly Road. Parking is based on two use categories, the first floor is based on the banking category. The second story is based on the office category. The second story and the basement are just used as offices for the credit union. The ordinance requires 116 spaces and they show 112 spaces. Storm water detention is located on the east side of the site. Because they are surrounded by like uses, there is no additional screening required.

Randy Sherman, Three Rivers Corporation, 1901 Trailwood Circle, Midland. He stated he has nothing more to add. The lower level will be used for the storage of records. There is no plan to lease space to another tenant. The old landscaping will meet the requirements of the new ordinance. There will not be a significant difference between the two landscaped areas. There are plenty of trees on the property. The landscaping exceeds the current ordinance requirements.

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

**b. Zoning Text Amendment No. 143A** – Consideration of a petition initiated by City staff to a zoning text amendment to allow for conditional rezoning of property.

This topic arose out of the April 2006 training session for the Planning Commission. The topic of discussion is referred to as "conditional rezoning". The terminology is not reflected in the act that allows for this tool. There has been quite a bit of discourse in the planning profession as to what this should be called. Conditional zoning, conditional rezoning, conditional use are all terms that have been used for this. Conditional Rezoning has been allowed by Public Acts 577, 578 and 579. Public Act 579 amends the City and Village Zoning Act. It was signed by Governor Granholm in January, 2005. It requires the voluntary initiation by the property owner. It specifies a time period to satisfy the conditions. It discusses the reversion to the previous zoning if the conditions are not satisfied. The Act is rather brief. It left open several questions regarding the tool. What is the technique called? Can uses not permitted in the district be allowed via conditional zoning? Are other approvals (site plan, variance, conditional use) still required? Can off-site improvements be required as a condition?

What is the relationship to the master plan? Is reversion automatic if approved development does not proceed? Can a site plan be required in conjunction with a conditional rezoning application? Can the conditions ever be changed after they are approved?

Over the last year or so, planning commissions have struggled with these open issues. They have attempted to find resolution to these open issues. They have decided to allow specific ordinance language that is used for the planning tool. Staff has provided a draft of an ordinance amendment that would modify the provisions of Article 30 of our zoning language. Article 30 – Section E.

When a petitioner presents a rezoning request, he usually has something specific in mind. It is not uncommon for a petitioner to stand before you and tell you how they desire to use the property once the zoning is changed. They may even present a site plan for the new use. However, staff continues to tell the Planning Commission that, once the zoning is changed, they can place any use allowed in that district on that property. There are 12 sections to this article:

1. Intent
2. Application and Offer of Conditions
3. Planning Commission Review
4. City Council Review
5. Approval
6. Compliance with Conditions
7. Time period to Establish Use
8. Reversion of Zoning
9. Subsequent Rezoning of Land
10. Amendment of Conditions
11. City Right to Rezone
12. Failure of Offer Conditions

No one spoke either in favor of or in opposition to this zoning text amendment.

**4. Public Comments** (not related to agenda items)

None

**5. Old Business**

**a. Site Plan No. 252** – Consideration of a petition initiated by Helger Construction Company, on behalf of Feeny Chrysler, for approval of a site plan including a 13,000 square foot body and paint shop on 7.13 acres located at 7400 Eastman Avenue.

Mr. Poprave provided a summary of the information from the public hearing. The site is located at 7400 Eastman Avenue. It is located on the east side of Eastman Avenue, across from the Fairgrounds, north of Joe Mann Blvd. It is located directly north of the Meijer store.

The site plan is a 1300 sq. ft. body shop and wash bay. This site was previously constructed in 1999. All of the site features were constructed at that time. There is not a lot of new additional site work for review.

Mr. Eyre asked about the signage on the property. The staff report indicates they already have more signage than is permitted. Mr. Poprave stated that if they wanted additional signage on the building, they would have to amend what they have or seek a variance from the Zoning Board of Appeals.

Sean, of Helger Construction represented the petitioner. There is some new signage above the new doors. They will not be added, they are only there on

the site plan to depict where the bays will be. No one spoke either in favor of or in opposition to this petition.

Mr. Rapanos stated he feels the applicant seems to have met all the requirements and he is in favor of the project. Mr. Mead agreed with Mr. Rapanos. This looks very nice and he feels it will be a nice addition to the existing facility. Mr. Eyre agreed, as did Mr. Jocks. Mr. Senesac asked about the four contingencies listed in the staff report. Mr. Poprave stated they still apply.

It was moved by Eyre and supported by Rapanos to recommend approving Site Plan No. 252 with the following contingency items:

1. Stormwater detention system is re-verified to determine that it can handle the new runoff.
2. Verification that the private sanitary system will handle the additional capacities.
3. New and relocated exterior lighting shall be fully shielded and not exceed 1.0 foot candle of illumination at the property line.
4. Any new or restriped parking spaces must be delineated with "box" style striping.

The vote proceeded as follows:

YEA: Eyre, Jocks, Mead, Rapanos and Senesac

NAY: None

ABSENT: Gaynor, Kozakiewicz, Svenson

The motion was approved 5-0.

**b. Conditional Use Permit No. 21** – Consideration of a petition initiated by Robert LaBelle on behalf of Verizon Wireless to approve a conditional use permit to allow construction of a 140' tall monopole tower located east of Elisenal Drive, north of Wal-Mart.

Mr. Poprave showed the proposed site. It is 135 feet in from the property line. The petitioner went through a zoning variance last Tuesday. The variance was granted from the Zoning Board of Appeals. They granted him 149 feet in height. This came from the FAA requirements that they could build up to 149 feet in height. The tower is approximately 135 feet from the zoning boundary. The petitioner would have to move the tower up to 14 feet to the west, depending upon the height of the tower. The road access to the tower would have to be plowed in the winter.

Mr. Rapanos asked about the fact that the land is leased. When cell towers are no longer needed, is there some requirement that these towers must be removed? Mr. Poprave stated that there is a condition that the towers are removed if they are no longer needed.

Mr. LaBelle spoke on behalf of the applicant. The total length of the access road is 120 feet. It is 20 feet wide. At either location on the site, they will be able to meet the requirements for setbacks for the tower. All the conditions will be satisfied by the

cellular tower company. Currently, the zoning ordinance encourages 120 foot poles. That is why you are getting all the other poles out there. There is no co-location on these towers. In order to promote co-location, they will go to 140 feet at a minimum. They will agree co-location. They are required by the telecommunications act to allow co-location on their towers.

Mr. Mead asked how often these towers are maintained. The petitioner stated these towers require very little maintenance. They usually visit the towers about four times per year to check on it. They will arrange to have the road plowed in the winter. Mr. LaBelle stated they can get at least two more cellular companies on their tower. No one spoke either in favor of or in opposition to this request.

Mr. Mead stated the petitioner seems to have answered all the questions they had at their last meeting. Mr. Rapanos stated this looks like another clean site plan and he is in favor of this for the community. Mr. Eyre and Mr. Jocks agreed.

It was moved by Mead and supported by Eyre to approve Conditional Use Permit No. 21 along with the following contingency items:

1. The equipment shelter is setback at least 25 feet from the front property line as required by the Zoning Ordinance.
2. All barbed wire is removed from the proposed site fence.
3. The access driveway is constructed of sufficient material to support a 60,000 lb. fire apparatus in all weather conditions.
4. The maintenance/removal affidavit is provided to the City Attorney prior to Conditional Use Permit approval.
5. The petitioner agrees to co-location requirements set forth in the Zoning Ordinance.

The vote proceeded as follows:

YEA: Eyre, Jocks, Mead, Rapanos and Senesac  
NAY: None  
ABSENT: Gaynor, Kozakiewicz and Svenson

The motion was approved 5-0.

## 6. New Business

**Site Plan No. 253** – Consideration of a petition initiated by Three Rivers Corporation, on behalf of Members First Credit Union, for approval of a site plan including a 21,215 square foot building addition on 3.11 acres located at 600 West Wackerly Street.

They would like to see this petition acted upon tonight because it would give them two extra weeks in the construction season. It could be taken up by City Council at their June 12<sup>th</sup> meeting.

Mr. Mead stated he thinks he can deal with this tonight. However, there are three members of the commission that are absent tonight. He feels the process of having two weeks between the petition presentation and the deliberation is a good process. It gives the commissioners the opportunity for additional input as well as members of the public an opportunity to provide input. Mr. Jocks stated he thinks this site plan fits in with the surrounding property. This site plan is fairly straight forward and the commissioners can deal with this in a timely manner.

It was moved by Mead and supported by Eyre to move ahead with the Member's First Credit Union site plan approval:

The vote proceeded as follows:

YEA: Eyre, Jocks, Mead, Rapanos and Senesac  
NAY: None  
ABSENT: Gaynor, Kozakiewicz and Svenson

The motion was approved 5-0.

Mr. Rapanos stated this is another good site plan. The petitioner is prepared and has taken care of all the concerns from staff. Mr. Eyre stated that all the conditions are fairly straight forward and he is in support of this site plan. Mr. Mead stated this adds to the neighborhood and he is also in favor of this site plan. Mr. Jocks agreed.

It was moved by Eyre and supported by Rapanos to recommend approval of Site Plan No. 253 with the stated contingencies.

The vote proceeded as follows:

YEA: Eyre, Jocks, Mead, Rapanos and Senesac  
NAY: None  
ABSENT: Gaynor, Kozakiewicz and Svenson

The motion was approved 5-0.

## **7. Communications**

None

- 8. Report of the Chairman** - Mr. Senesac discussed the meetings held last week for additional public input on the master plan. Approximately 30 people attended these meetings at the Holiday Inn. There were many people there who would not have been at City Hall.

The Chairman stated he will appoint the nominating committee at the next meeting.

There is a meeting for the Master Plan on Thursday, June 1<sup>st</sup> and this will be

primarily to discuss traffic issues. The public is invited to provide input at this meeting.

**9. Report of the Planning Director**

**CITY COUNCIL**

*June 12<sup>th</sup>*

PUBLIC HEARINGS

- Petition No. 530 – Consideration of a petition initiated by John Rapanos to rezone approximately 10 acres located at 4203 East Ashman Street from Industrial zoning to Residential B zoning.
- Conditional Use Permit No. 22 – Consideration of a petition initiated by Tom McCann to approve a conditional use permit to allow placement of a single family home on property zoned Office Service located at 416 George Street.

ACTION ITEMS

- Site Plan No. 252 – Consideration of a petition initiated by Helger Construction Company, on behalf of Feeny Chrysler, for approval of a site plan including a 13,000 square foot body and paint shop on 7.13 acres located at 7400 Eastman Avenue.
- Conditional Use Permit No. 21 – Set public hearing to consider a petition initiated by Robert LaBelle on behalf of Verizon Wireless to approve a conditional use permit to allow construction of a 140' tall monopole tower located east of Elisenal Drive, north of Wal-Mart. (public hearing June 23<sup>rd</sup>)

*June 23<sup>rd</sup>*

PUBLIC HEARINGS

Conditional Use Permit No. 21 – Set public hearing to consider a petition initiated by Robert LaBelle on behalf of Verizon Wireless to approve a conditional use permit to allow construction of a 140' tall monopole tower located east of Elisenal Drive, north of Wal-Mart.

ACTION ITEMS

- Site Plan No. 253 – Consideration of a petition initiated by Three Rivers Construction, on behalf of Members First Credit Union, for approval of a site plan including building and parking additions on 2.2 acres located at 600 West Wackerly Street.
- Zoning Text Amendment 142A – Set a public hearing for consideration of a petition initiated by staff to include conditional rezoning in the City of Midland Zoning Ordinance. (public hearing July 24<sup>th</sup>)

## **PLANNING COMMISSION**

*June 1<sup>st</sup>*

### Master Plan

- Traffic Conditions
- Presentation regarding non-motorized transportation

*June 13<sup>th</sup>*

### PUBLIC HEARINGS

#### ACTION ITEMS

- Site Plan No. 253 – Consideration of a petition initiated by Three Rivers Construction, on behalf of Members First Credit Union, for approval of a site plan including building and parking additions on 2.2 acres located at 600 West Wackerly Street.
- Zoning Text Amendment 142A – Consideration of a petition initiated by staff to include conditional rezoning in the City of Midland Zoning Ordinance.

*June 27<sup>th</sup>*

### PUBLIC HEARINGS

None

#### ACTION ITEMS

None

## **ZONING BOARD OF APPEALS**

*May 16<sup>th</sup>*

No. 06-04 – Randy Sherman on behalf of Midland Center for the Arts (Midland County Historical Society) for area/dimension variances to permit the addition of a 32 s.f. ground sign on property located at 3417 West Main Street. (approved)

No. 06-05 – Robert LaBelle on behalf of Verizon Wireless for an area / dimension variance to permit a 140' tall monopole on property located at 1100 Joe Mann Boulevard. (approved to 149')

## **PENDING ADMINISTRATIVE SITE PLAN REVIEWS**

Firehouse Soft Wash – a 5,100 s.f. car wash facility located on 1.83 acres, south of Joe Mann Blvd. and east of McDonald Nursery.

## **DIRECTOR'S NOTES**

The City Council will be interviewing candidates for Boards and Commissions on Tuesday, May 30<sup>th</sup>.

Mr. Poprave stated the Planning Commission will get the existing land use draft map would be presented to you on June 1st.

1415 S. Saginaw Road – They are going to demolish that restaurant and build an Advance Auto Parts store at that location.

After the ZBA public hearings, they made a text interpretation on the existing ordinance that, in the future, Section 3.16 should be a decision that is recommended by the Planning Commission and affirmed by the City Council as the condition of a waiver. The Planning Commission could recommend a waiver of the height requirement in the ordinance.

**10. Adjourn**

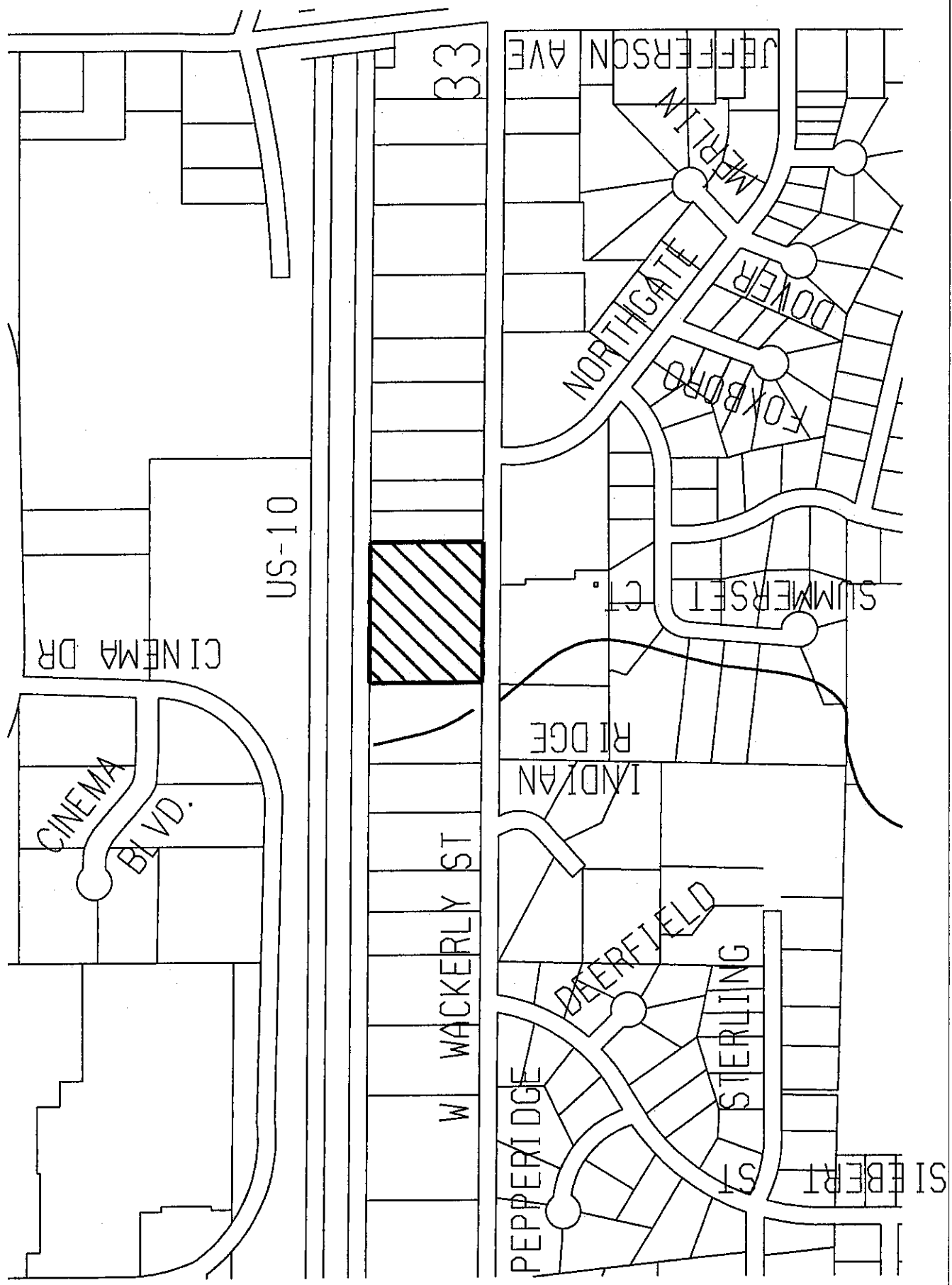
Adjournment at 8:20 p.m. was unanimously approved.

Respectfully submitted,

Jon Lynch  
Assistant City Manager

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING  
COMMISSION

# SITE PLAN NO. 253



BUILDING AREA:		
EXISTING BUILDING	5,238 S.F.	
ADDITION-BASMENT FLOOR	6,654 S.F.	
ADDITION-FIRST FLOOR CONNECTING LINK	602 S.F.	
ADDITION-FIRST FLOOR	6,725 S.F.	
ADDITION-SECOND FLOOR	7,054 S.F.	
TOTAL FLOOR AREA:	26,283 S.F.	
<b>BUILDING AREA SUBTRACTORS:</b>		
INTRASUBDIVISION UTILITY AREAS: (TO DETERMIN USABLE FLOOR AREA)		
BANK (1 <sup>ST</sup> FLOOR)	892 S.F.	
OFFICE (BASEMENT & 2 <sup>ND</sup> FLOOR)	2,318 S.F.	
	4,210 S.F.	
REVISED TOTAL USABLE FLOOR AREA:	26,283 S.F.	
TOTAL USABLE FLOOR AREA:	4,210 S.F.	
TOTAL EXCLUDING R.O.W.:	22,073 S.F.	
<b>SITE AREA:</b>		
ORIGINAL INCLUDING R.O.W.	109,376-251 ACRES	
ADDITIONAL - INCLUDING R.O.W.	45,741-105 ACRES	
TOTAL:	155,117-356 ACRES	
TOTAL EXCLUDING R.O.W.:	109,376-251 ACRES	
<b>ZONING: (CITY OF MIDLAND)</b>		
SITE: REGIONAL COMMERCIAL: SECTION 21(1)(2) (A)		
REQUIREMENTS: BANKS & CREDIT UNIONS WITH DRIVE UP WINDOWS PERMITTED.	"RC"	
NORTH: COMMERCIAL	"RC"	
EAST: COMMERCIAL	"RC"	
SOUTH: OFFICE SERVICE (ACROSS WACKERLY)	"CS"	
WEST: OFFICE SERVICE	"CS"	
<b>YARDS:</b>		
FRONT YARD SETBACK: FROM FRONT LOT LINE	25'-0"	
PARKING SETBACK (R.O.W.)	10'-0"	
SIDE YARD SETBACKS: SECTION 26 - EXCEEDS 25' IN HEIGHT: 1-3 STORIES	25'-0"	
REAR YARD SETBACKS: SECTION 26 - EXCEEDS 25' IN HEIGHT: 1-3 STORIES	25'-0"	
<b>LOT SIZE: AREA:</b>		
WIDTH:	NONE	
MAXIMUM HEIGHT:	NONE	
MAXIMUM LOT COVERAGE: (BY BUILDINGS)	NONE	
<b>PARKING REQUIREMENTS: (NOTE: THERE ARE APPROXIMATELY 41 STAFF PARKING SPACES)</b>		
ART 5		
<b>BANKING USE:</b>		
1 SPACE PER 150 S.F. OF FLOOR AREA		
<b>DRIVE-UP STACKING REQUIREMENTS: (NOTE: DRIVE-UP FACILITY IS EXISTING, NO CHANGES)</b>		
3- SPACES / DRIVE-UP KIOSK (THERE ARE 5 KIOSKS (THERE ARE 5 KIOSKS & 1- AT-LANE))		
10' WIDE x 24' LONG		
<b>BUSINESS / OFFICE USE:</b>		
1 SPACE PER 300 S.F. OF FLOOR AREA		
<b>PARKING SETBACK, SECT. 5.01-4.01 MIN 10 FEET FROM STREET PROP. LINE AND ANY O.S. DISTRICT</b>		
<b>FLOOR AREA:</b>		
BANK (1 <sup>ST</sup> FLOOR, USED FOR PARKING CALCULATIONS)		
OFFICE (BASEMENT & 2 <sup>ND</sup> FLOORS)		
<b>PARKING:</b>		
	REQUIRED	PROVIDED
BANK - 11,054 / 150	74 SPACES	74 SPACES
OFFICE - 5,621 / 300	33 SPACES	33 SPACES
(NOT TO EXCEED 200 REQUIRED SPACES)		
TOTAL	106 SPACES	112 SPACES
F. PARKING SPACES REQUIRED (100-150) - 5, WITH 1 BEING VAN ACCESSIBLE		
STACKING: 3 EXISTING LANES x 3 PER LANE	15 SPACES	20 SPACES
A.T.M. STACKING: 1 EXISTING LANE x 3	3 SPACES	4 SPACES
<b>SPACE SIZE:</b>		
DOUBLE STRIPED SPACES:	MIN. 5'0" x 18'0"	18' x 20'
ANGLE:	22' FOR TWO WAY	24'0"
<b>STACKING SPACE SIZE: EXISTING FACILITY</b>		
ENTRANCE / EXIT DRIVES: ARTICLE 3.10 D.33 (M) + 24' DRIVEWAY		18'0" x 24'0"
SPACING WITH MIN. 15' OFFSET ALIGNED WITH ACROSS ROAD DRIVEWAYS.		N/A
<b>LOADING AREA:</b>		
<b>LANDSCAPING:</b>		
STREET: 1 TREE & 60 SHUBS PER 40' OF LINEAL FRONTAGE		
PARKING: 20 S.F. / PARKING SPACE; 1 TREE / 300 S.F. IN MIN 200 S.F. SPACE;		
DECIDUOUS OR EVERGREEN		
NOTE: EXISTING LANDSCAPE CHART NEEDS TO BE VERIFIED		
ARTICLE 4 THEREFORE EACH ISLAND 10' x 40' = 400 S.F. / 300 = 1.3 = 2 TREES / ISLAND.		
MIXTURE OF EVERGREENS AND DECIDUOUS TREES @ RATE OF 1 TREE / 300 S.F. OF ANY UNPAVED OPEN AREA. RELOCATION AND PROVIDING OF LAWN IRRIGATION IS REQ'D.		
<b>SIGNAGE:</b>		
TO BE DETERMINED - ARTICLE 8		
WALL SIGN: 50' FRONTAGE = 50 S.F. (MAY BE INCREASED 1 S.F. PER ADDITIONAL LINEAR FOOT (OVER 50' OF FAÇADE TO A MAX. OF 150 S.F.))		
Pylon, Ground Sign: 50' FRONTAGE = 50' FRONTAGE x 50 S.F.; MAY BE INCREASED (I.E. PER ADDITIONAL LINEAR FOOT OVER 50' OF FAÇADE TO A MAX. OF 150 S.F.))		
MAXIMUM HEIGHT: 25'-0"		
<b>LOCATION: (MAY NOT PROJECT OVER R.O.W. LINES)</b>		
ANYWHERE ON SITE		
DIRECTIONAL SIGNS: (ACCESSORY SIGNS) 4 S.F. / SIGN		
ARCHITECTURAL SURVEY OF SITE NEEDS TO BE PERFORMED FOR MORE ACCURATE REPRESENTATION OF FOUNDRY LOCATIONS, UTILITY LOCATIONS, SETBACKS, ROADWAYS, ETC.		
VERIFICATION OF WATER, SEWER & GAS REQUIREMENTS HAVE NOT BEEN MADE WITH THE GOVERNING BODIES.		
<b>SECTION 2.12:</b>		
LIGHTING: HEIGHT MAY NOT EXCEED 30' FROM GROUND LEVEL. OVERLAPPING LIGHT PATTERN @ 7' ABOVE GROUND LEVEL AND SHIELDED FROM HOT SPOT LIGHT SOURCE.		
NOTE: TREES TO BE SAVED, PER SECT. 6.06 D		

**LEGAL DESCRIPTIONS**

**PART "A"**  
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, T15N-R2E, CITY OF MIDLAND, MIDLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT WHICH IS S 89 DEG 27 MIN 00 SEC E, 400.00 FT. ALONG THE SOUTH SECTION LINE FROM THE SOUTH 1/4 CORNER OF SAID SECTION 33; THENCE S 89 DEG 27 MIN 00 SEC E, 400.00 FT. ALONG THE SOUTH SECTION LINE; THENCE N 80 DEG 00 MIN 00 SEC W, 273.87 FT.; THENCE N 89 DEG 30 MIN 27 SEC W, 490.00 FT. ALONG THE SOUTH RIGHT OF WAY LINE OF THE US-10 HIGHWAY; THENCE S 00 DEG 00 MIN 00 SEC E, 273.27 FT. TO THE POINT OF BEGINNING, CONTAINING 2.51 ACRES AND BEING SUBJECT TO WACKERLY ROAD RIGHT OF WAY AND ANY OTHER EASEMENTS OF RECORD.

**PART "B"**  
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, T15N-R2E, CITY OF MIDLAND, MIDLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT WHICH IS S 89 DEG 27 MIN 00 SEC E, 1132.87 FT. ALONG THE SOUTH SECTION LINE FROM THE SOUTH 1/4 CORNER OF SAID SECTION 33; THENCE S 89 DEG 27 MIN 00 SEC E, 190.00 FT. ALONG THE SOUTH SECTION LINE; THENCE N 00 DEG 00 MIN 00 SEC W, 273.86 FT.; THENCE N 89 DEG 30 MIN 27 SEC W, 490.00 FT. ALONG THE SOUTH RIGHT OF WAY LINE OF THE US-10 HIGHWAY; THENCE S 00 DEG 00 MIN 00 SEC E, 273.27 FT. TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES AND BEING SUBJECT TO WACKERLY ROAD RIGHT OF WAY AND ANY OTHER EASEMENTS OF RECORD.

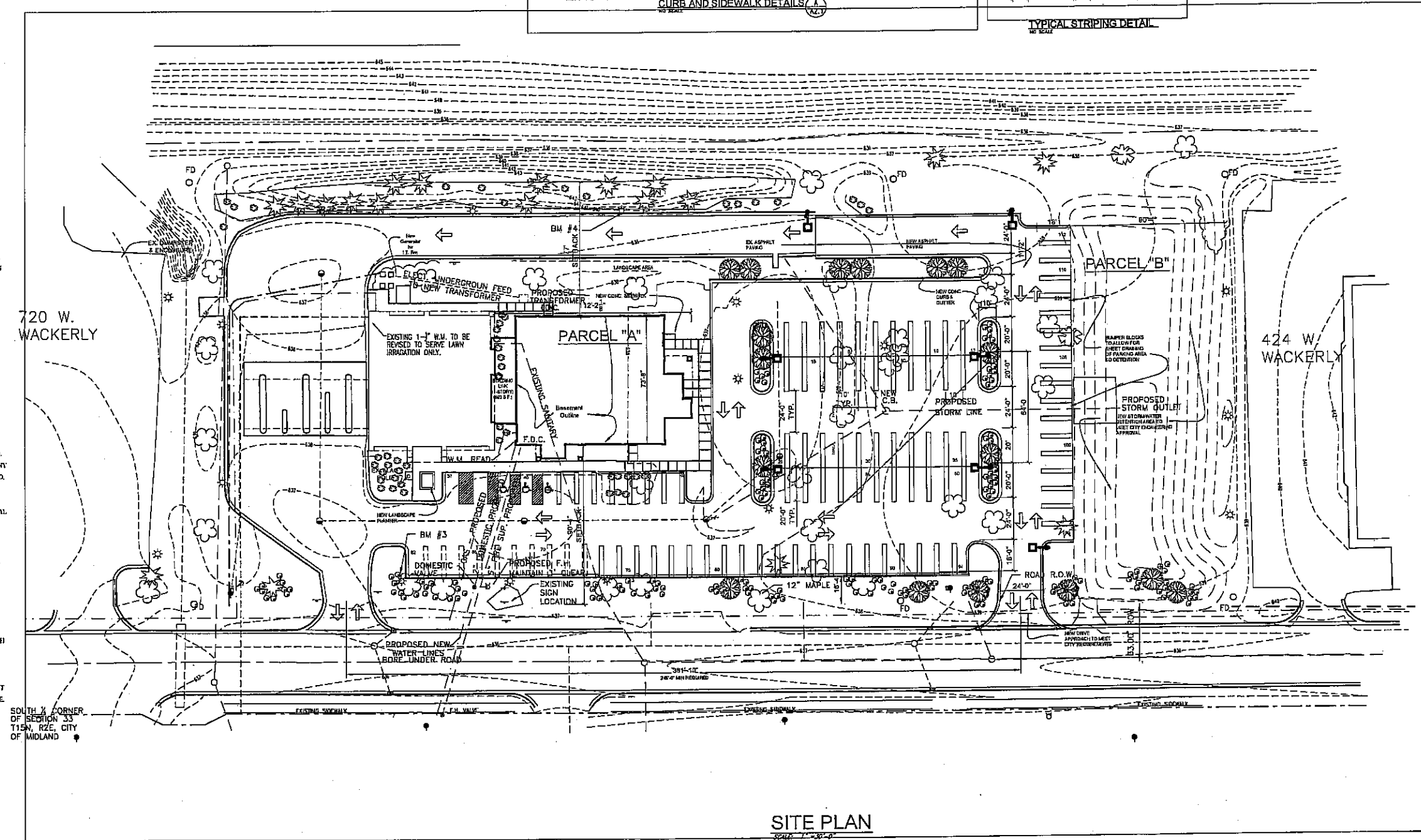
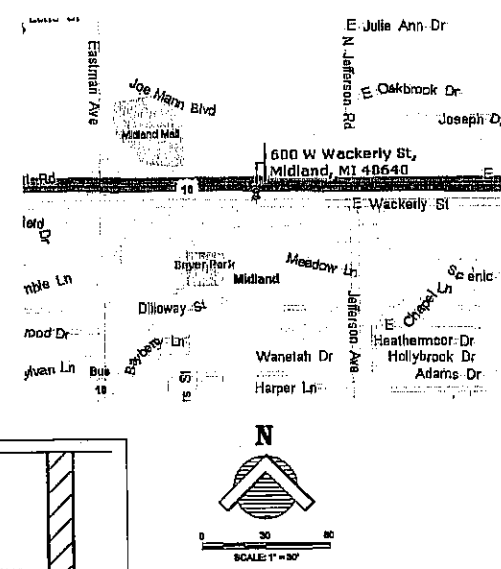
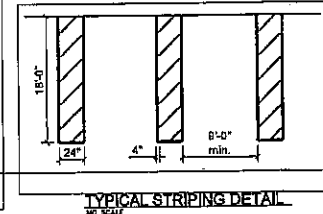
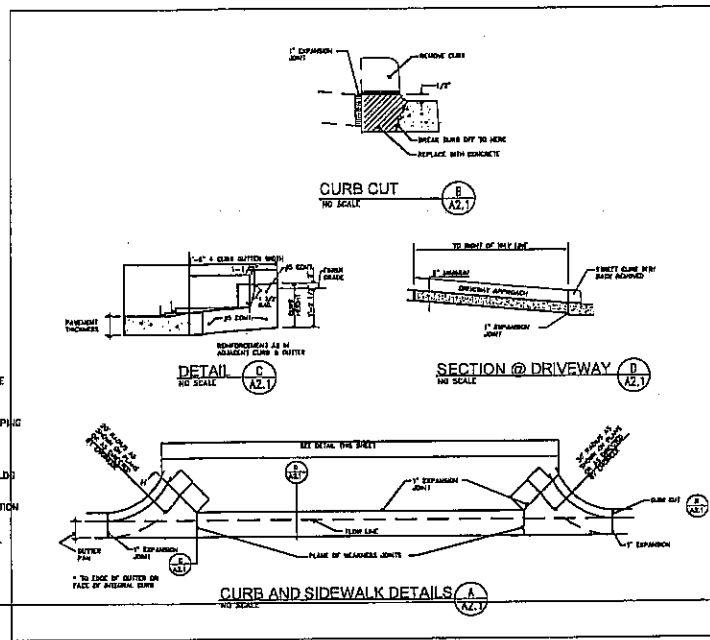
**COMMENTS:**  
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, T15N-R2E, CITY OF MIDLAND, MIDLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT WHICH IS S 89 DEG 27 MIN 00 SEC E, 1132.87 FT. ALONG THE SOUTH SECTION LINE FROM THE SOUTH 1/4 CORNER OF SAID SECTION 33; THENCE S 89 DEG 27 MIN 00 SEC E, 190.00 FT. ALONG THE SOUTH SECTION LINE; THENCE N 00 DEG 00 MIN 00 SEC W, 273.86 FT.; THENCE N 89 DEG 30 MIN 27 SEC W, 490.00 FT. ALONG THE SOUTH RIGHT OF WAY LINE OF THE US-10 HIGHWAY; THENCE S 00 DEG 00 MIN 00 SEC E, 273.27 FT. TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES AND BEING SUBJECT TO WACKERLY ROAD RIGHT OF WAY AND ANY OTHER EASEMENTS OF RECORD.

**BENCHMARKS**

ELEVATION	LOCATION
#1 647.05	ARROW ON HYDRANT, NEAR INDIAN RIDGE ON WACKERLY
#2 642.70	TOP OF HYDRANT, SOUTH SIDE OF WACKERLY NEAR WEST ENTRANCE TO 355 BUILDING
#3 640.05	CHISELED "X" ON NE BOLT ON LIGHT POLE BASE, NORTH SIDE OF WACKERLY, NEAR SW CORNER OF MEMBERS 1 <sup>ST</sup> CREDIT UNION PARKING LOT.
#4 641.15	CHISELED "T" ON LIGHT POLE BASE 50' SW AND 75' E OF NE CORNER OF MEMBERS 1 <sup>ST</sup> CREDIT UNION BUILDING
#5 640.10	RH SPIKE IN POWER POLE, NORTH SIDE OF WACKERLY, ACROSS FROM NE CORNER OF 355 BUILDING
#6 640.51	TOP OF HYDRANT, 50' E OF NE CORNER OF 355 BUILDING

**NOTES**

- ELEVATIONS ARE BASED UPON CITY OF MIDLAND DATUM WHICH IS 1.32' ABOVE 1928 NAVD DATUM.
- PROPOSED EXPANSION OF EXISTING CREDIT UNION OF BUILDING AND PARKING AREA WITH STORM WATER DETENTION, SEWAGE, UTILITIES, SITE LIGHTING, LANDSCAPING TO BE REDEVELOPED, MAINTAIN EXISTING REGIONAL COMMERCIAL ZONING.
- BEGIN SITE RENOVATIONS JUNE 2006 AND FINISH SPRING 2007
- SOIL EROSION & SEDIMENTATION CONTROL MEASURES TO BE PROVIDED FOR BLDG PERMIT PROCESS WITH CITY OF MIDLAND.
- NEW PARKING AREA DEVELOPMENT TO SURFACE DRAIN TO NEW STORM DETENTION AREA.
- STORM WATER DRAINAGE SHALL COMPLY WITH CITY'S STORM WATER ORDINANCE.



**SITE PLAN**  
SCALE: 1" = 30'-0"



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

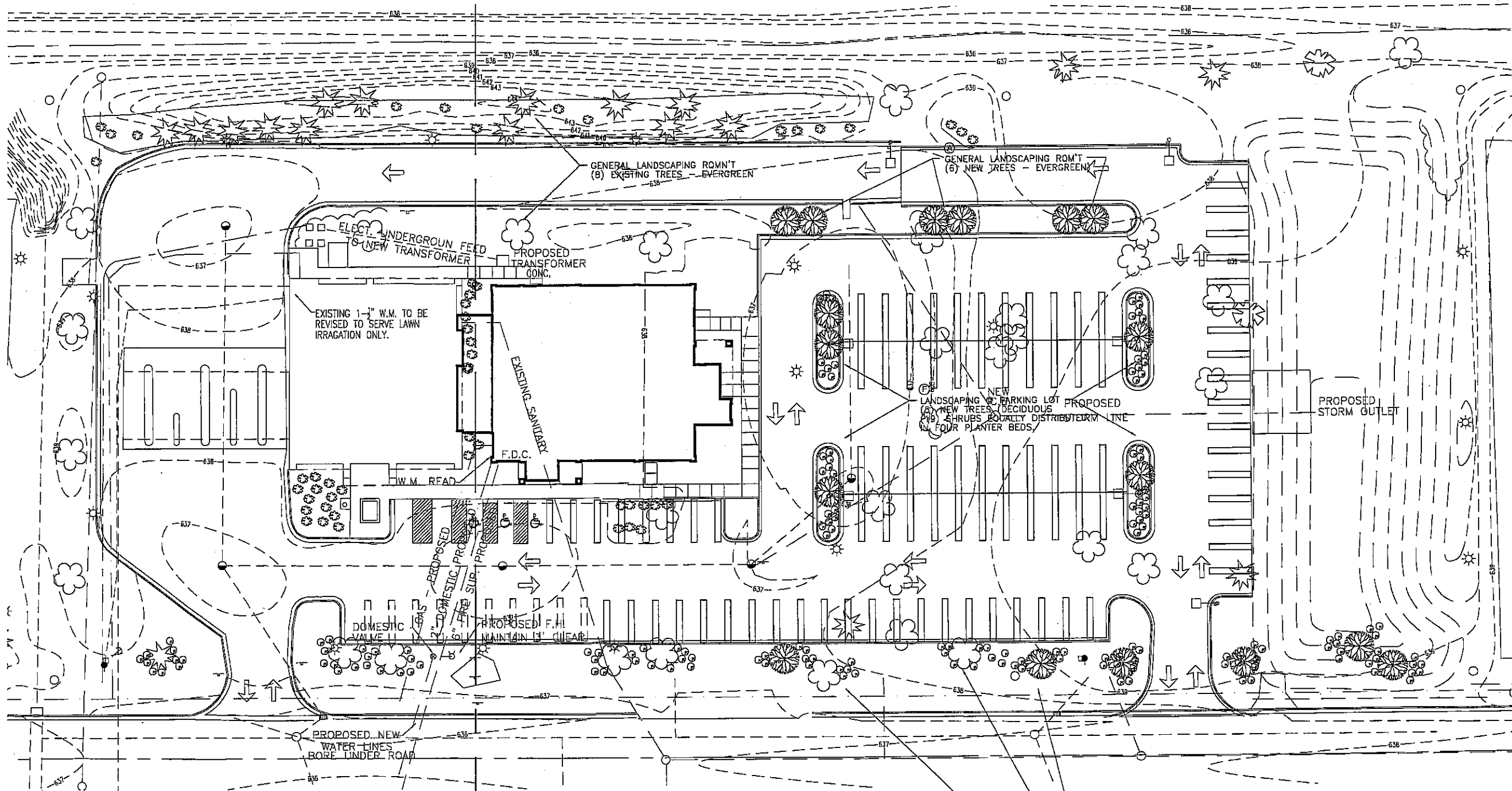
**THREE RIVERS CORPORATION**  
3088 Vantage Point Drive  
P.O. Box 149  
Midland, MI 48641-0149  
Phone: 989.831.9729  
Fax: 989.831.7422

DATE ISSUED FOR: 05/21/06  
DATE FOR PERMIT: 05/21/06  
DATE FOR CONSTRUCTION: 05/21/06  
DATE FOR AS-BUILT: 05/21/06

2006 PROJECT FOR:  
**MEMBERS FIRST CREDIT UNION**  
600 W. WACKERLY  
MIDLAND, MICHIGAN

JOB NO: E06-326

SCALE: A2.1



EXISTING BUILDING  
 NEW BLDG. ADDITION AFFECTED SITE  
**LANDSCAPE PLAN**  
 SCALE: 1" = 20'-0"

**A GENERAL LANDSCAPING REQUIREMENTS**

TOTAL SITE OPEN AREA = 49,630 S.F.  
 LANDSCAPED AREA ADJACENT TO ROAD = 393' x 30' = 11,790 SQ. FT.  
 OPEN LANDSCAPED AREA (GENERAL SITE) ON REMAINDER OF SITE = 37,840 S.F.  
 GENERAL SITE ROOM'S ONE TREE / 3,000 S.F. 37,840 DIV. 3,000 = 13 TREES.

**B LANDSCAPING ADJACENT TO STREET**

STREET FRONTAGE = 419  
 CURB CUTS = 26  
 393  
 REQ'D # OF PLANTS  
 TREES: 393 / 40 = 10  
 (DECIDUOUS OR EVERGREEN TREES)  
 SHRUBS: 393 / 40 x 8 = 79 (SHRUBS)

**C PARKING LOT LANDSCAPING**

73 NEW SPACES ADDED  
 73 x 20 S.F. / SPACE = 1,460 S.F.  
 INTERIOR LANDSCAPING,  
 1,460 S.F. REQ'D LANDSCAPING  
 (1) SHRUB / 75 S.F. = 19 SHRUBS  
 (1) TREE / 300 S.F. = 5 TREES

**GENERAL NOTES:**

- (1) EXPAND IRRIGATION SYSTEM, AS REQ'D AND CONNECT TO EXISTING SYSTEM TO CREATE ONE COMPLETE MULTIZONED CONTROL.
- (2) ADJACENT PROPERTY ZONED NON-RESIDENTIAL, THEREFORE NO SCREENING REQUIRED.
- (3) ALL TREES AND SHRUBS WILL COMPLY WITH ZONING ORDINANCE REQUIREMENTS.

- (B) LANDSCAPING AT STREET FRONT.  
(5) NEW TREES (DECIDUOUS)
- (4) EXISTING TREES (DECIDUOUS)
- (79) NEW SHRUBS DISTRIBUTED ACCROSS ENTIRE FRONTAGE.



**3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG**  
 1-800-482-7171  
 FOR THE LOCATION OF UNDERGROUND FACILITIES

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE ISSUED FOR: 5-9-06  
 1-100-000 SITE PLAN REVIEW MAY 23, 2006  
 2-100-000 PRELIMINARY DESIGN  
 3-100-000 SITE PLAN REVIEW MAY 23, 2006

2006 PROJECT FOR:  
**MEMBERS FIRST CREDIT UNION**  
 AND W. W. WARDEN  
 1000 W. WARDEN

JOB NUMBER  
**E06-326**

**A2.2**

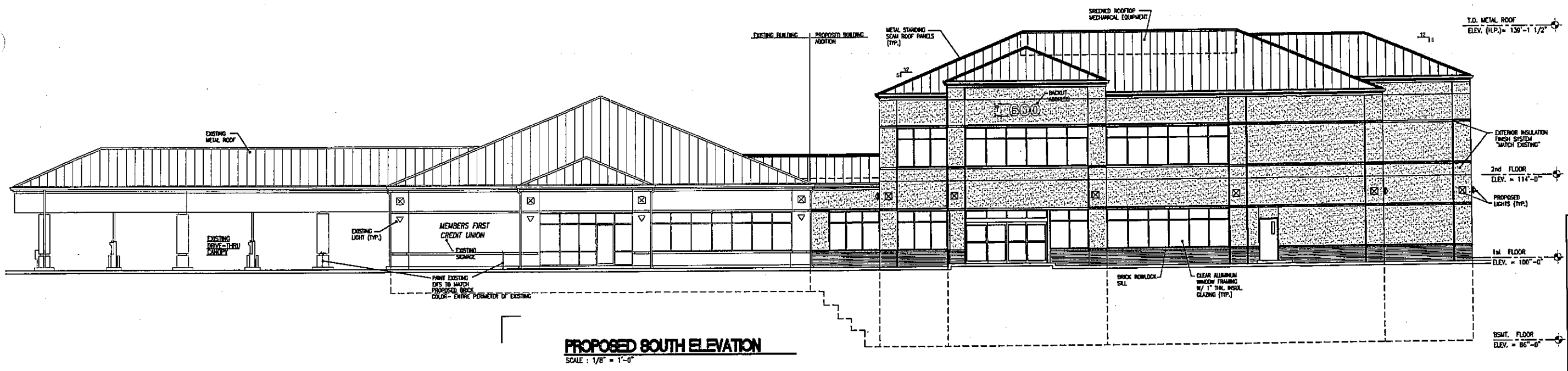


DATE ISSUED: 08/14/2006  
BY: J. W. WICKERT  
CHECKED BY: J. W. WICKERT  
PROJECT NO: E06-326

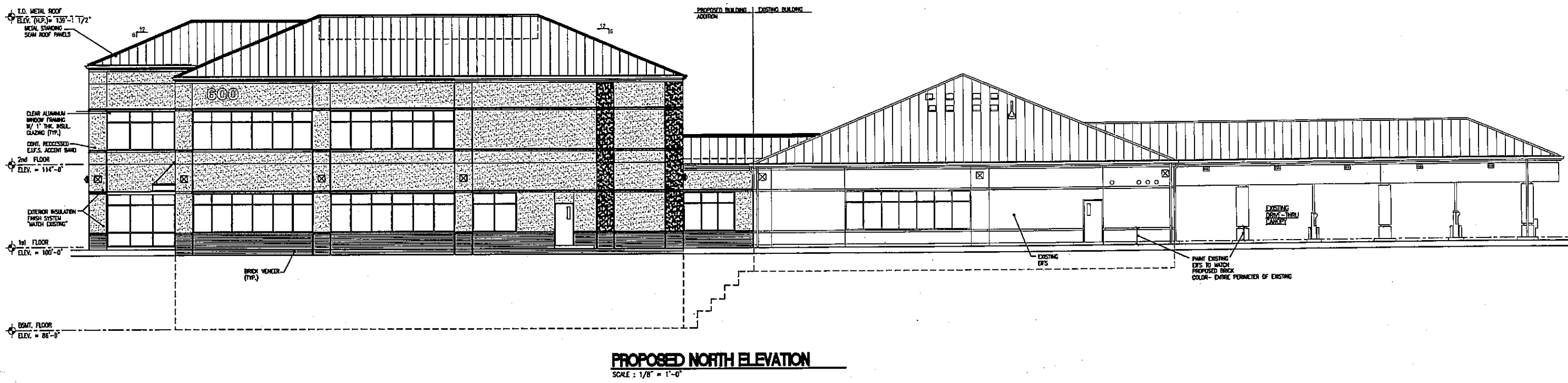
2006 PROJECT FOR:  
**MEMBERS FIRST CREDIT UNION**  
400 W. WICKERT  
MIDLAND, MICHIGAN

E06-326

A5.1

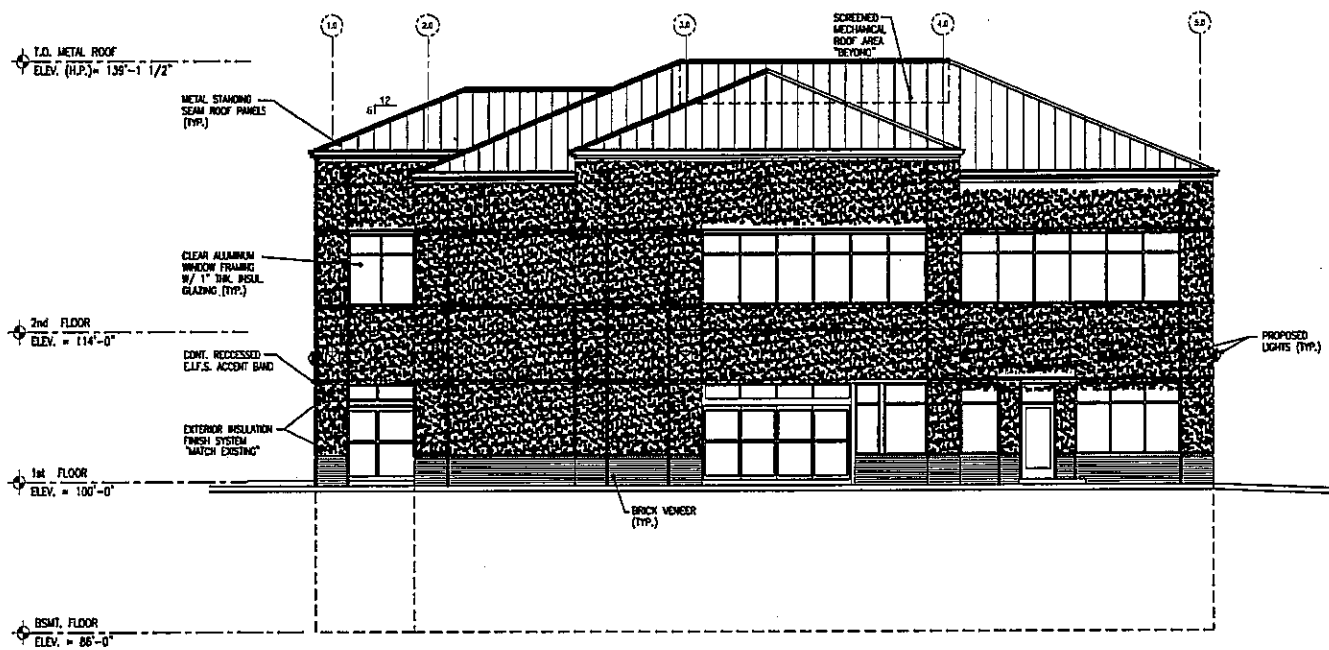


**PROPOSED SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

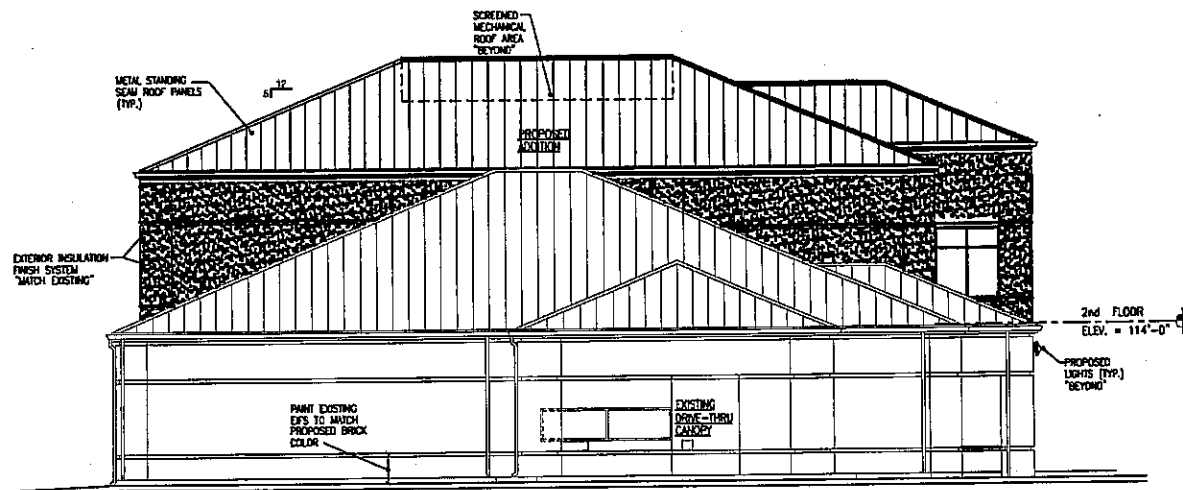


**PROPOSED NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**TOTAL FLOOR AREA:**  
EXISTING - 5258 S.F.  
PROPOSED ADDITION (BSMT., 1st, 2nd & 1st LN) - 21,125 S.F.  
26,383 S.F.



**PROPOSED EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**PROPOSED WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



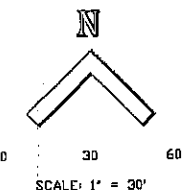
DATE ISSUED FOR: 04-26-06  
DATE: 04-26-06  
PROJECT: 06-06-06  
SHEET: 06-06-06  
SCALE: 1/8" = 1'-0"

2006 PROJECT FOR:  
**MEMBERS FIRST CREDIT UNION**  
800 W. WASHINGTON  
MIDLAND, MICHIGAN

E06-326

A5.2

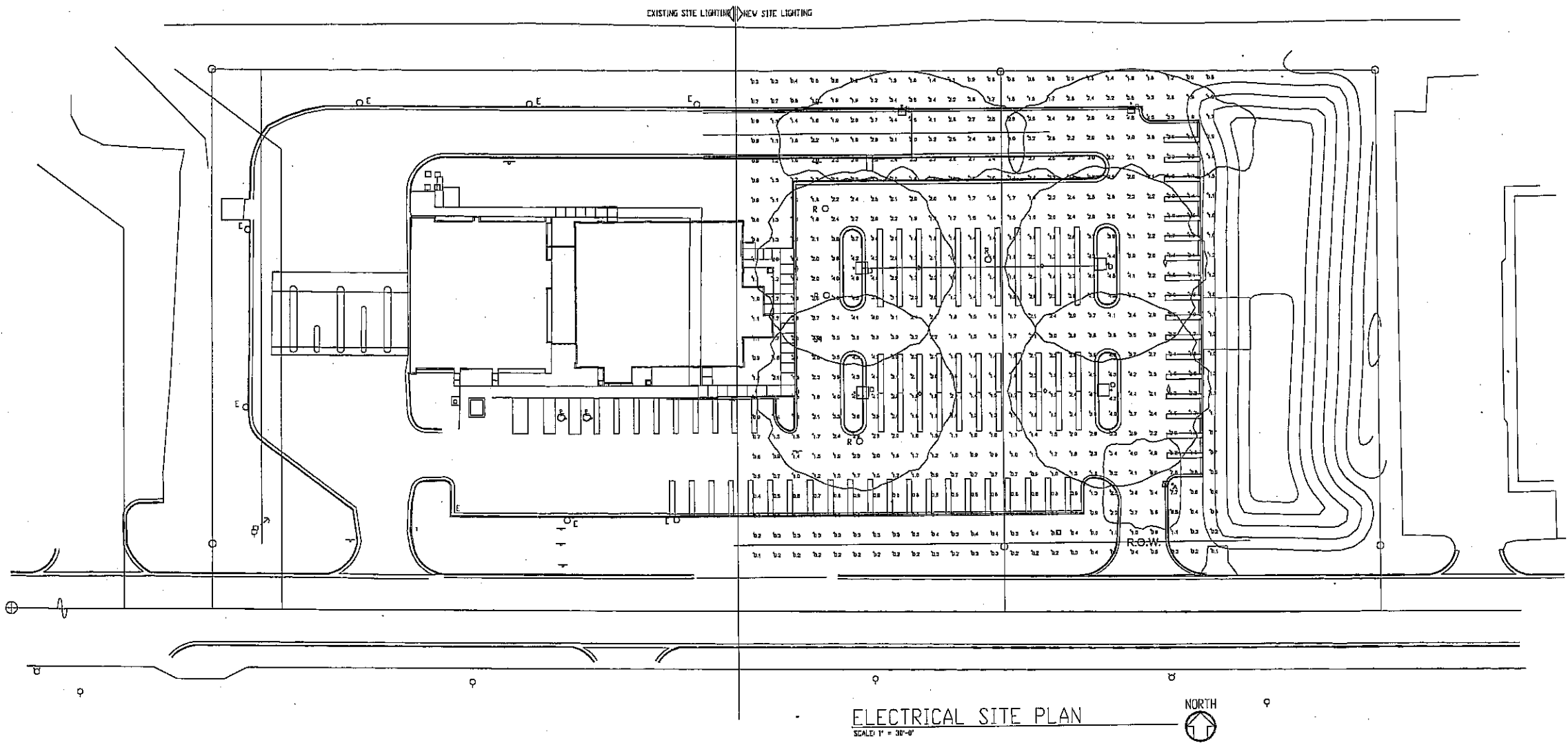
LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
	A	1	AS1 176M BR4SC	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH BR4SC REFLECTOR.	ONE 175-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	LH10088.lvs	12000 1.00 210
	B	2	AS2 400M STD HS	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH STD REFLECTOR, BLACK INTERNAL HOUSE SIDE SHIELD.	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	LTL11720.LES	34900 1.00 482
	D	4	AS2 400M BR55	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH BR55 REFLECTOR.	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	LH10102.lvs	32900 1.00 482



**WEST-TECH DESIGN INC.**  
 PHONE: (269) 373-8000  
 34 FAX: (269) 373-5611  
 © 2005 West-Tech Design, Inc.

**THREE RIVERS CORPORATION**

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.0 fc	7.7 fc	0.1 fc	77.0:1	20.0:1



DATE ISSUED FOR:  
 4-28-06 SITE PLAN REVIEW MAY 23, 2006  
 5-09-06 SITE PLAN REVIEW, REVISED PHOTOGRAPHICS

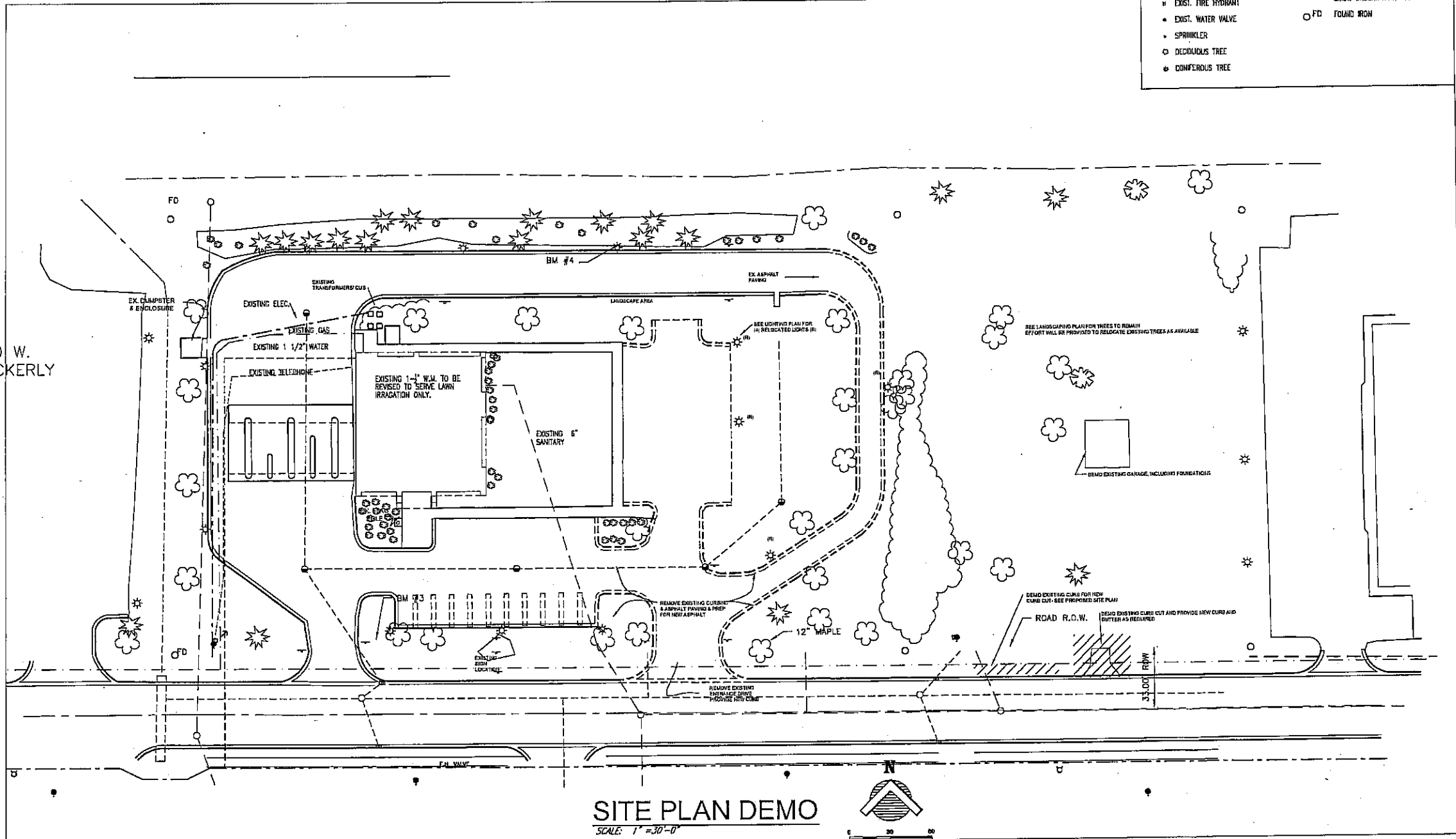
2006 PROJECT FOR:  
**MEMBERS FIRST CREDIT UNION**  
 102 W. WASHINGTON  
 MOUNTAIN VIEW, INDIAN

JOB NUMBER  
**E06-326**

DRAWING  
**ES1.2**

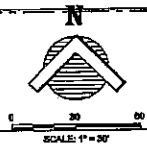
**RECEIVED**  
 MAY 09 2006  
 PLANNING DEPT.

LEGEND			
○	EXIST. POWER POLE	636.57	SPOT ELEVATION
+	EXIST. GUY CABLE	636.57 TC	TOP OF CURB ELEVATION
*	EXIST. LIGHT POLE	---	EDGE OF WOODS
□	EXIST. TELEPHONE BOX	---	FENCE LINE
⊞	EXIST. ELECTRICAL BOX	---	EXISTING CONTOUR LINE
⊙	CLOCK	---	EXIST. STORM SEWER
—	EXIST. SIGN	---	EXIST. SANITARY SEWER
○	EXIST. MANHOLE	---	EXIST. WATER MAIN
⊞	EXIST. CATCH BASIN	---	EXIST. GAS LINE
⊞	EXIST. GAS VALVE	---	EXIST. UNDERGROUND ELECTRIC
⊞	UTILITY MARKER	---	EXIST. UNDERGROUND TELEPHONE
⊞	EXIST. FIRE HYDRANT	---	EXIST. UNDERGROUND FIBER OPTIC
⊞	EXIST. WATER VALVE	○ FD	FOUND IRON
⊞	SPRINKLER		
⊞	DECIDUOUS TREE		
⊞	CONIFEROUS TREE		



SOUTH 1/4 CORNER  
 OF SECTION 33  
 T15N, R2E, CITY  
 OF MIDLAND

**SITE PLAN DEMO**  
 SCALE: 1" = 30'-0"



8000 Vantage Point Drive  
 P.O. 1487  
 Midland, MI 48641-1487  
 Phone: 989.851.0726  
 Fax: 989.851.7422

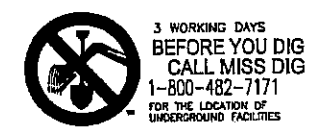
**THREE RIVERS  
 CORPORATION**

DATE ISSUED: 5/1/06  
 4-26-06: SITE PLAN REVIEW MAY 23, 2006  
 5-18-06: SITE PLAN REVIEW MAY 23, 2006

2005 PROJECT FOR:  
**MEMBERS FIRST CREDIT UNION**  
 600 W. WACKERLY  
 MIDLAND, MICHIGAN

JOB NUMBER  
**E06-326**

**A2.0**



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.