

**SUMMARY REPORT TO CITY MANAGER  
for City Council Meeting of 8-11-08**

**SUBJECT:** Conditional Use Permit No. 31 – Midland Country Club.

**PETITIONER:** Midland Country Club.

**PLANNING COMMISSION PUBLIC HEARING:** June 10, 2008.

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

**SUMMARY:** THIS RESOLUTION WILL CONSIDER A REQUEST OF MIDLAND COUNTRY CLUB FOR A NEW CLUBHOUSE, POOL AND CABANA BUILDING IN A RESIDENTIAL A-1 ZONING DISTRICT AT 1120 WEST ST. ANDREWS ROAD ON 116.14 ACRES.

**ITEMS ATTACHED AND PREVIOUSLY TRANSMITTED:**

- 1. Letter to City Council.
- 2. Resolution for Council action.
- 3. Staff Report to the Planning Commission dated May 30, 2008. (See packet from July 14, 2008 meeting.)
- 4. Memorandum to the Planning Commission dated June 17, 2008. (See packet from July 14, 2008 meeting.)
- 5. Planning Commission minutes of June 24, 2008. (See packet from July 14, 2008 meeting.)
- 6. Communication(s). (See packet from July 14, 2008 meeting.)
- 7. Map showing location of property.

**CITY COUNCIL ACTION:**

- 1. Public hearing is required. Date: August 11, 2008.
- 2. 3/5 vote required to approve resolution.



Keith Baker, AICP  
Director of Planning & Community Development

KB/djm

8-6-08



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August 6, 2008

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

Dear Councilmen:

At its meeting on Tuesday, June 24, 2008 the Planning Commission considered Conditional Use Permit No. 31, the request of the Midland Country Club for construction of a new clubhouse and pool in a Residential A-1 zoning district at 1120 West St. Andrews Road on 116.14 acres. The following action was taken:

It was moved and seconded that the Planning Commission recommend to City Council approval of Conditional Use Permit No. 31 contingent upon:

1. The stormwater 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 and a detailed parking lot landscaping plan shall be submitted.
3. All exterior lighting shall comply with Section 3.12 of the Zoning Ordinance and a photometric grid shall be provided to prove compliance.
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. All roof top and ground mounted mechanical equipment shall be screened in accordance with 6.02(e)2 of the Zoning Ordinance.
7. Existing shared off-street parking agreements shall be maintained to provide excess event parking.
8. The clubhouse building height shall not exceed 28 feet unless a variance is granted from the Zoning Board of Appeals.
9. All entry canopies shall maintain a minimum canopy under clearance of 14 feet.
10. A public water main maintenance easement shall be created for the city to access and maintain this public utility.
11. The location, access and flow of the proposed fire hydrants shall be in accordance with the City of Midland Fire Department specifications.
12. No additional sidewalks need to be included.

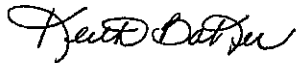
Vote on the motion:

YEAS: Brown, Gaynor, Hanna, King, Mead, Senesac and Svenson  
NAYS: None  
ABSENT: Eyre and Kozakiewicz

Recommended by a vote of 7-0.

There were no public comments either in support of or opposition to the petition. On July 14, 2008 the City Council set a public hearing for the August 11, 2008 City Council meeting.

Respectfully,

A handwritten signature in cursive script, appearing to read "Keith Baker".

Keith Baker, AICP  
Director of Planning & Community Development

KB/djm

LETTER OF TRANSMITTAL – Conditional Use Permit #31 PH



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BY COUNCILMAN

WHEREAS, Midland Country Club submitted a request for a conditional use permit review and approval for the construction of a new clubhouse and pool in a Residential A-1 Zoning District at 1120 West St. Andrews Road on 116.14 acres; and

WHEREAS, the City Planning Commission has conducted a public hearing in accord with Section 28.02(A) of the Zoning Ordinance of the City of Midland on said conditional use; and

WHEREAS, the Planning Commission has submitted its recommendation of approval, in accord with Section 28.02(B) of the Zoning Ordinance of the City of Midland; now therefore

RESOLVED, that the City Council finds the request for the conditional use permit to be in accord with Section 28.03 of the Zoning Ordinance of the City of Midland, and hereby approves Conditional Use Permit No. 31, in accord with documents provided and submitted at the meeting of July 14, 2008, contingent upon the following:

1. The stormwater 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 and a detailed parking lot landscaping plan shall be submitted.
3. All exterior lighting shall comply with Section 3.12 of the Zoning Ordinance and a photometric grid shall be provided to prove compliance.
4. All exterior signage shall comply with Article 8 of the Zoning Ordinance.
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10. A public water main maintenance easement shall be created for the city to access and maintain this public utility.
11. The location, access and flow of the proposed fire hydrants shall be in accordance with the City of Midland Fire Department specifications.
12. No additional sidewalks need to be included.

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, August 11, 2008.

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Selina Tisdale, City Clerk

**From:** Thomas Feige [mailto:tom@accuracyent.com]  
**Sent:** Sunday, August 10, 2008 6:37 PM  
**To:** Poprave, Daryl; Baker, Keith  
**Subject:** Conditional Use Permit #31 - Midland Country Club  
**Importance:** High

④  
Addition

August 10, 2008

Mr. Keith Baker  
Planning Director  
City of Midland

and

Midland City Council

**RE: Conditional Use Permit #31 – Midland Country Club**

Dear Mr. Baker and Midland City Council:

Our family resides directly across from the Midland Country Club and is writing this letter to express our concern regarding the detrimental effect of the lighting and glare that will occur due to the planned reconfiguration of the parking lot and country club facility.

Although we have met with Fred Eddy, The Midland Country Club Project Director, to discuss our concerns, the Midland Country Club has not been able to provide us an example of the proposed lighting effects that would suggest a glare or light effect that will not be detrimental to our home and property.

Since this conditional use permit is being applied for use in a residential area, Article 28.03, Part B (Discretionary Standards), Section 3 (Detrimental Effects) of The City of Midland Zoning Ordinance states that the conditional land use shall not involve any activities so as to be detrimental to persons or property. Specifically, "...consideration shall be given to the level of traffic, noise, vibration, smoke, fumes, odors, dust, **glare, and light.**"

As part of our discussion with The Midland Country Club, various lighting specifications and terminology were used to describe what the lighting scheme will be. Since we are not lighting engineers or have experience in lighting, we have asked for real examples of what can be expected. So far, no examples have been forthcoming.

In consideration of this permit request and Article 28.03 above, we kindly ask The Midland City Council to require the Midland Country Club to demonstrate the proposed lighting scheme and work to ensure that the lighting will not be detrimental to the enjoyment of our property and the neighborhood. An example of a demonstration might be to erect test lights at the proposed height and lamp configurations and then evaluate various lamps or light bulbs so as to minimize the impact on the surrounding neighborhood yet still provide the necessary lighting for the grounds.

As homeowners, we are encouraged and supportive of the proposal of the Midland Country Club development provided that it does not have a negative impact on our enjoyment and rights as local property owners.

Thank you for your consideration of our concerns and request to require a more in depth evaluation of the lighting scheme.

If after your review you have any questions, please feel free to contact us. We look forward to your response to our concerns.

Regards,

Thomas F. Feige, Jr.                      Kimberly E. H. Feige

