



At Your Service...

UPDATES TO PLANNING TOOLS ON THE WAY

Good communities don't just happen – they're planned! Well-balanced communities consider the impact that people, their activities, and their needs, have on the physical environment and on each other.

There are many tools used in this balancing act. Among them are the Zoning Ordinance and Subdivision Ordinance. This month, the city begins a process to update these tools and further enhance Midland's planning process.

The Zoning Ordinance and the Subdivision Ordinance serve as regulators for land-use development in our community.

The Zoning Ordinance defines *how* property can be developed by defining things like where structures are placed, how many parking spaces are needed, what the setbacks are for the buildings and more.

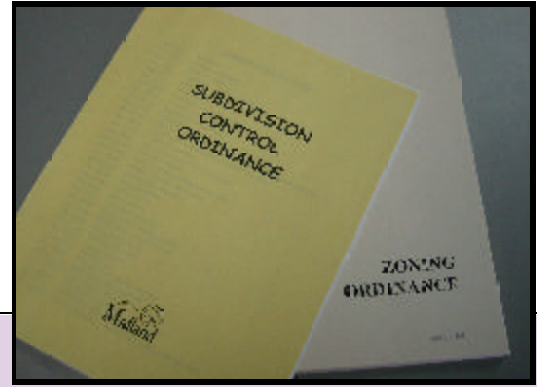
The Subdivision Ordinance is a design guideline for how property can be divided for further development. This ordinance is used during the construction of a residential subdivision and would determine how many lots could be generated from a property, how the road network would be designed and how the utilities and infrastructure would be provided.

While these ordinances have been modified over the years, they have not been modernized in a comprehensive fashion for more than 20 years. Updated subdivision designs, changes in State law and evolving case law are just a few good reasons to update these tools.

Over the next year and a half the planning consulting firm of McKenna Associates of Northville, MI will hold forums with local builders and developers and will work closely with the planning commission and the Midland community to identify and recommend improvements to our Zoning Ordinance and Subdivision Ordinance.

When the update is complete, Midland will have modern regulations that consider current design trends and market needs and simplified resources that even a novice developer will be able to navigate with ease.

Watch MGTV and the local media for information on events concerning the Zoning and Subdivision Ordinance updates. For questions or further information about the process, please contact the Midland Planning Department at 989-837-3374.



TOOLS OF THE TRADE

The City of Midland is about 35 sq. miles in geographic area. What goes where and how it gets there is determined by a number of different tools coordinated by the Midland Planning Department...

Midland's Master Plan...

...projects the long-range goals and objectives of our community. It is updated about every 10 years using statistical information like census data, traffic volume data and building/construction information combined with public input to define the long-range desires of the community and set the course for how development should occur. Our current master plan was last updated in 1997.

Thoroughfare Plan...

...as an element of the Master Plan, the thoroughfare plan looks at Midland's street system and anticipates the street improvements needed to support future growth as defined in the Master Plan.

Key accomplishments from the current thoroughfare plan include the construction of the Bay City Rd. interchange, enhancement of the Eastman Ave. interchange and the construction of Diamond Dr. Projects still on the horizon include construction of a roadway that would connect US-10 with M-20 on the west side of Midland, the extension of Sugnet Rd. from Main St. to Dublin and the extension of Airport Rd. from its west terminus to Stark Rd.

Zoning Map...

...the zoning map is a regulatory tool when it comes to implementing the goals of the master plan. Midland's zoning map illustrates 17 different zoning districts. Within each of those zoning districts, a specific range of land uses is permitted. The Zoning Map is what keeps a manufacturing facility from building in a residential district and vice versa.

View these tools at the City of Midland Planning Dept. located at Midland City Hall

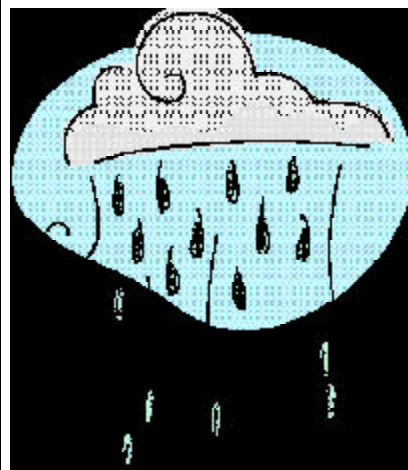
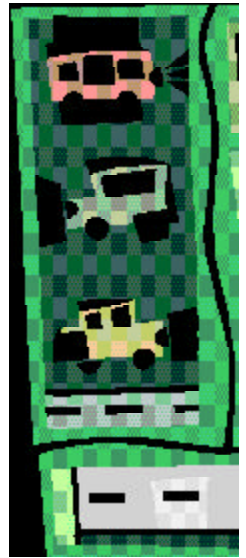
It's All About Accident Reduction...

The Police Department Traffic Safety Team has heard the driving concerns of Midland motorists and is doing something about it. Through the new "Safe Driving" campaign Midland Police officers concentrate on a specific driving concern each month and educate drivers about that particular skill.

The program is more about education and less about giving out tickets. The Safe Driving campaign works closely with area news media, MGTV and the City website to communicate the safe driving habit of the

month so that motorists know what officers are looking for and will be more mindful of the concern – and hopefully change any bad habits they've acquired.

"If, through our education process, we're able to remind motorists of the driving basics and a driver puts that into practice to avoid an accident, then



FLOOD FACTS

In the list of natural disasters that could affect our community, overland flooding is not a severe threat, but it does happen.

One of the most significant flooding events in Midland's history was in 1986 when many homes and businesses were damaged by overland flooding as the Tittabawassee River and its tributaries overflowed their banks. Again in 1996, huge amounts of rainfall contributed to the overland flooding of hundreds of Midland homes.

Whether or not flooding is of direct concern for your property, there are a number of points that you should be aware of to protect yourself, your home and your possessions in the event of flooding.

For further information, contact the City Planning Department at City Hall, 333 W. Ellsworth St. or call 837-3374.

FLOOD PROOFING YOUR PROPERTY

There are tasks around the yard and home that, when done on a routine basis, help prevent storm sewer backups and overland flooding.

- ✍ Clean gutters, downspouts and roof drains of leaves and seeds and inspect and reconnect or replace any broken or damaged downspouts.
- ✍ Replace eroded or settled soil around the home to maintain a positive slope away from the foundation.
- ✍ Keep the water away from your home or building by re-grading your lot or by building a small floodwall or earthen berm. These methods work if your lot is large enough, if flooding is not too deep and if your property is not in the floodway. The Building Department can provide more information on this subject.
- ✍ Another approach is to make your walls waterproof and place watertight closures over the doorways. This method is not recommended for houses with basements or if water will get more than two feet deep. Any alteration to your building or land requires a permit from the Building Department. It's best to check with them first before beginning any building or land-altering project.

FLOOD INSURANCE AND OTHER FLOOD INQUIRIES

The City participates in the National Flood Insurance Program Community Rating System (CRS). Participation in the CRS enables property owners and renters to receive a reduction in flood insurance premiums.



Some things you need to know about flood insurance include:

- ✍ flood damage is not covered by homeowner's policy;
- ✍ there is a 30 day waiting period before flood insurance coverage goes into effect;
- ✍ you can purchase up to \$250,000 of flood insurance for your home.
- ✍ any property owner or renter in the City of Midland can purchase flood insurance;
- ✍ Flood insurance can be purchased through any insurance agent whether you live in the flood plain or not.

The City Planning Department can answer questions you might have regarding the flood hazard status of your property. The department also has Flood Insurance Rate Maps (FIRM) for those parts of the community located within the Special Flood Hazard Area (SFHA) and can identify whether or not your property is included along with other information regarding flood areas of the city.



the program is accomplishing its goal,” said program coordinator Lt. Jerry Ladwig.

For the past six months, the Safe Driving campaign has targeted safe driving in school zones, seat belt safety, safe driving in construction zones and neighborhood driving.

Watch the local media, MGTV and the City of Midland website for information on upcoming safe driving campaigns...

February - Aggressive Driving Enforcement

March - No Turn on Red and Stopping for Flashing Red

April - Driving in left turn lanes and

“Quick Turns” (turning at an intersection without letting oncoming traffic pass first)

May - School Zones / Walking in the Street

June - Red Lights

July - Secondary Road Speed / Loud Noise

August - Stop Signs

STREET SENSE **Avoid Street Flooding**

While city crews clear off street drains (catch basins) on a routine basis, leaves and other debris can quickly accumulate between scheduled maintenance. Here are some steps you can take to help maintain catch basins near your property...

- ☞ Adopt a Catch Basin near your home and commit to checking it periodically and clearing it from debris. This will help snowmelt and rainwater drain quickly and easily and minimize street flooding.
- ☞ Do not rake leaves, grass or other debris into the street. When raking leaves into the street for fall collection, be sure to keep them one foot away from the curb to allow for drainage.
- ☞ Do not dispose of chemicals or yard waste into catch basins. This includes oil, paint, antifreeze and paint thinner. These materials will accumulate over time and cause blockages, kill aquatic life and vegetation and contribute to the pollution of our lakes and streams.
- ☞ In the event of street flooding, never remove manhole covers. This is dangerous and could result in personal injury. Unauthorized removal of a manhole cover is prohibited by city ordinance. If a *sanitary* sewer manhole cover is lifted, it will increase water entering the sanitary sewer system and cause otherwise avoidable sewer backups into basements. Immediately report all manhole covers that are missing or offset by calling the City’s Sewer Emergency phone number at 837-3500.

FLOOD WARNING AND SAFETY

If Midland County is under a flood advisory, information will be posted on Charter Cable MGTV-5, WMPX 1490 AM and WMRX 97.7 FM. You can also check the Midland County Emergency Information Hotline at 1-888-TELL-MORE when conditions look threatening.

- ☞ Do not walk through flowing water... currents can be deceptive; six inches of moving water can knock you off your feet. If you must walk through standing water, use a pole or a stick to test the ground as you walk.
- ☞ Do not drive through a flooded area... don’t drive around road barriers; the road or bridge may be washed out.
- ☞ Stay away from power lines and electrical wires... report downed wires to Consumers Energy at 1-800-477-5050 or call 911.
- ☞ Look before you step... after a flood the ground and floors are covered with debris including broken bottles and nails. Floors and stairs that have been covered with mud can be very slippery.
- ☞ Be alert for gas leaks... use a flashlight to inspect damage. Don’t smoke or use candles, lanterns or open flames unless you know the gas has been shut off and the area has been well ventilated.

LITTERING CONTRIBUTES TO FLOODING

Properly disposing of your yard waste, tree limbs and litter can make a big difference in minimizing flooding.

State of Michigan regulations prohibit dumping or throwing anything into ditches or streams. Even grass clippings and branches can accumulate and plug waterways and keep water from draining properly during rainstorms and snowmelt. Every piece of trash can contribute to flooding.

If your property is located next to a ditch or stream, please keep the banks clear of brush and debris. Call the City Engineering Department for assistance with major blockages such as downed trees.

If you see dumping or debris in ditches or streams, contact the City Engineering Department at 837-3348.





Did You Know...

In 1899, the Midland Library was formed by 25 charter members each paying \$1 annually to check out books. In 1915, the City of Midland began contributing to the expenses of operating the library.

The current library building was financed by the Herbert H. and Grace A. Dow Foundation in 1950 at a cost of \$1.2 million. In 1954, the City Council adopted a resolution naming the library the Grace A. Dow Memorial Library. Building expansion projects in the 1980's and 1990's were financed by grants from the Foundation in addition to City funds.

Today, more than 80% of the library's funding is provided by the general fund of the City of Midland.

Winter Taxes are due and payable without penalty or interest until Thursday, Feb. 14.
For questions about your winter tax bill, please contact the City Treasurer's Office at 837-3315.

At Your Service ...

is produced by the City Manager's Office,
333 W. Ellsworth, Midland, MI 48640.
Selina Crosby Tisdale, editor. 837-3304

Midland City Council

R. Drummond Black, Ward I / Mayor
Daryl Griggs, Ward II
Hollis McKeag, Ward III
Mary Currie, Ward IV
Marty Wazbinski, Ward V / Mayor Pro Tem

2002-03 City Budget Adoption Process



Mark These Dates on Your Calendar...

April 8

City Manager Presents the
2002-03 Proposed Budget
7 p.m. - City Council Chambers

April 15

City Council Budget Work Session to
Review General Fund
7 p.m. - City Council Chambers

April 22

First Public Hearing on the Proposed Budget
7 p.m. - City Council Chambers

April 29

City Council Budget Work Session to
Review Other Funds
7 p.m. - City Council Chambers

May 6

Second Public Hearing on the
Proposed Budget
7 p.m. - City Council Chambers

May 20

Adoption of the Proposed Budget
7 p.m. - City Council Chambers

**All Meetings Cablecast
Live & Replayed on MGTV-5**

Bulk Rate
U.S. Postage
PAID
Permit No. 5
City of Midland, MI

**ECRWSS
POSTAL CUSTOMER**