

# AGENDA

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION,  
TO TAKE PLACE ON TUESDAY, JULY 14, 2020 7:00 P.M.

***This meeting will be held electronically due to the COVID-19 pandemic.***

The meeting will be broadcasted live on ATT U-Verse Channel 99; MGTV Channel 188 and online at [Cityofmidlandmi.gov/video](http://Cityofmidlandmi.gov/video)

To join via videoconference, go to:

<https://zoom.us/join> | **Webinar ID:** 822 2666 9887 | **Password:** 923973

To join via telephone, dial:

US: +1 646 558 8656 or +1 301 715 8592 | **Webinar ID:** 822 2666 9887 | **Password:** 923973

## MEETING AGENDA:

1. **Call to Order**
2. **Roll Call**
3. **Election of Officers**
4. **Approval of the Minutes**
  - a. Regular Meeting – June 23, 2020
5. **Public Hearings**
  - a. **Site Plan No. 401** - request by DGR Properties, LLC, for site plan review and approval of a 19,600 square foot self-storage facility located at 916 Waldo Avenue.
  - b. **Site Plan No. 388** - request by MLR Engineering on behalf of Osmond Rentals, LLC for review and approval of Osmond Townhouses, a sixty-two (62) unit residential townhouse development, located at 7702 Sturgeon Avenue.
  - c. **Zoning Petition No. 631** - request by Zoning Petition No. 631, the request by Matt Rapanos to rezone property located at 400 S. Sandow road from Township zoning to RC Regional Commercial.

### Public Hearing Process

1. Staff presentation and overview of petition
  2. Petitioner presentation
  3. Public comments in support of the petition
  4. Public comments in opposition to the petition
  5. Opportunity for petitioner rebuttal and final comments
  6. Closing of public hearing
  7. Deliberation and possible decision by Planning Commission
6. **Old Business**
  7. **Public Comments (unrelated to items on the agenda)**
  8. **New Business**
  9. **Communications**
  10. **Report of the Chairperson**
  11. **Report of the Planning Director**

# **A G E N D A**

## **12. Items for Next Agenda – July 28, 2020**

- a. Site Plan No. 402** - , the request by William A. Kibbe & Assoc., for site plan review and approval of an 11,200 sq. ft. addition to the existing self-storage facility located at 5911 Stark Road.

## **13. Adjournment**

**MINUTES OF THE REGULAR MEETING OF THE  
MIDLAND CITY PLANNING COMMISSION,  
ON TUESDAY, JUNE 23, 2020 7:00 P.M.**

**MEETING HELD ELECTRONICALLY DUE TO THE COVID-19 PANDEMIC**

<https://zoom.us/join> | Webinar ID: 824 8354 2538| Password: 637733

1. The meeting was called to order at 7:05 p.m. by Chairman Mayville.

2. **Roll Call**

**PRESENT:** Bain, Pnacek, Broderick, Heying, Hanna, Mayville Sajbel, and Rodgers

**ABSENT:** Koehlinger

**OTHERS PRESENT:** Grant Murschel, Director of Planning & Community Development; Tadd Underhill, Manager of Information Service (meeting host); and three (3) others.

3. **Approval of Minutes**

Hanna made a motion to approve the minutes of the regular meeting of May 12, 2020 as written, seconded by Pnacek.

Yeas: Bain, Pnacek, Broderick, Heying, Hanna, Mayville Sajbel, and Rodgers

Nays: None

Motion carries 8-0.

4. **Public Hearings**

a. **Zoning Text Amendment No. 161 – Amendments to the Site Plan Review Process**

Murschel gave an overview of the proposed changes to the Site Plan Review Process as presented in the staff memo. This follows the directive by City Council from January.

The Commission reviewed the proposed changes to the site plan review process, following on previous discussions earlier in the year. Changes to the administrative review, an appeals process and amendments to the bylaws were reviewed. Murschel indicated that if consensus was reached on the nature of the changes.

**Public Comments in support:**

Patrick Pnacek 2525 N Eastman Rd Midland, MI. Mr. Pnacke asked for some clarity on how the process will effect new development. Murschel stated that this change in process will hopefully streamline the process by eliminating questions that are outside of the objective criteria set by this board.

**Public Comments in opposition:** None

Mayville closed the public hearing.

Heying made a motion to waive the rules of procedure and render a decision this evening, seconded by Hanna.

Vote on the motion:

Yeas: Bain, Pnacek, Broderick, Heying, Hanna, Mayville Sajbel, and Rodgers

Nays: None

Motion carries 8-0

Rodger made a motion to recommend approval on Zoning Text Amendment No. 161 – Amendments to the Site Plan Review Process. The motion was seconded by Hanna.

Vote on the motion:

Yeas: Bain, Pnacek, Broderick, Heying, Hanna, Mayville Sajbel, and Rodgers

Nays: None

Motion carries 8-0

- b. Site Plan No. 400** – Request by Archiverde LLC, for site plan review and approval of an expanded parking lot, located at 1320 Waldo Avenue.

Murschel gave an overview of the Site plan. The reason this plan is before the Planning Commission is due to the parking lot space expansion request.

Bain asked about the Photometric Plan being a contingency item, Murschel stated that this is an items that staff is comfortable with this being a contingency item for later staff approval.

Petitioner: Nicholas Lefevre 3900 Centennial Drive Suite C Midland, MI 48642: Mr. Lefevre spoke to the improvement on the site that have been made and the need for additional parking for the proposed use for the building.

**Comments in Support:** Patrick Pnacek 2525 N Eastman is in support of this expansion.

**Comments in Opposition:** None

Mayville closes the public hearing.

Bain made a motion to waive the rules of procedure and render a decision this evening, seconded by Sabjel.

Vote on the motion:

Yeas: Bain, Pnacek, Broderick, Heying, Hanna, Mayville Sajbel, and Rodgers

Nays: None

Motion carries 8-0

Hanna made a motion to recommend approval Site Plan No. 400 the proposal Archiverde Design LLC, for site plan review and approval of an expanded parking lot, located at 1320 Waldo Avenue. With the following contingencies:

The motion was seconded by Heying.

1. A final stormwater management plan and permit to the satisfaction of the City Engineering Department.

2. An updated photometric plan to the satisfaction of the City Planning Department.

Vote on the motion:

Yeas: Bain, Pnacek, Broderick, Heying, Hanna, Mayville Sajbel, and Rodgers

Nays: None

Motion carries 8-0

**5. Old Business**

**6. Public Comments (unrelated to items on the agenda) – None**

**7. New Business –**

**a. Nominating Committee for 2020-21 Officers –**

Mr. Murschel asked for three volunteers to create a committee to nominate officers for 2020-2021. Commissioners Pnacek, Rodgers and Broderick volunteered for the committee.

**8. Communications – None**

**9. Report of the Chairperson – None**

**10. Report of the Planning Director - Murschel stated that the digital meeting format will continue through at least the end of July. Mr. Murschel also spoke about City Staff and the Flood response.**

**11. Items for Next Agenda – July 14, 2020**

**a. Zoning Petition No. 631 - request by Matt Rapanos to rezone property located at 400 S Sandow Road from Township zoning to RC Regional Commercial.**

**b. Site Plan No. 401 - request by DGR Properties, LLC, for site plan review and approval of a 19,600 square ft Self Storage Facility located at 916 Waldo Avenue.**

**c. Site Plan 388 - initiated by MLR Engineering on behalf of Osmond Rentals, LLC for review and approval of Osmond Townhouses, a sixty-two (62) unit residential townhouse development, located at 7702 Sturgeon Avenue**

**12. Adjournment**

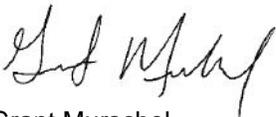
It was moved by Rodgers and seconded by Hanna to adjourn at 8:12 p.m.

Yeas: Bain, Pnacek, Broderick, Heying, Hanna, Mayville Sajbel, and Rodgers

Nays: None

Motion carries 8-0.

Respectfully submitted,



Grant Murschel

Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION



Site Plan SP #401

Date: July 10, 2020

### STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: Neighborhood Storage

APPLICANT: DGR Properties, LLC

LOCATION: 916 Waldo Avenue

ZONING: IA Industrial Zoning

ADJACENT ZONING:	N:	RC Regional Commercial
	W:	IA Industrial A
	E:	IA Industrial A
	S:	IA Industrial A

ADJACENT DEVELOPMENT:	N:	Vacant
	W:	Commercial Office
	E:	United Steel Workers; commercial business
	S:	Vacant, former railroad right-of-way

### REPORT

Site Plan No. 395 is the proposal of DGR Properties, LLC for a mini-storage facility, totaling 19,600 square feet, located at 916 Waldo Avenue. The proposal also includes three (3) future buildings totaling an additional 26,600 square feet.

The subject property is zoned IA Industrial A by the City of Midland Zoning Ordinance. Mini Storage units are uses permitted by right. Site plan review and approval under Section 27.02(A) of the Zoning Ordinance is required for this proposed use. 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 and requested information in sufficiently complete and understandable form to provide an accurate description of the proposed uses and structures.

This site plan contains all of the required information within its site plan. As is standard practice, the following items remain outstanding and will be addressed at the time of permitting:

1. A final stormwater management plan, permit and easements to establish the common stormwater management system are needed to the satisfaction of the City Engineering Department.

2. A final soil erosion and sedimentation control permit to the satisfaction of the City Building Department.
3. The fire hydrant lead must be eight (8) inches in diameter and include the public easement to the satisfaction of the City Fire and Engineering Departments.
4. Parking space striping on-site must comply with the requirements of Article 5.00 of the Zoning Ordinance to the satisfaction of the City Planning Department.

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 of 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 site plan elements are efficiently organized within the parcel, with the buildings oriented north to south to allow for efficient use of the parcel and appropriate access to the storage units with adjacent parking and necessary stormwater management.

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 design and layout of the proposed development is consistent with the appearance of the adjacent (east) building in terms of design. The obscuring fence required of mini-storage facilities is accomplished via a shadow box, wood fence on three sides at 6' height. The north property line is fenced and gated with iron fencing, and includes additionally screening via landscaping. Overall, street frontage and general site landscaping has been proposed in line with the requirements 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.

The project meets all setback, lot area, height and other dimensional requirements for the proposed use.

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 site as exists today is undeveloped and vacant. No notable natural features exist on the parcel.

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 proposed site design provides visual privacy via a shadow-box style fence 6' in height on the east, south and west property lines of the subject parcel. The north property line is proposed to be fenced with a wrought iron style fence, with landscaping to provide additional screening. No trash enclosures are proposed as is common with this type of individual storage facility.

7. **Emergency Vehicle Access**

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

The proposed site plan has been arranged to permit appropriate access for emergency vehicles and equipment into the interior of the parcel from James Savage Road. The site plan identifies drive lanes adequate to support the size and weight of emergency vehicles to access each structure.

The parking space striping on the proposed plan is in excess of what is requirement; however, the asphalt area proposed is compliant with requirements and necessary for vehicle maneuvering and emergency vehicle access. The easternmost bank of parking must be removed in order to allow adequate space for access.

**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.

Pedestrian walkways have not been included in this development as it is not required in the context of the Industrial A zoning district; there is also a lack of sidewalk continuity to the east and west within the existing development that is adjacent.

Adequate means of vehicular ingress and egress are provided via the one (1) commercial driveway extending south into the subject parcel from James Savage Road.

**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.

Pedestrian circulation internal to the site is handled via the low-speed lanes between the storage buildings. No connection via pedestrian means is proposed to the exterior of the fence line.

**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.

Pedestrian walkways have not been included in this development as mentioned for the reasons above.

Adequate means of vehicular ingress and egress are provided via the one (1) commercial driveway extending south into the subject parcel from James Savage Road. Dedicated non-motorized pathways are not present in this area of the city.

**11. Parking.**

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

In total, sixty-three (63) parking spaces are proposed. As mentioned previously, the easternmost bank of parking must be removed in order to allow proper vehicle maneuvering space and emergency access. No office space exists within the development.

**12. Drainage**

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

As is consistent practice, preliminary plans have been submitted, and the final stormwater plan and permit must be approved by the City Engineering Department. The proposal includes establishing a common stormwater management pond and system that will be shared with the adjacent property to the east. This property is all currently owned by the same entity and therefore is in a proper legal place to establish a shared system.

In addition to the stormwater plan and permit, copies of the easements and other legal documents to establish the shared system must be submitted to the City Engineering Department for final approval.

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.

As is consistent practice, a final soil erosion and sedimentation control permit is required at the construction permitting stage of development. Preliminary information submitted to date is adequate at this time.

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.

The photometric plan provided is compliant with the requirement of less than one foot candle of light at the property lines.

15. **Public Services**

Adequate services and utilities, including water, sewage disposal, sanitary sewer, and storm water 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 services and utility capacity exists in the public system as evaluated through the Departmental Site Plan Review process. As mentioned previously, a final stormwater management plan and permit remains outstanding but is usually accomplished during final engineering design and review. The fire hydrant lead must also be upsized to eight (8) inches to satisfy the City Fire Department. Upsizing is required to meet fire code in lieu of provided a second hydrant on the 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.

Screening to the proposed development is accomplished via shadow box fence at the east, south and west of the buildings. The north property line is screened via wrought iron fence and accompanying landscaping. No outside refuse or storage areas are proposed.

17. **Health and Safety Concerns**

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

No health and safety concerns have been identified in the review of this site plan.

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.

The proposed development is to be completed in multiple phases with the interior building, asphalt parking and drive aisles, landscaping, and stormwater management as part of the first phase. Additional phases will see the addition of the three other storage buildings. Outside of the initial

work in the street right-of-way, no further work will require coordination with surrounding properties.

**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 development is self-contained with required obscuring fence surrounding the parcel and thus is not intended to coordinate with adjacent sites.

**20. Signs.**

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

The site plan as proposed does not include detail of signs to serve the development. It is worth noting that an existing ground sign (billboard) exists at the north east corner of the parcel. The applicant has estimated that the ground sign is approximately 10' from the ground to the bottom of the sign and that the total area of the sign is approximately 160 square feet. This ground sign will be calculated as existing ground signage alongside any proposed signage as to compliance and permitting by the City Building Department.

**CONTINGENCY ITEMS**

Based on evaluation of the site plan as proposed, staff is of the opinion that the proposal meets the City's requirements and is designed in a manner to fit harmoniously into this area of the city. That said, inclusion of the following contingencies should be maintained in order for the plan to fully satisfy City requirements:

1. A final stormwater management plan, permit and easements to establish the common stormwater management system are needed to the satisfaction of the City Engineering Department.
2. A final soil erosion and sedimentation control permit to the satisfaction of the City Building Department.
3. The fire hydrant lead must be eight (8) inches in diameter and include the public easement to the satisfaction of the City Fire and Engineering Departments.
4. Parking space striping on-site must comply with the requirements of Article 5.00 of the Zoning Ordinance to the satisfaction of the City Planning Department.

**PLANNING COMMISSION ACTION**

Staff currently anticipates that the Planning Commission will hold a public hearing on this request during its regular meeting on July 14, 2020 and will formulate a recommendation to City Council thereafter. If recommended to City Council the same evening, we anticipate that on July 27, 2020 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.

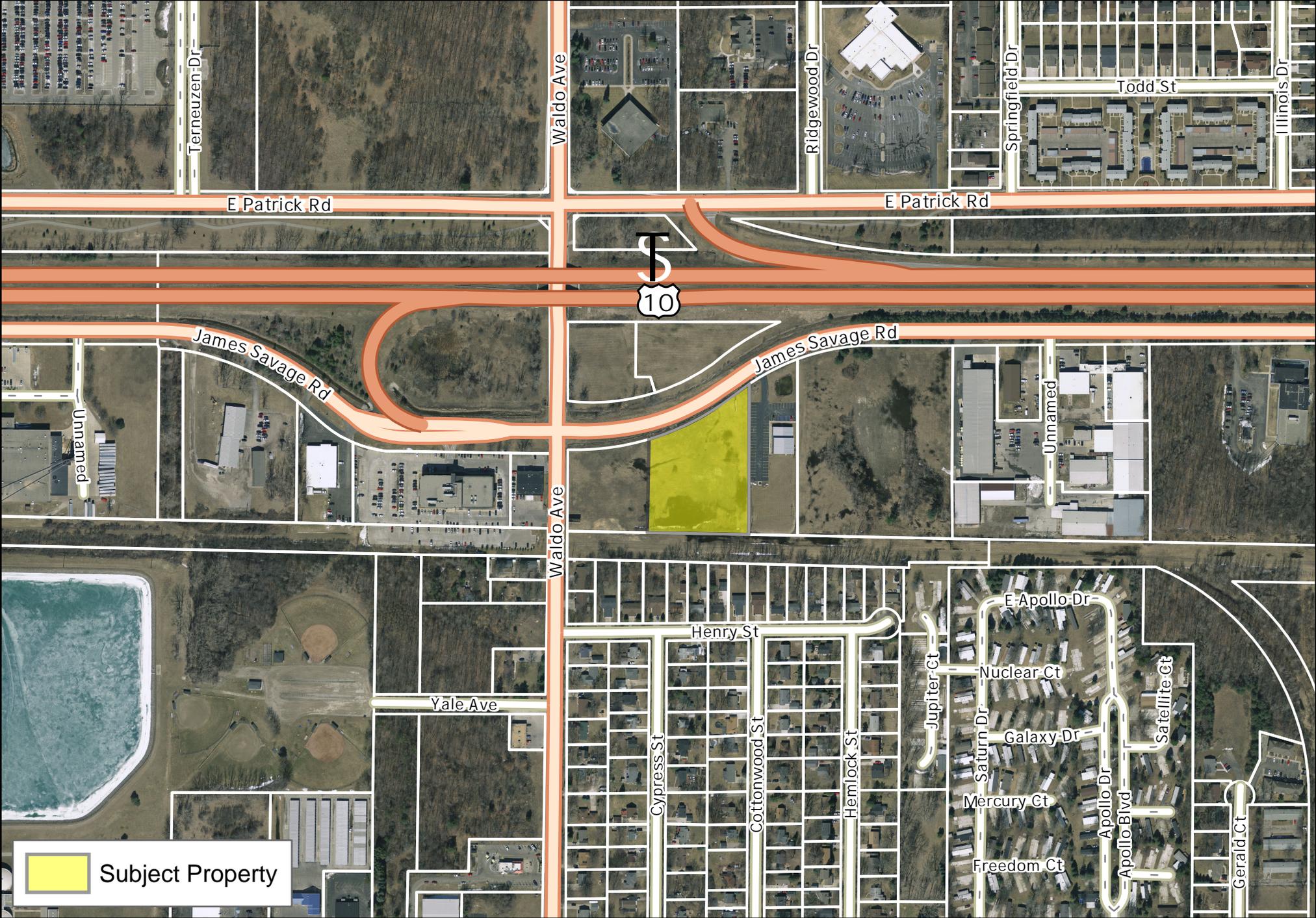
Respectfully Submitted,



Grant Murschel  
Director of Planning & Community Development

# Site Plan # 401 | Mini-Storage

> 916 Waldo Avenue - DGR Properties, LLC



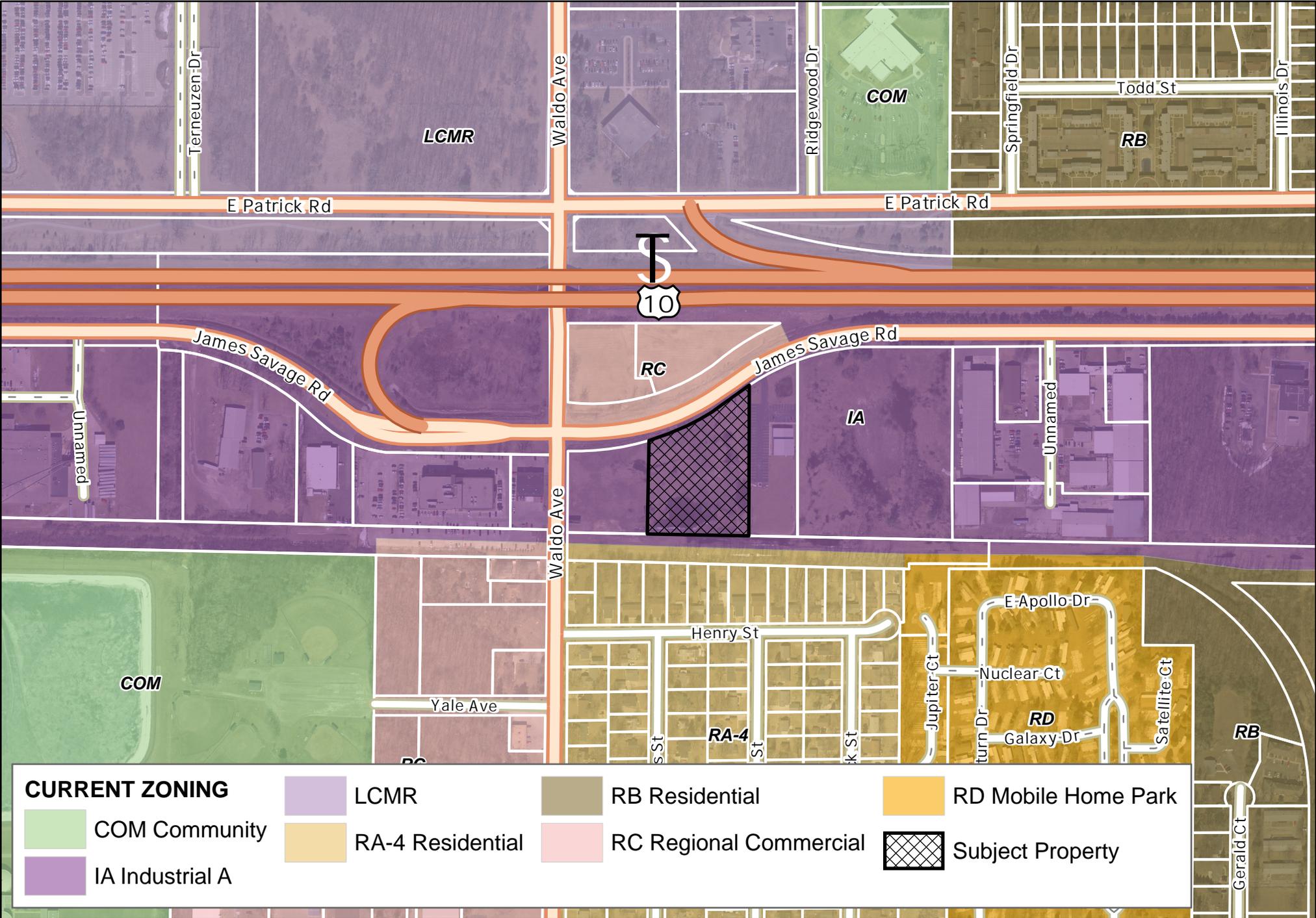
# Site Plan # 401 | Mini-Storage

> 916 Waldo Avenue - DGR Properties, LLC

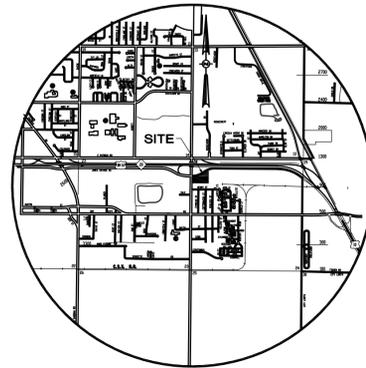
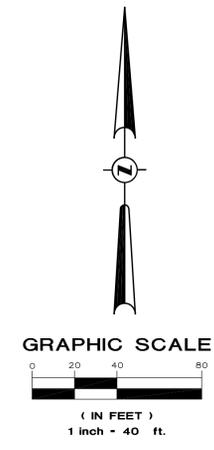
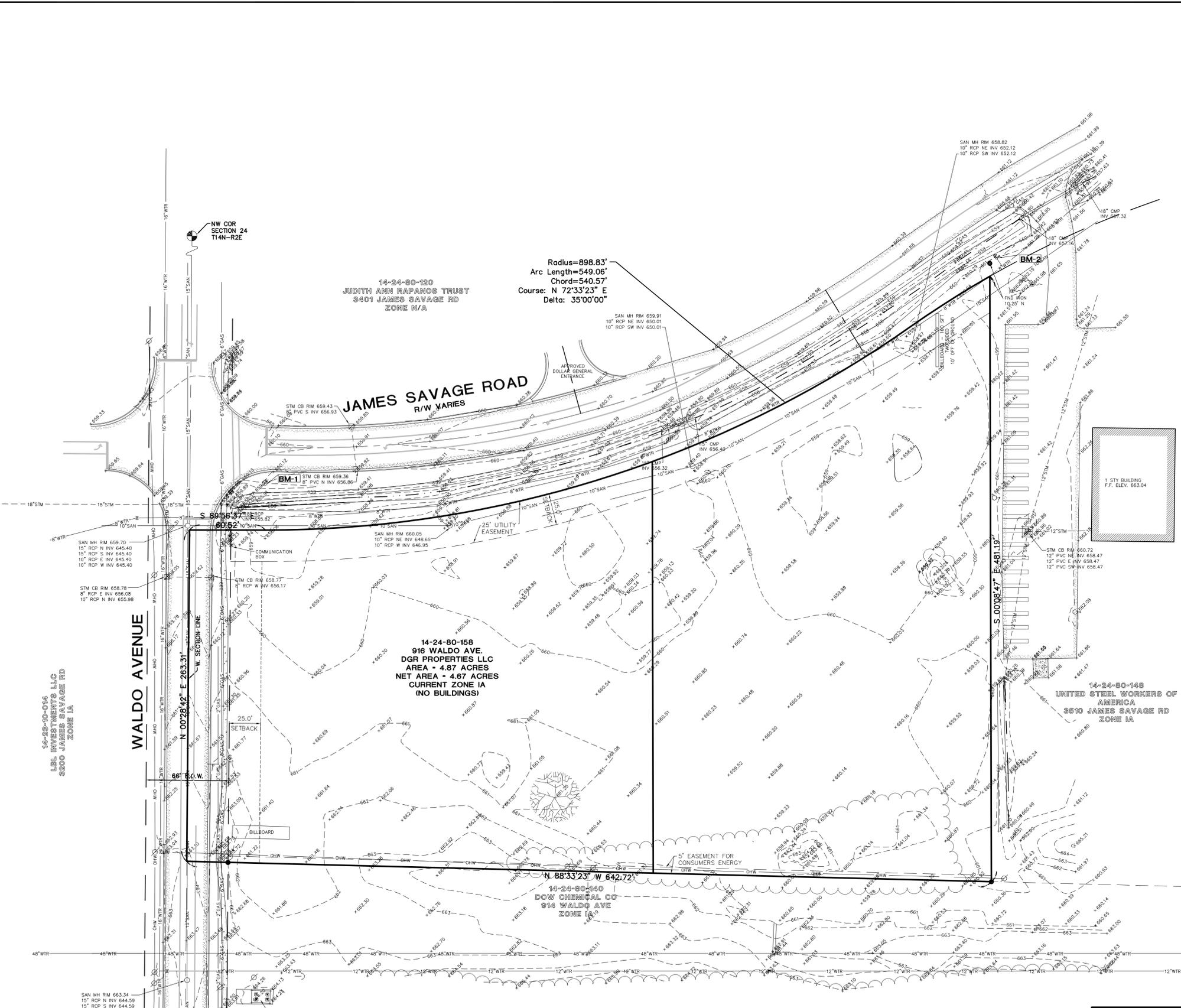


# Site Plan # 401 | Mini-Storage

> 916 Waldo Avenue - DGR Properties, LLC







LOCATION MAP NOT TO SCALE

### LEGEND

	MONUMENT / SECTION CORNER
	FOUND PROPERTY IRON
	SET PROPERTY IRON W/CAP NO.26454
	SET MAG NAIL
	EXISTING CATCHBASIN
	EXISTING MANHOLE/CATCHBASIN
	EXISTING MANHOLE
	EXISTING HYDRANT
	EXISTING VALVE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING FENCE LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING CENTERLINE
	EXISTING OVERHEAD ELECTRICAL WIRES
	EXISTING MAILBOX/NEWSPAPER BOX
	EXISTING SIGN
	EXISTING DECIDUOUS TREES
	EXISTING CONIFEROUS TREES
	EXISTING UTILITY POWER POLE
	EXISTING TELEPHONE RISER
	EXISTING BELL POLE
	EXISTING LIGHT POLE
	EXISTING GAS METER
	EXISTING TRANSFORMER
	EXISTING FLAGPOLE
	EXISTING GRASS SURFACE
	EXISTING BITUMINOUS SURFACE
	EXISTING CONCRETE SURFACE

### UTILITY CONTACTS

<b>TELEPHONE</b> AT & T c/o ENGINEERING DEPARTMENT ROOM 525A 309 S. WASHINGTON AVE. SAGINAW, MICHIGAN 48607 (989) 771-5404	<b>GAS AND ELECTRIC</b> CONSUMERS ENERGY 2400 WEISS STREET SAGINAW, MICHIGAN 48602 KEVIN COUTURIER - GAS DIV. (989) 791-5885 (989) 791-5404
<b>ZONING</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3300	<b>WATER DEPT.</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3348
<b>WASTE WTR. DEPT.</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3504	<b>ENGINEERING DEPT.</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3352
<b>SIGNS AND SIGNALS</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3354	<b>CABLE TELEVISION</b> CHARTER COMMUNICATIONS (989) 233-9404
<b>STORM SEWER</b> MIDLAND COUNTY ROAD COMM. ENGINEERING DEPT. 2334 NORTH MERIDIAN RD. MIDLAND, MICHIGAN 48657 (989) 687-9060	<b>DRAIN</b> MIDLAND COUNTY DRAIN COMM. ENGINEERING DEPT. 220 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 832-6770

### UTILITY NOTE

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

### PARCEL DESCRIPTION

PER QUIT CLAIM DEED L. 01620, P. 01101  
SITUATED IN THE CITY OF MIDLAND, MIDLAND COUNTY, MICHIGAN:  
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, T14N-R2E LAYING NORTH OF THE RIGHT OF WAY OF MICHIGAN CENTRAL RAILROAD AND SOUTH OF JAMES SAVAGE ROAD EXCEPT THE EAST 680 FEET THEREOF

### BENCHMARKS

B.M. #1 - TOP OF SE BOLT COVER ON TRAFFIC SIGN POLE AT SE COR OF WALDO AND JAMES SAVAGE  
ELEV. 660.73 CITY OF MIDLAND DATUM  
B.M. #2 - SW BOLT ON UPPER FLANGE ON HYD. AT NE COR OF PROPERTY  
ELEV. 661.68 CITY OF MIDLAND DATUM

### FLOODPLAIN INFORMATION

CITY OF MIDLAND  
MIDLAND COUNTY, STATE  
MAP NUMBER: 26111C0277E  
PANEL NOT PRINTED

### ZONING INFORMATION

ZONED- 1A (INDUSTRIAL A)  
SETBACKS:  
FRONT: - 25'  
REAR: - 0'  
SIDE: - 0'

### PROJECT LOG

START DRAWING	01-06-19
FINAL TO CLIENT	10-29-19
SUBMITTAL TO CITY OF MIDLAND	07-22-20
REC-SUBMITTAL TO CITY OF MIDLAND	03-10-20
REVISIONS PER DR	03-24-20
REVISIONS PER CITY OF MIDLAND	05-07-20
FOUNDED DETECTOR POND	05-07-20

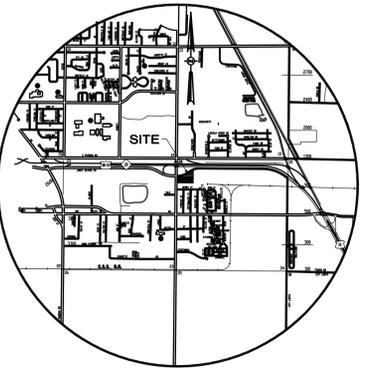
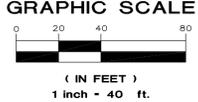
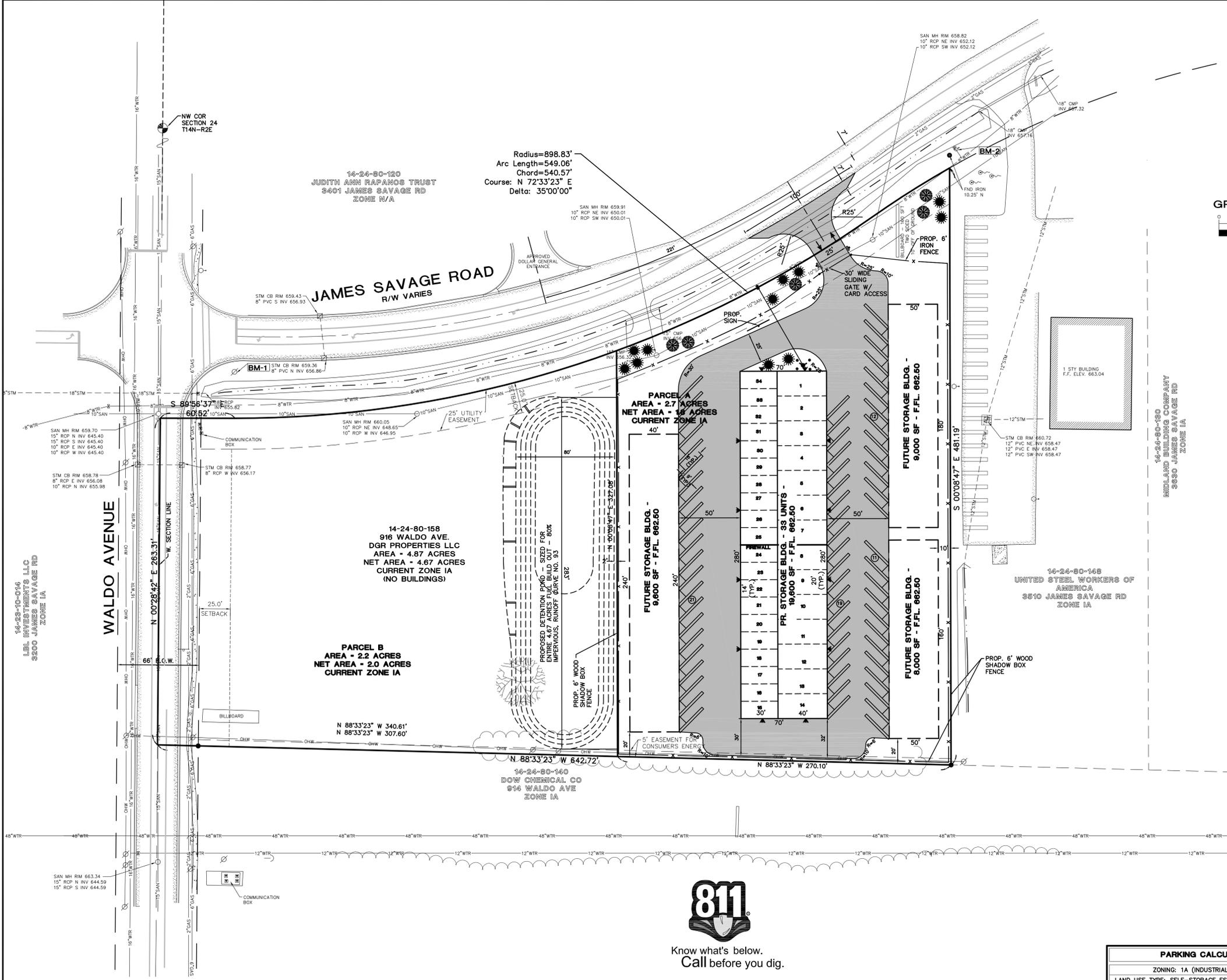
FILE: 2018-503  
PROJECT MGR: JDM  
DESIGNED BY: AF  
DRAWN BY: ZAA  
CHECKED BY:  
SCALE: 1"=40'  
SHEET: 2 OF 7

DGR PROPERTIES LLC  
DAVE RAPANOS  
925 E. WHEELER ST.  
MIDLAND, MICHIGAN 48642

NEIGHBORHOOD STORAGE  
916 WALDO AVENUE  
SECTION 24, T14N-R2E  
CITY OF MIDLAND  
MIDLAND COUNTY, MICHIGAN

D&M SITE INC.  
Surveying • Inspection • Testing • Engineering  
401 BALSAM STREET P.O. BOX 159, CARRBOROUGH, MICHIGAN 48724  
PHONE: (989) 752-6980 FAX: (989) 752-6660

C2.0  
2018.503



**LEGEND**

○	MONUMENT / SECTION CORNER
●	FOUND PROPERTY IRON
○	SET PROPERTY IRON
○	EXISTING CATCHBASIN
○	PROPOSED CATCHBASIN
○	EXISTING MANHOLE/CATCHBASIN
○	PROPOSED MANHOLE/CATCHBASIN
○	EXISTING MANHOLE
○	PROPOSED MANHOLE
○	EXISTING HYDRANT
○	PROPOSED HYDRANT
○	EXISTING VALVE
○	PROPOSED VALVE
○	EXISTING SANITARY SEWER
○	PROPOSED SANITARY SEWER
○	EXISTING STORM SEWER
○	PROPOSED STORM SEWER
○	EXISTING WATERMAIN
○	PROPOSED WATERMAIN
○	EXISTING FENCE LINE
○	UNDERGROUND ELECTRIC LINE
○	UNDERGROUND GAS LINE
○	UNDERGROUND TELEPHONE LINE
○	UNDERGROUND CABLE T.V. LINE
○	OVERHEAD ELECTRICAL WIRES
○	EXISTING MAILBOX / NEWSPAPER BOX
○	EXISTING SIGN
○	EXISTING LANDSCAPING
○	EXISTING DECIDUOUS TREES
○	EXISTING CONIFEROUS TREES
○	EXISTING UTILITY POWER POLE w/LIGHT
○	EXISTING UTILITY POWER POLE w/LIGHT
○	EXISTING LIGHT POLE
○	EXISTING TELEPHONE RISER
○	EXISTING TRANSFORMER PAD
○	EXISTING BITUMINOUS SURFACE
○	PROPOSED BITUMINOUS SURFACE
○	EXISTING CONCRETE SURFACE
○	EXISTING HIGH POINT
○	PROPOSED FLOW ARROW
○	PROPOSED TOP OF WALK ELEVATION
○	TC 647.0 PROPOSED TOP OF CURB ELEVATION
○	FS 646.9 PROPOSED FINISH SURFACE ELEVATION

**UTILITY CONTACTS**

<b>TELEPHONE</b> AT & T c/o ENGINEERING DEPARTMENT ROOM 525A 309 S. WASHINGTON AVE. SAGINAW, MICHIGAN 48607 (989) 771-5404	<b>GAS AND ELECTRIC</b> CONSUMERS ENERGY 2400 WEISS STREET SAGINAW, MICHIGAN 48602 KEVIN COUTLER - GAS DIV. (989) 791-5885 791-5353
<b>ZONING</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3300	<b>WATER DEPT.</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3348
<b>WASTE WTR. DEPT.</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3504	<b>ENGINEERING DEPT.</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3352
<b>SIGNS AND SIGNALS</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3354	<b>CABLE TELEVISION</b> CHARTER COMMUNICATIONS (989) 233-9404
<b>STORM SEWER</b> MIDLAND COUNTY ROAD COMM. ENGINEERING DEPT. 2334 NORTH MERIDIAN RD. MIDLAND, MICHIGAN 48657 (989) 687-9060	<b>DRAIN</b> MIDLAND COUNTY DRAIN COMM. ENGINEERING DEPT. 220 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 832-6770

**PARCEL DESCRIPTION**

PER QUIT CLAIM DEED L. 01620, P. 01101  
SITUATED IN THE CITY OF MIDLAND, MIDLAND COUNTY, MICHIGAN:  
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, T14N-R2E LAYING NORTH OF THE RIGHT OF WAY OF MICHIGAN CENTRAL RAILROAD AND SOUTH OF JAMES SAVAGE ROAD EXCEPT THE EAST 680 FEET THEREOF

PREPARED UNDER THE SUPERVISION OF:

DATE: 06-19
START DRAWING: 07-21-19
PROJECT MGR: JDM
DESIGNED BY: AF
DRAWN BY: ZAA
CHECKED BY: JAA
SCALE: 1"=40'
SHEET: 3 OF 7

**PROJECT LOG**

DATE: 06-19
START DRAWING: 07-21-19
PROJECT MGR: JDM
DESIGNED BY: AF
DRAWN BY: ZAA
CHECKED BY: JAA
SCALE: 1"=40'
SHEET: 3 OF 7

**DGR PROPERTIES LLC**  
DAVE RAPANOS  
925 E. WHEELER ST.  
MIDLAND, MICHIGAN 48642

**NEIGHBORHOOD STORAGE**  
916 WALDO AVENUE  
SECTION 24, T14N-R2E  
CITY OF MIDLAND  
MIDLAND COUNTY, MICHIGAN

**D&M SITE INC.**  
Surveying, Inspection, Testing, Engineering  
401 BALSAM STREET, BOX 159, CARRINGTON, MICHIGAN 48724  
PHONE: (989) 752-6860 FAX: (989) 752-6860

**C3.0**  
2018.503



Know what's below.  
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**PLANT SCHEDULE**

SYM	KEY QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
AR	9	2-1/2" CALIPER	ACER RUBRUM "OCTOBER GLORY"	RED MAPLE OCTOBER GLORY	BALLED IN BURLAP
HJ	35	3 GAL @ BLDG, 1 GAL @ OTHERS	JUNIPER HORIZONTALIS "HUGHES"	HUGHES JUNIPER	4' ON CENTER
HP	35	3 GAL @ BLDG, 1 GAL @ OTHERS	HYDRANGEA PANICULATA "ILVOBO"	BO BO HYDRANGEA	4' ON CENTER
PP	14	2-1/2" CALIPER	PICEA PUNGENS "BABY BLUE EYES"	BABY BLUE EYES SPRUCE	BALLED IN BURLAP

**LANDSCAPING REQUIREMENTS**

REQUIREMENT	REQUIRED	PROVIDED
GENERAL SITE LANDSCAPING - 1 TREE PER 3000 SFT UNPAVED OPEN AREA - 43416/3000	14	14
PARKING LOT INTERIOR - 1 TREE PER 300 SFT - 420/300	1	1
PARKING LOT INTERIOR - 1 SHRUB PER 75 SFT - 420/75	6	6
LANDSCAPING ADJACENT TO ROAD - 1 TREE/40 LF; 341.5 - 25 = 316.5/40	8	8
LANDSCAPING ADJACENT TO ROAD - 8 SHRUBS/40 LF; 8 x 8	64	64

**UTILITY NOTE**

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**ZONING INFORMATION**

ZONED- 1A (INDUSTRIAL A)  
SETBACKS:  
FRONT: - 25'  
REAR: - 0'  
SIDE: - 0'

**BENCHMARKS**

B.M. #1 - TOP OF SE BOLT COVER ON TRAFFIC SIGN POLE AT SE COR OF WALDO AND JAMES SAVAGE  
ELEV. 660.73 CITY OF MIDLAND DATUM

B.M. #2 - SW BOLT ON UPPER FLANGE ON HYD. AT NE COR OF PROPERTY  
ELEV. 661.68 CITY OF MIDLAND DATUM

**PARKING CALCULATIONS**

ZONING: 1A (INDUSTRIAL A)  
LAND USE TYPE: SELF-STORAGE ESTABLISHMENT  
REQUIRED NUMBER OF PARKING SPACES: ONE (1) SPACE PER 10 STORAGE UNITS, EQUALLY DISTRIBUTED + 1 UNIT PER OFFICE + 1 UNIT PER 50 STORAGE UNITS  
REQUIRED NUMBER OF PARKING SPACES:  
34/10 = 4 PARKING SPACES  
PROVIDED NUMBER OF PARKING SPACES: 63  
PARKING SPACES PLUS 1 BARRIER-FREE SPACE

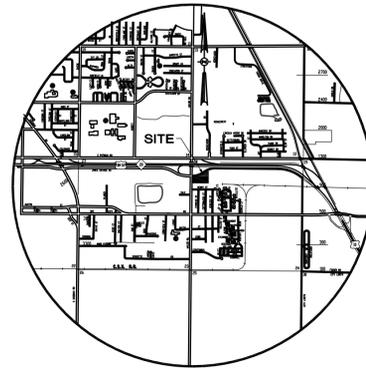
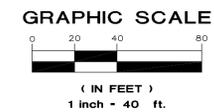
**FLOODPLAIN INFORMATION**

CITY OF MIDLAND  
MIDLAND COUNTY, STATE  
MAP NUMBER: 26111C0277E  
PANEL NOT PRINTED

Neighborhood Storage  
Detention Basin Volume Calculations

Contour Description	Contour Elevation	Contour Area (SFT)	Average Area (SFT)	Depth (FT)	Volume (CFT)
Bottom Elevation	656.58	0.0			
	657.50	6307.7	3153.9	0.92	2901.5
	658.50	13785.9	10046.8	1.00	12948.3
	659.50	16150.5	14968.2	1.00	27916.5
	660.50	18616.9	17383.7	1.00	45300.3
Top of Water Elevation	661.50	21184.5	19900.7	1.00	65200.0

Total Detention Volume	65201 cft
100-yr Storm Volume Required =	43778 cft
100-yr Storm Elevation =	660.41
Bottom of Pond Elevation =	656.58



LOCATION MAP  
NOT TO SCALE

PROJECT LOG

START DRAWING	01-06-19
FINAL TO CLIENT	01-21-19
PLAN REVISIONS	01-21-19
SUBMITTAL TO CITY OF MIDLAND	01-22-20
REVISIONS PER DR	03-10-20
REVISIONS PER DR	03-24-20
REVISED DETENTION POND	06-02-20

FILE: 2018-503 sheets1  
PROJECT MGR: JDM  
DESIGNED BY: AF  
DRAWN BY: ZAA  
CHECKED BY:  
SCALE: 1"=40'  
SHEET: 4 OF 7

NEIGHBORHOOD STORAGE  
916 WALDO AVENUE  
SECTION 24, T14N-R2E  
CITY OF MIDLAND  
MIDLAND COUNTY, MICHIGAN

D&M SITE INC. Engineering  
Surveying, Inspection, Testing, Engineering  
401 BALSAM STREET, P.O. BOX 159, CANTONVILLE, MICHIGAN 48724  
PHONE: (989) 752-6800 FAX: (989) 752-6800

**LEGEND**

- MONUMENT / SECTION CORNER
- FOUND PROPERTY IRON
- SET PROPERTY IRON
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- EXISTING MANHOLE/CATCHBASIN
- PROPOSED MANHOLE/CATCHBASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING FENCE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE T.V. LINE
- OVERHEAD ELECTRICAL WIRES
- EXISTING MAILBOX / NEWSPAPER BOX
- EXISTING SIGN
- EXISTING LANDSCAPING
- EXISTING DECIDUOUS TREES
- EXISTING CONIFEROUS TREES
- EXISTING UTILITY POWER POLE
- EXISTING UTILITY POWER POLE w/LIGHT
- EXISTING UTILITY POLE w/TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING TELEPHONE RISER
- EXISTING TRANSFORMER PAD
- EXISTING BITUMINOUS SURFACE
- PROPOSED BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING HIGH POINT
- PROPOSED FLOW ARROW
- TW 646.9 PROPOSED TOP OF WALK ELEVATION
- FG 647.0 PROPOSED TOP OF GROUND ELEVATION
- FS 646.9 PROPOSED FINISH SURFACE ELEVATION

**UTILITY CONTACTS**

<b>TELEPHONE</b> AT & T c/o ENGINEERING DEPARTMENT ROOM 525A 309 S. WASHINGTON AVE. SAGINAW, MICHIGAN 48607 (989) 771-5404	<b>GAS AND ELECTRIC</b> CONSUMERS ENERGY 2400 WEISS STREET SAGINAW, MICHIGAN 48602 KEVIN COUTURIER - GAS DIV. (989) 791-5885 (989) 791-5353
<b>ZONING</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3300	<b>WATER DEPT.</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3348
<b>WASTE WTR. DEPT.</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3504	<b>ENGINEERING DEPT.</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3352
<b>SIGNS AND SIGNALS</b> CITY OF MIDLAND 333 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 837-3354	<b>CABLE TELEVISION</b> CHARTER COMMUNICATIONS (989) 233-9404
<b>STORM SEWER</b> MIDLAND COUNTY ROAD COMM. ENGINEERING DEPT. 2334 NORTH MERIDIAN RD. MIDLAND, MICHIGAN 48657 (989) 687-9060	<b>DRAIN</b> MIDLAND COUNTY DRAIN COMM. ENGINEERING DEPT. 220 W. ELLSWORTH ST. MIDLAND, MICHIGAN 48640 (989) 832-6770

**FLOODPLAIN INFORMATION**

CITY OF MIDLAND  
MIDLAND COUNTY, STATE  
MAP NUMBER: 26111C0277E  
PANEL NOT PRINTED

**BENCHMARKS**

B.M. #1 - TOP OF SE BOLT COVER ON TRAFFIC SIGN POLE AT SE COR OF WALDO AND JAMES SAVAGE  
ELEV. 660.73 CITY OF MIDLAND DATUM

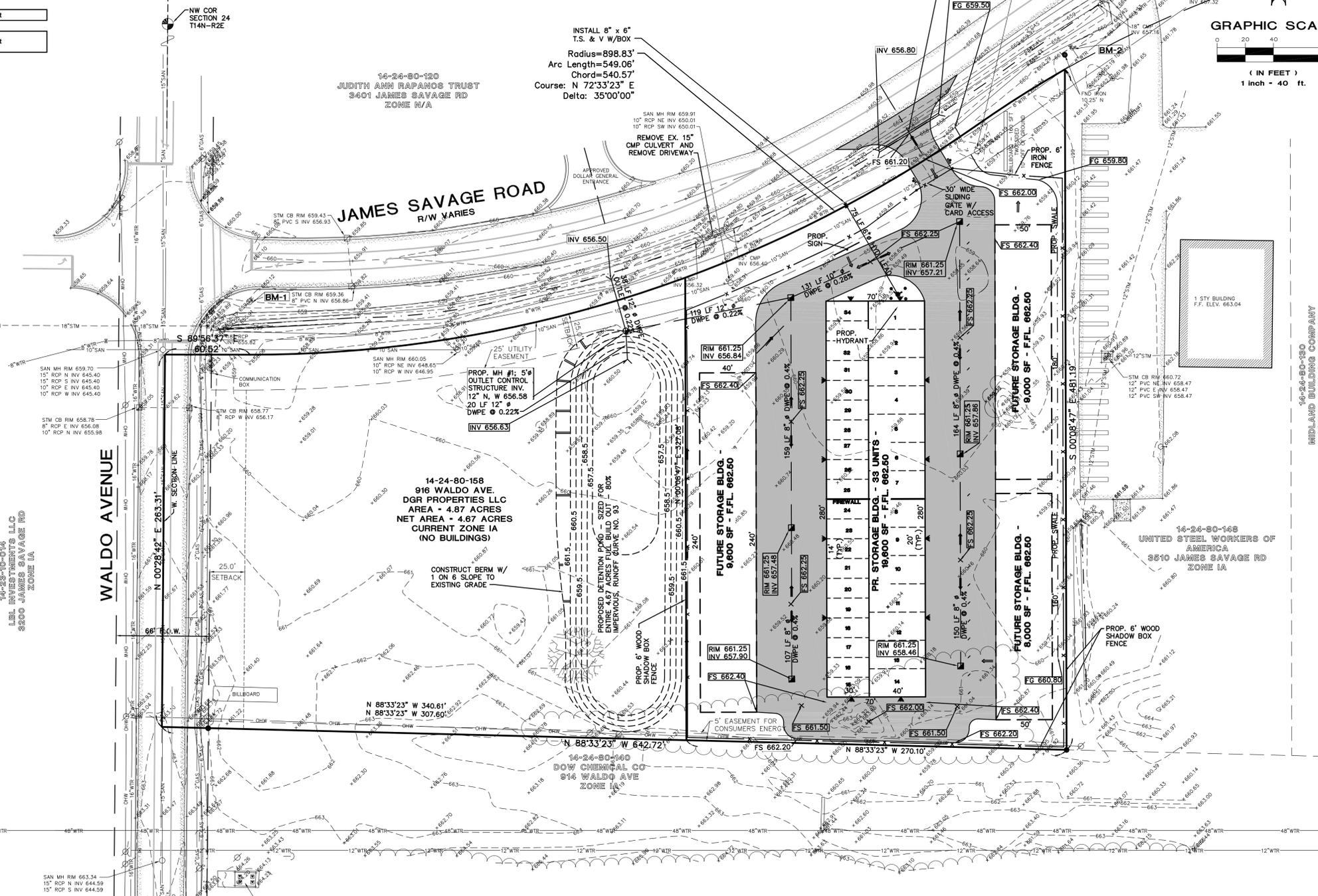
B.M. #2 - SW BOLT ON UPPER FLANGE ON HYD. AT NE COR OF PROPERTY  
ELEV. 661.68 CITY OF MIDLAND DATUM

**ZONING INFORMATION**

ZONED- 1A (INDUSTRIAL A)  
SETBACKS-  
FRONT- 25'  
REAR- 0'  
SIDE- 0'

**UTILITY NOTE**

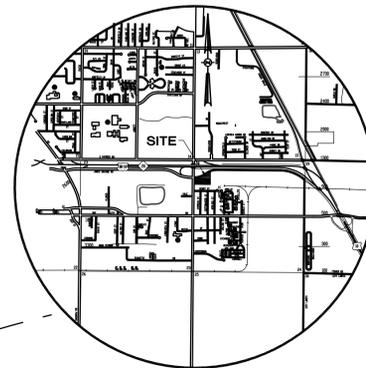
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Know what's below.  
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GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOTCANDLES	0.09
MAXIMUM FOOTCANDLES	11.8
MINIMUM FOOTCANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	11.8 / 0.00

**NOTE**  
EXTERIOR LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS IN SECTION 3.12 - EXTERIOR LIGHTING, CITY OF MIDLAND ZONING ORDINANCE.



LOCATION MAP  
NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

PROJECT LOG
START DRAWING: 01-06-19
PROJECT MGR: JDM
DESIGNED BY: AF
DRAWN BY: ZAA
CHECKED BY:
SCALE: 1"=40'
SHEET: 5 OF 7

DGR PROPERTIES LLC  
DAVE RAPANOS  
925 E. WHEELER ST.  
MIDLAND, MICHIGAN 48642

NEIGHBORHOOD STORAGE  
916 WALDO AVENUE  
SECTION 24, T14N-R2E  
CITY OF MIDLAND  
MIDLAND COUNTY, MICHIGAN

D&M SITE INC.  
Surveying • Inspection • Testing • Engineering  
401 BALSAM STREET, P.O. BOX 159, CARROLLTON, MICHIGAN 48724  
PHONE: (989) 752-6880 • FAX: (989) 752-6860

C3.2  
2018.503



**D-Series Size 1 LED Wall Luminaire**

**d-series**

**Specifications Luminaire**

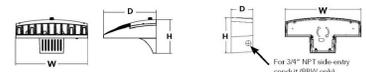
**Width:** 13-3/4" (34.9 cm)  
**Depth:** 10" (25.4 cm)  
**Height:** 6-3/8" (16.2 cm)

**Back Box (BBW, ELCW)**

**Width:** 13-3/4" (34.9 cm)  
**Depth:** 4" (10.2 cm)  
**Height:** 6-3/8" (16.2 cm)

**Introduction**

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.



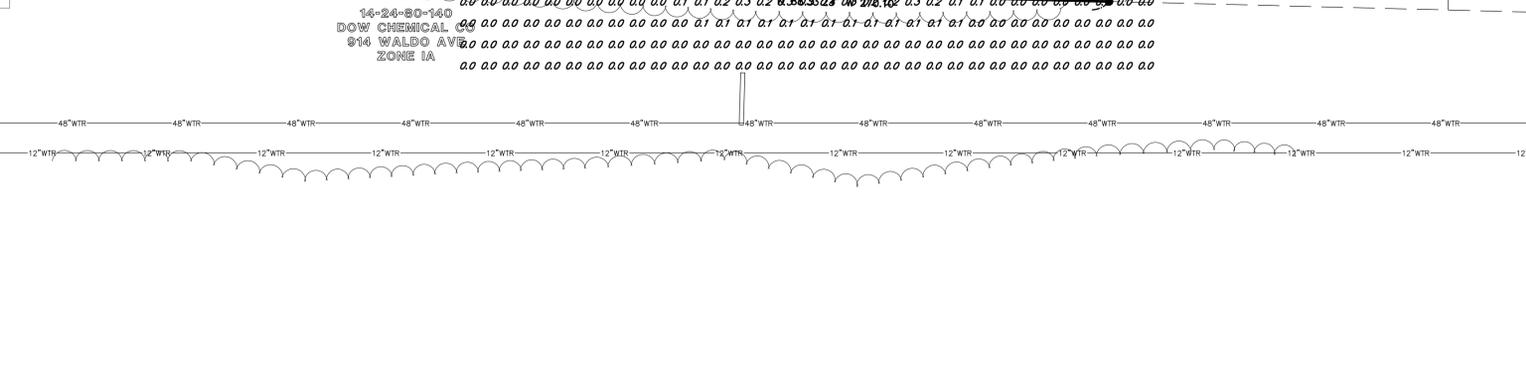
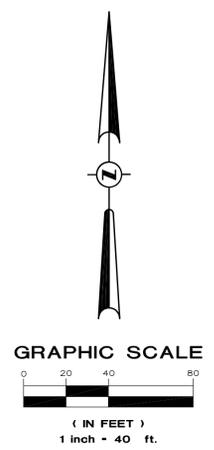
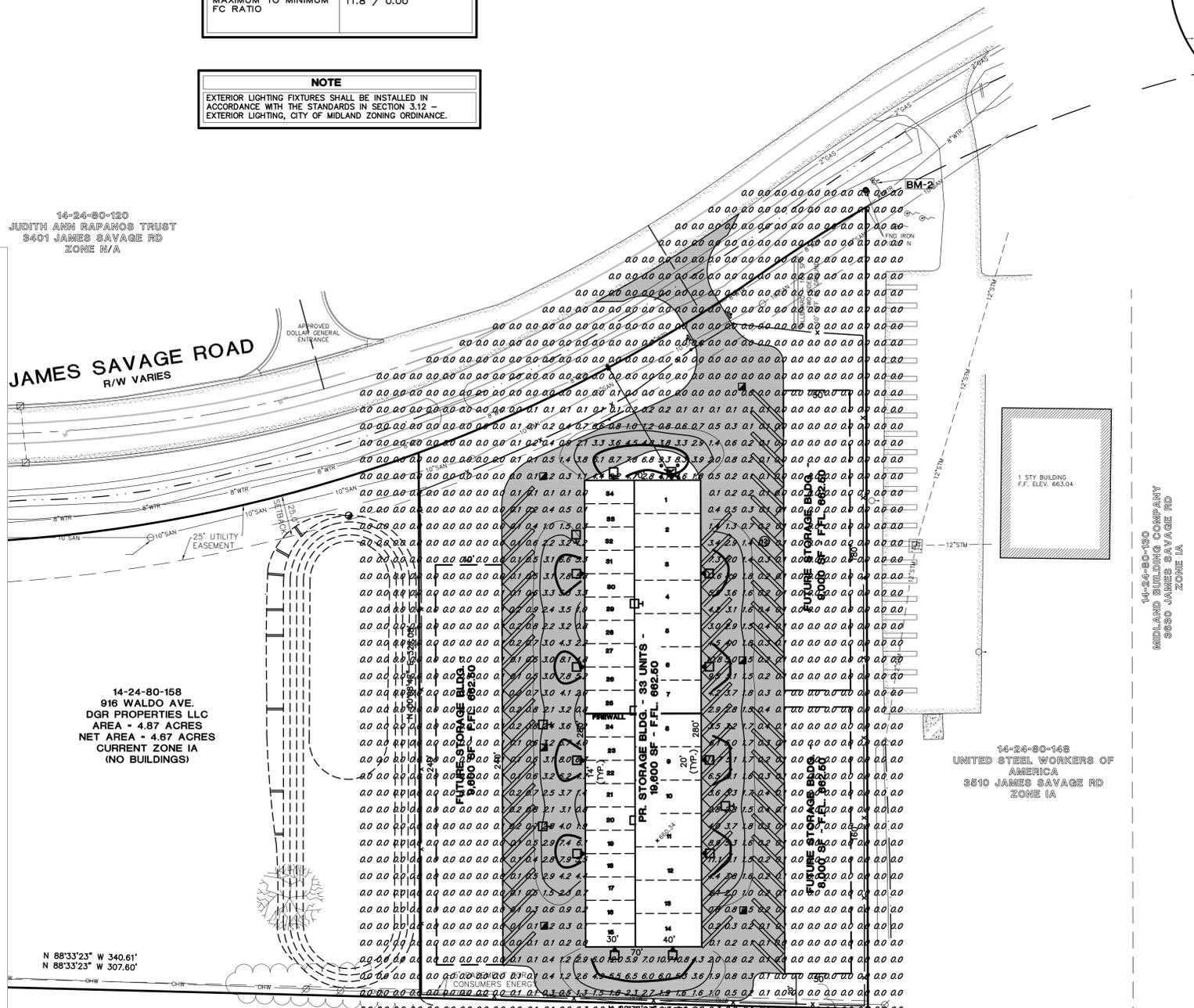
**Ordering Information** EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DBDXTD

Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSKW1 LED	10C 10 LEDs (low beam)	350 350mA	30K 3000K	T2S Type II Short	120V/277V	Surface-mounting bracket	PI Photocentric led, halogen type <sup>4</sup> DMG 2-10' dimming driver (no controls; wires pulled outside fixture) PIR 180° motion/ambient light sensor, <15 mg/ft <sup>2</sup> PIRH 180° motion/ambient light sensor, 15-307° range <sup>12</sup> PIRHFCV Motion/ambient sensor, 15-307° mounting height, ambient sensor enabled at 18" <sup>12</sup> ELCW Emergency battery backup, includes external component enclosure, non-CCC compliant <sup>1</sup>

Other Options	Shipped/installed	Shipped separately <sup>11</sup>	Finish
SH Single face (120, 277 or 347V) <sup>14</sup>	DSXD Dark bronze	DSXD Dark bronze	DSXD Textured white
DF Double face (208, 240 or 480V) <sup>14</sup>	DBXD Black	DBXD Black	DBXD Textured dark bronze
HS House-side shield <sup>9</sup>	DNXD Natural aluminum	DNXD Natural aluminum	DSXD Textured sandstone
SPD Separate surge protection	DBXD Black	DBXD Black	DSXD Textured sandstone
	DNXD Natural aluminum	DNXD Natural aluminum	
	DBXD Black	DBXD Black	
	DNXD Natural aluminum	DNXD Natural aluminum	

- Accessories**
- 1. ZSC 1000 is not available with PIR, PIRH, PIRHFCV or PIRHFCV.
  - 2. MVDCT driver operates on any line voltage from 120-277V (50/60 Hz).
  - 3. Single face (DF) requires 120, 277 or 347 voltage option. Double face (DF) requires 208, 240 or 480 voltage option.
  - 4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
  - 5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
  - 6. Photocentric (PI) requires 120, 208, 240, 277 or 480 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
  - 7. Pullman Motion Sensor table on page 3.
  - 8. Cold weather (CW) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency mode ES files located on product page at [www.lithonia.com](http://www.lithonia.com).
  - 9. Not available with ELCW.
  - 10. Also available as a separate accessory; see Accessories information.

LITHONIA LIGHTING  
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • [www.lithonia.com](http://www.lithonia.com)  
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Site Plan SP #388

Date: November 5, 2019 original  
July 10, 2020 amended

**AMENDED STAFF REPORT TO THE PLANNING COMMISSION**

SUBJECT: Osmond Townhouses

APPLICANT: MLR Engineering on behalf of Osmond Rentals, LLC

LOCATION: 7702 Sturgeon Avenue

ZONING: RB Multiple Family Residential subject to conditions

ADJACENT ZONING: N: Township Zoning  
W: RA-4 One & Two Family Residential  
E: RA-1 Single Family Residential, IA Industrial A  
S: RD – Residential - Mobile Home Park

ADJACENT DEVELOPMENT: N: Vacant, Township  
W: Single family residential development  
E: Barstow Airport & single family residential  
S: Mobile Home Park

**REPORT**

Site Plan No. 388 is the proposal of MLR Engineering on behalf of Osmond Rentals, LLC for review and approval of Osmond Townhouses, a sixty-two (62) unit residential townhouse development, located at 7702 Sturgeon Avenue. At the time that zoning was applied to this recently annexed parcel, the developer offered the conditions of maintaining residential density at no more than 3 units per acre and building height maximums of 28 feet and two (2) stories. The conditional zoning was approved by City Council on June 17, 2019.

The subject property is zoned RB Multiple Family Residential by the City of Midland Zoning Ordinance. Multiple-Family Residential is a permitted use with conditions by right, subject to Section 9.03A. Site plan review and approval under Section 27.02(A) of the Zoning Ordinance is required for this proposed use. 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.

This site plan contains most of the information that is required at this time. As is standard practice, the following items remain outstanding and will be addressed at the time of permitting:

- A final stormwater management plan and permit,

- A final soil erosion and sedimentation control permit.
- Public utility easements for public water main.

The applicant has received the Letter of Map Amendment (LOMA) from the Federal Emergency Management Agency (FEMA) which is a determination that this property has been removed from the Special Flood Hazard Area (SFHA) also known as the 100-year floodplain. While this exempts the property from the regulations of the SFHA, it must be understood that this does not remove the property from the risks of flooding.

**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 of 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 site plan elements are largely located within the east and northeast portions of the site, away from the abutting Sturgeon Creek. This places the new development largely outside of the mapped floodplain but portions of it are still located within the floodplain. As the applicant has received a LOMA on the property, concerns over the portions of the property within the mapped floodplain have been addressed.

The site appears to be designed in a manner that efficiently organizes the proposed townhouses on a series of private streets. While the size and scale of the proposed buildings are larger and denser than the existing single-family residential homes that surround, the proposal maintains proper setback distances in line with the zoning regulations and meets the conditional zoning requirements that limit density and height.

**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 site plan contains landscaping as required by the zoning ordinance. As proposed, it is aesthetically pleasing and serves to screen the parcel from the adjacent public street and surrounding lower-density residential. The proposed development maintains the existing tree line to the southwest of the proposed buildings.

There are no berms, signs or fencing proposed within this site plan. It should be noted that none of these features are required.

**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.

The project meets all setbacks, lot area, height and other dimensional requirements for the proposed use. The first zoning condition offered by the applicant in maintaining density at no more than three (3) units per acre has been maintained with density at 2.8 units per acre; and the second condition of buildings being no more than 28 feet and two (2) stories in height has been confirmed on the plan by the applicant. The height limitation will also be enforced during the building permitting phase of development, if the site plan is approved.

**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 existing tree line to the southwest of the proposed development is maintained, providing a natural barrier to Sturgeon Creek and the bulk of the floodplain area. Additionally, there is some

existing vegetation at the northeast corner of the parcel that are maintained in the site plan.

As is standard practice, this project will require a soil erosion and sedimentation control permit to the satisfaction of the City Building Department at the time of construction permitting.

Fill of the site has taken place over many years while minor grading will still be necessary to accomplish what is proposed. Alteration of the drainage pattern within this area can only be done as to not impede or negatively impact the surrounding area.

**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 proposed site design provides reasonable visual privacy via landscaping proposed along Sturgeon Avenue. The intent of preserving the existing tree lines along Sturgeon Creek and the eastern portions is to maintain both visual and sound privacy from the adjacent, less dense, RA-1 single-family residential district to the east and the RA-4 district to the southwest.

Internally, the inclusion of three (3) arborvitae alongside each unit's patio will provide screening between them.

**7. Emergency Vehicle Access**

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

The proposed site plan has been arranged to permit appropriate access for emergency vehicles into the interior of the parcel from Sturgeon Avenue via internal private streets (Rosie, Cole & Zachary Lanes). "T"-style turnaround facilities have been included in the site plan at the western termination of Zachary Lane and the southern termination of Cole Lane.

As is consistent practice, the Midland Fire Department has reviewed the plan as proposed with regard to the provision of emergency services; no emergency vehicle access concerns remain.

**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.

Adequate vehicular site access is provided via two (2) private street driveways into the development (Rosie & Zachary Lanes), internal circulation is additionally provided via Cole Lane. Pedestrian walkways have been included along one side of each street with connection to and along the Sturgeon Avenue frontage. There is no existing pedestrian sidewalk grid that exists in the broader area but the development is required to install them along the Sturgeon Road frontage in line with City policy; as future properties develop in this area, additional public sidewalk will be added to form a more completed network. It should be noted that this network is beginning to take shape with this development.

**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.

Pedestrian circulation is provided with an internal sidewalk network that connects the buildings with parking facilities, outdoor open spaces and to the greater public sidewalk grid. Barrier-free ramps are proposed at the driveway intersections with Sturgeon Avenue (Rosie & Zachary Lanes)

**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.

As described above, adequate vehicular circulation is proposed via the proposed private street grid with Rosie, Zachary and Cole Lanes. There does not exist a broader sidewalk or non-motorized grid in this area. Pedestrian circulation is provided with internal sidewalks along a single side of the private internal street network. Bicycle parking is proposed within the garage facilities of each unit.

11. **Parking.**

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

The proposed parking areas are within the driveways and garage facilities dedicated to each residential unit. Additionally, the applicant proposes five (5) visitor parking spaces centrally located within the development. Parking is compliant with Article 5.00 as proposed.

12. **Drainage**

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

The proposed development includes stormwater management via storm sewer system and stormwater detention pond located at the west of the development, to the north of the self-storage area.

As is consistent practice, preliminary calculations and stormwater management methods have been employed within this site plan. Final stormwater management plan will be further developed and submitted for full engineering review and permitting to the satisfaction of the City Engineering Department.

Following the approval of the LOMA, concerns over development within the regulatory floodplain no longer apply. However, it must still be noted that this development is in close proximity to the Sturgeon Creek. During the public hearing, the applicant should speak to the additional mitigation features that are proposed to avoid flooding damage in the future.

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.

As is consistent practice, a Soil Erosion and Sedimentation Control Permit is required at the construction permitting stage of development, to the satisfaction of the City 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.

Proposed lighting is provided via a private lighting system and includes six (6) light poles, twelve feet in height. In evaluation of the site's photometric plan, the measurement of light is acceptable at 1 foot candle or less at the property lines.

15. **Public Services**

Adequate services and utilities, including water, sewage disposal, sanitary sewer, and storm water 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 proposal for public utility extensions have been provided as a part of this site plan as evaluated during the Departmental Site Plan Review process. The applicant will be extending sanitary sewer via a force main to connect this site to the public system at Sturgeon Road and Letts Street. Water main will be looped within the development connecting twice to the existing main under Sturgeon Road, at Rosie Lane and Zachary Lane. Public easements for these utilities, as applicable, have been added as recommended contingencies.

As previously identified, the final stormwater plan and permit application must also be submitted to the satisfaction of the City Engineering Department.

**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 proposed landscaping plan provides plant material to effectively screen the parcel from the adjacent roadway and lower-density residential areas to the east and west. The self-storage areas proposed within the site plan are screened from adjacent residential units via twenty-five (25) evergreen trees.

No outdoor refuse area is proposed within this development as refuse collection will be curbside provided by a private operator.

**17. Health and Safety Concerns**

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

No health and safety concerns have been identified in the review of this site plan.

**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.

The proposed development is to be completed in two phases, as divided on the site plan. The southernmost portion of the site plan is to be developed first, followed by the northern portion.

**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 development is contained within its parcel without impact to adjacent parcels.

**20. Signs.**

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

The site plan as proposed includes only stop signs. Any additional signage will be required to meet the City's signage standards and the approval of a sign permit by the City Building Department.

**CONTINGENCY ITEMS**

As matters surrounding the regulatory floodplain have been partially addressed via the issuance of a Letter of Map Amendment from FEMA, staff believes it would be appropriate to approve this site plan following review of the objective criteria. It is recommended that inclusion of the following contingencies should be done in order for the plan to fully satisfy City requirements:

1. A final stormwater management plan and permit to be approved by the City Engineering Department.
2. A final soil erosion and sedimentation control permit to be approved by the City Building Department.
3. Public utility easements to the satisfaction of the City Engineering Department and City Attorney's Office.

There has been two (2) written public communications in opposition and two (2) additional comments in opposition were received during the public hearing on November 12, 2019 regarding this site plan.

#### **PLANNING COMMISSION ACTION**

Staff currently anticipates that the Planning Commission will hold a public hearing on this request during its regular meeting on July 14, 2020 and will formulate a recommendation to City Council thereafter. If recommended to City Council the same evening, we anticipate that on July 27, 2020 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.

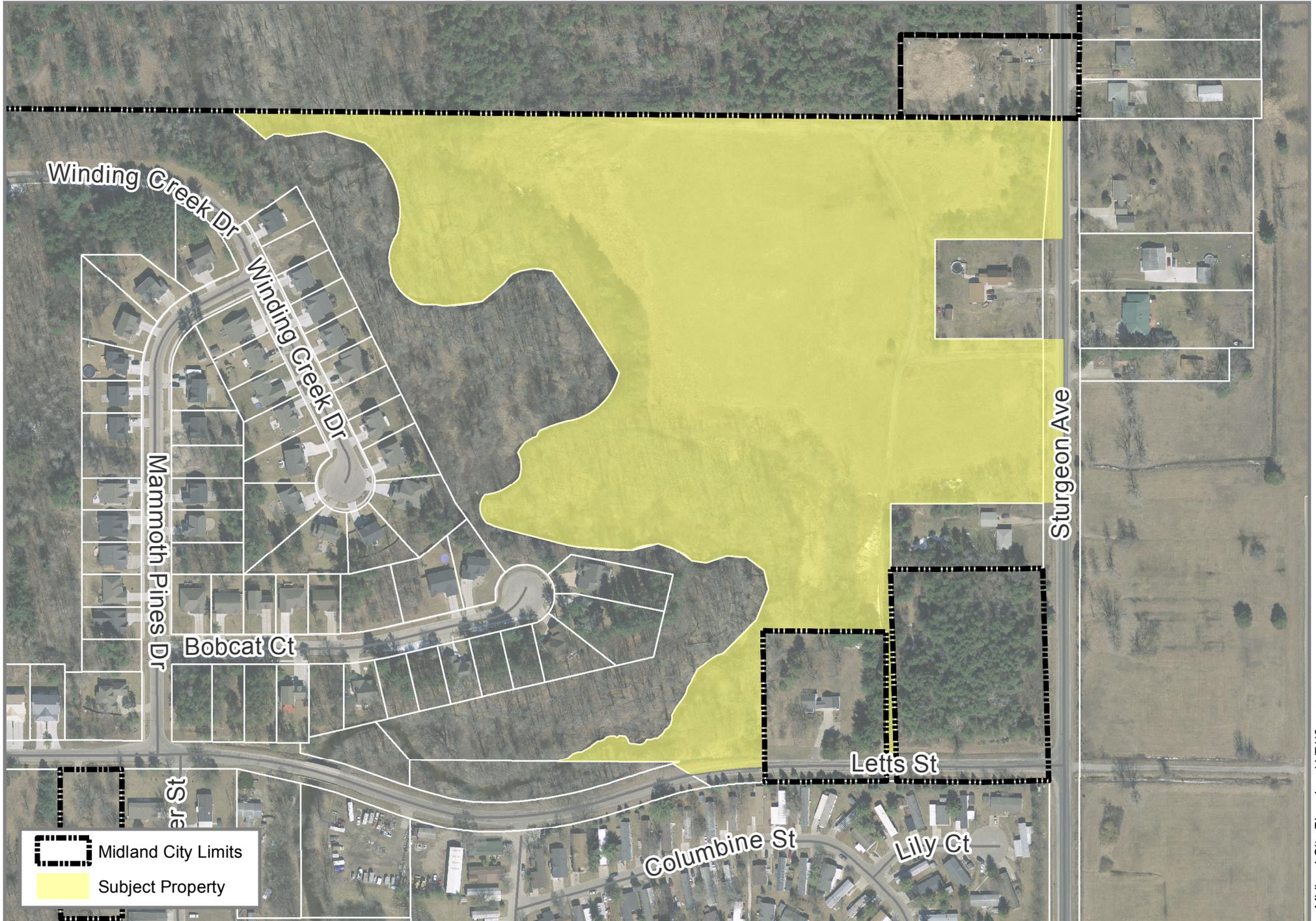
Respectfully Submitted,



Grant Murschel  
Director of Planning & Community Development

# SP #388 | Osmond Townhouses

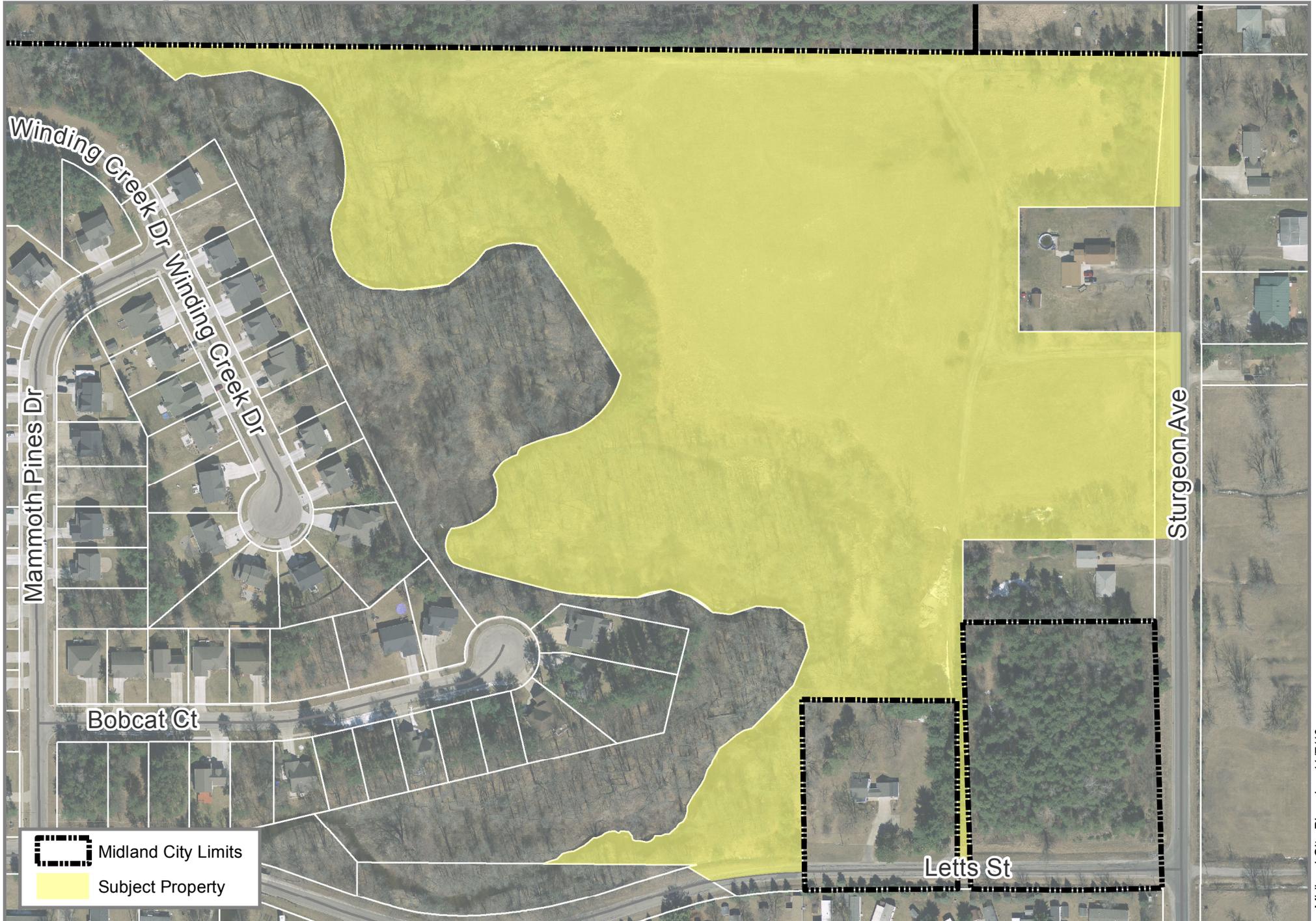
> 7701 Sturgeon Avenue - MLR Engineering on behalf of Osmond Rentals



Midland City Limits  
Subject Property

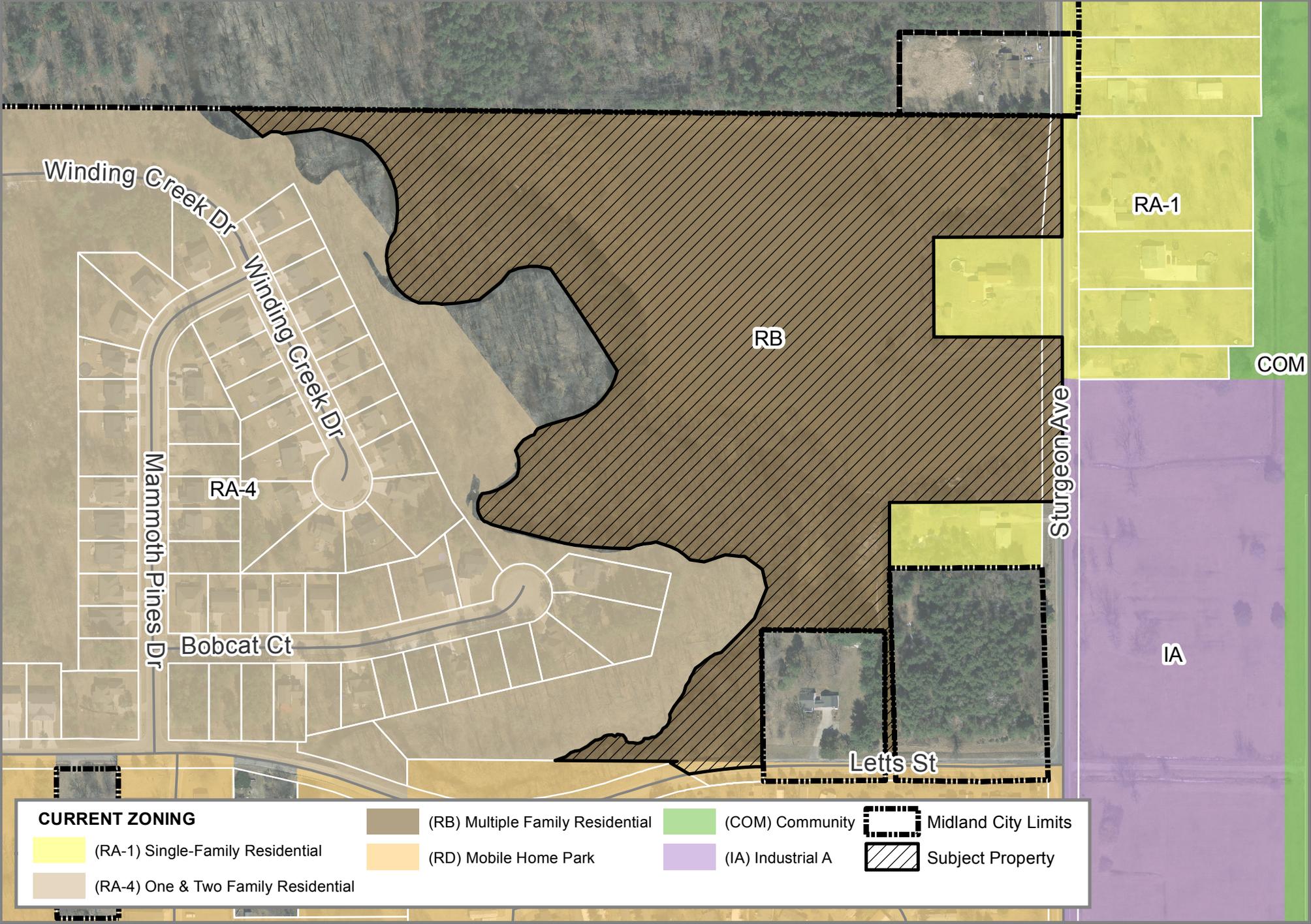
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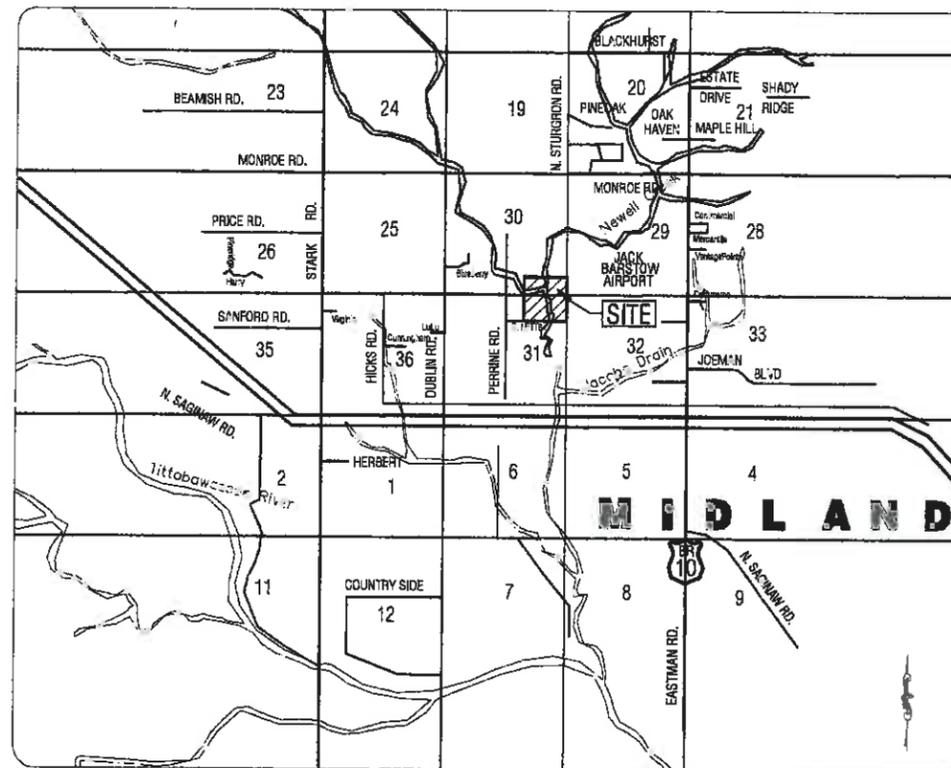
# OSMOND TOWNHOUSES

JUNE 2019

SECTION 31, T15N-R2E  
LARKIN TOWNSHIP  
MIDLAND COUNTY, MICHIGAN

RECEIVED  
JUN 05 2019  
PLANNING DEPT

INDEX OF SHEETS	
C0.0	COVER SHEET
C1.0	BOUNDARY & TOPOGRAPHIC SURVEY
C2.0	SITE PLAN - OVERALL
C3.0, C3.1	LANDSCAPE & LIGHTING PLANS
A1.1	FLOOR PLAN
A1.2	ELEVATION PLAN



LOCATION MAP  
NTS

UTILITY CONTACTS	
<b>TELEPHONE</b> A&T 3/8 ENGINEERING DEPARTMENT ROOM 025A 309 S. WASHINGTON AVE. SAGINAW, MICHIGAN 48601 (989) 776-4070	<b>GAS AND ELECTRIC</b> CONSUMERS ENERGY 2400 WISS STREET SAGINAW, MICHIGAN 48602 (989) 791-5903
<b>ZONING</b> LARKIN TOWNSHIP ZONING AND PLANNING 3027 N. JEFFERSON MIDLAND, MICHIGAN 48641 939-835-0004	<b>WATER/SEWER</b> LARKIN TOWNSHIP DW 3027 N. JEFFERSON MIDLAND, MICHIGAN 48641 939-835-6363

PROJECT LCS	6/03/19
CITY P.C.	

PREPARED UNDER THE SUPERVISION OF:

FILE COVER/DWG	
PROJECT MGR: M/F	
DESIGNED BY: M/F	
DRAWN BY: BAE	
CHECKED BY:	
SCALE:	NTS
SHEET:	1 OF 7

OSMOND  
RENTALS, LLC  
5495 GARFIELD ROAD  
SAGINAW, MI 48603  
989-695-4527

OSMOND TOWNHOUSES  
SECTION 31, T15N-R2E  
LARKIN TOWNSHIP  
MIDLAND COUNTY, MICHIGAN  
COVER SHEET

**MLR Engineering**  
CIVIL ENGINEERING & CONSULTING SERVICES  
134 S. Main Street, Suite 1, Freehold, Michigan 48623  
Phone: (989) 692-3034  
www.mlrengineering.com

C0.0



**UTILITY CONTACTS**

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309 S. WASHINGTON AVE.  
SAGINAW, MICHIGAN 48607  
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**GAS AND ELECTRIC**  
CONSUMERS ENERGY  
2400 WELCH STREET  
SAGINAW, MICHIGAN 48602  
(989) 791-5903

**ZONING**  
LARKIN TOWNSHIP  
ZONING AND PLANNING  
2027 N. JEFFERSON  
MIDLAND, MICHIGAN 48642  
989-835-6399

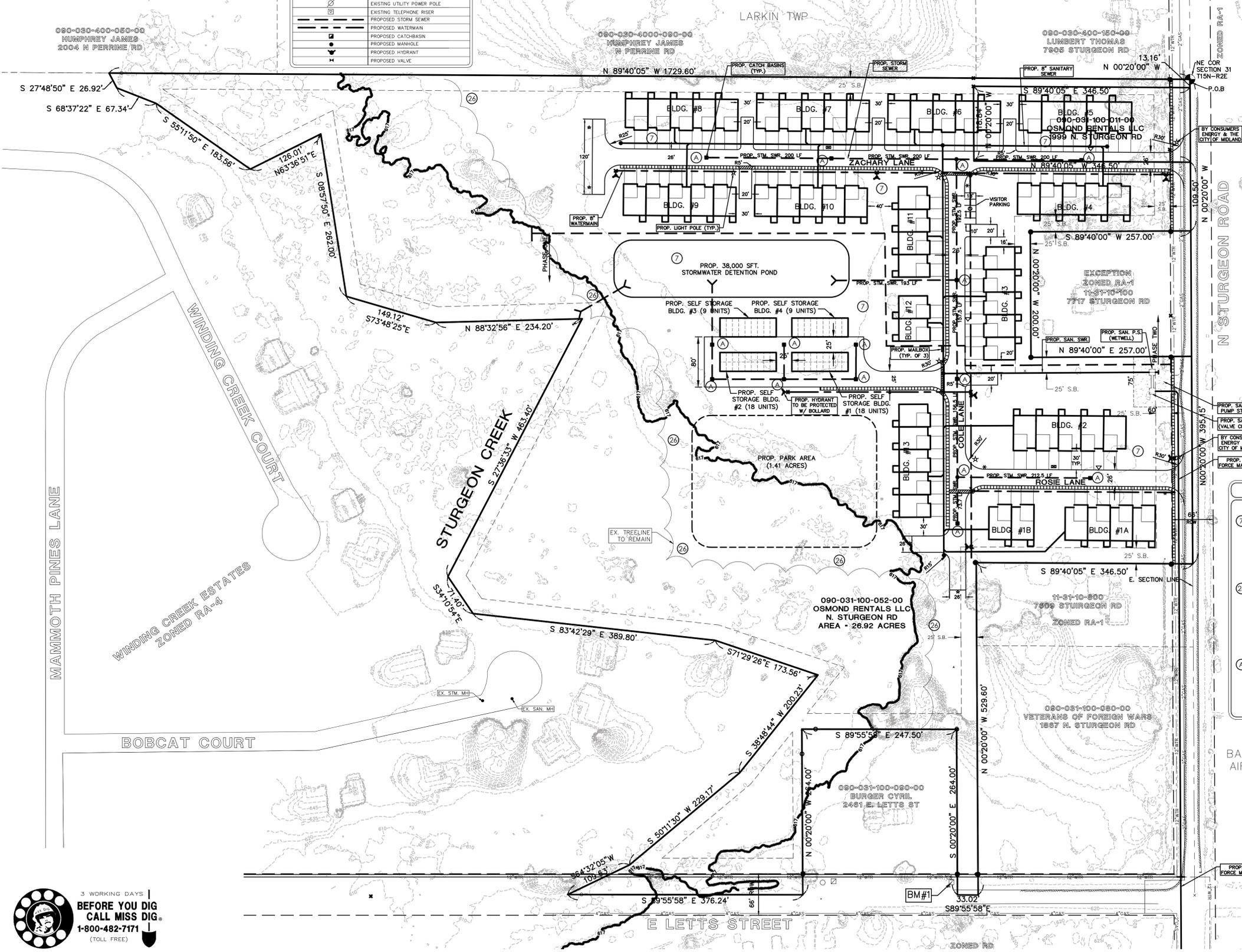
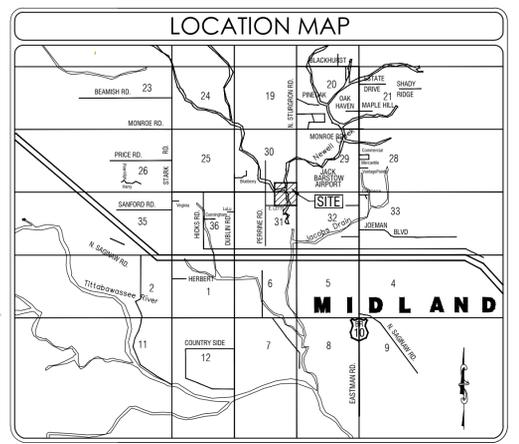
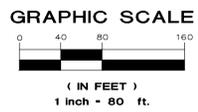
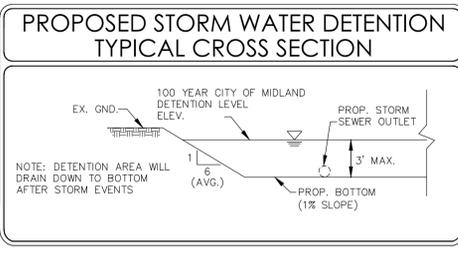
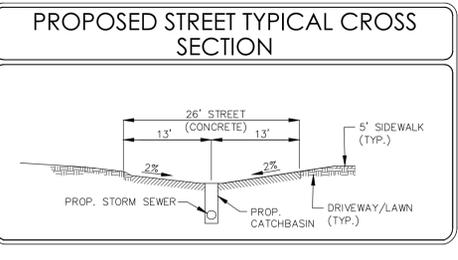
**WATER/SEWER**  
LARKIN TOWNSHIP  
DPW  
3127 N. JEFFERSON  
MIDLAND, MICHIGAN 48642  
989-835-6321

**LEGEND**

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○	FOUND 1/62771369825767111111111111111111474560" OR SMALLER
○	FOUND 1/12554273965153422222222222222222949120" OR SMALLER
○	FOUND 1/251085479303068444444444444444441898240" OR SMALLER
○	FOUND 1/502170958606136888888888888888883796480" OR SMALLER
○	FOUND 1/1004341917212737777777777777777775592960" OR SMALLER
○	FOUND 1/2008683834425475555555555555555511185920" OR SMALLER
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○	FOUND 1/2760714391153197511111111111111112495342080

SUPPLEMENTAL LEGEND	
★	STREET LIGHT
▽	25 MPH SPEED LIMIT SIGN
■	STOP SIGN
□	MAIL BOX
---	PROP. 8" D.I. WATERMAIN (PUBLIC) IN 20' (MIN.) EASEMENT
---	PROP. 3/4" INDIVIDUAL WATER SERVICE
---	PROP. 8" OR 6" PVC (SDR-26) SAN. SERVICE/LEAD
---	PROP. STORM SEWER
□	PROP. CATCHBASIN
▲	PROP. FIRE HYDRANT ASSEMBLY
●	PROP. MANHOLE
★	PROP. "NO PARKING-FIRE LANE" SIGN

LEGEND	
○	MONUMENT / SECTION CORNER
●	FOUND RIGHT-OF-WAY MARKER
○	FOUND PROPERTY IRON
○	SET PROPERTY IRON
○	EXISTING CATCHBASIN
○	EXISTING MANHOLE/CATCHBASIN
○	EXISTING MANHOLE
○	EXISTING HYDRANT
○	EXISTING VALVE
○	EXISTING STORM SEWER
○	EXISTING WATERMAIN
○	EXISTING FENCE LINE
○	EXISTING UNDERGROUND ELECTRIC LINE
○	EXISTING UNDERGROUND GAS LINE
○	GAS
○	EXISTING UNDERGROUND TELEPHONE LINE
○	TELE
○	EXISTING UNDERGROUND CABLE TV LINE
○	TV
○	EXISTING OVERHEAD ELECTRICAL WIRES
○	EXISTING UTILITY POWER POLE
○	EXISTING TELEPHONE RISER
○	PROPOSED STORM SEWER
○	PROPOSED WATERMAIN
○	PROPOSED CATCHBASIN
○	PROPOSED MANHOLE
○	PROPOSED HYDRANT
○	PROPOSED VALVE



DEVELOPMENT NOTES				
ZONING: RB				
SETBACKS: FRONT: 25' REAR: 25' SIDE: 25'				
PROPOSED LAND USE: MULTI-FAMILY				
13 BUILDINGS PROPOSED, 62 TOTAL UNITS				
NET ACREAGE: 26.9 ACRES - 1.2 ACRES (PRIVATE DRIVE) = 25.7 ACRES				
DENSITY: 2.8 UNITS/ACRE				
LOT COVERAGE:				
PRIVATE DRIVE:	1.20 ACRES			
DRIVEWAYS:	0.98 ACRES			
TOWNHOUSES:	2.72 ACRES			
PATIOS:	0.16 ACRES			
EXISTING: 0 PROPOSED: 19.7 ACRES (BASED ON NET ACREAGE)				
GAS AND ELECTRIC SERVICE BY CONSUMERS ENERGY				
SANITARY SEWER: PROPOSED 8" PUBLIC SANITARY SEWER IN EASEMENT				
DRAINAGE: PROP. STORM/CB/PERIMETER - OUTLET TO MCD FACILITIES NEAR WEST PROPERTY LINE - IMPERVIOUS AREA = 5.0 ACRES				
WATER: CITY WATER IN EASEMENT - NO LANDSCAPE WITHIN 3' OF HYDRANTS (SEE SUPPLEMENTAL LEGEND)				
SIGNAGE: STOP SIGNS, 25-MPH SPEED LIMIT SIGNS, & "NO PARKING-FIRE LANE SIGNS"				
SIDEWALKS: STURGEON ROAD FRONTAGE & ONE SIDE OF PRIVATE ROAD				
TRANSPORTATION: PRIVATE DRIVE (CONCRETE)				
REFUSE: PROPOSED CURB SIDE PICK UP, PRIVATE				
LIGHTING: 6 LIGHT POLES TO CITY STD.				
WETLAND: BELOW 100-YEAR FLOOD PLAIN CONTOUR				
FLOOD PLAIN: 100 YEAR ELEVATION-616.9 (SHOWN ON PLAN)				
FENCES & WALLS: SELF STORAGE - NONE				
PROPOSED EMPLOYEES: 0				
BICYCLES: STORED IN GARAGES				
OUTDOOR STORAGE: NONE PLANNED				
SCHEDULE: START FALL 2019, COMPLETE 2021				
PARKING SUMMARY:				
PROPOSED DEVELOPMENT	# OF UNITS	REQ. PARKING	GARAGE PARKING PROV.	DRIVEWAY PARKING PROV.
OSMOND TOWNHOUSES	62	124	124	124
TOTAL PARKING PROVIDED = 124 + 124 = 248 SPACES				

BENCHMARKS	
BM #1	CENTER OF CB CASTING LOCATED ON THE NORTH SIDE OF LETTS STREET, 380' WEST OF INTERSECTION WITH N. STURGEON ROAD - 152.92'
	USGS DATUM - NAVD88

SOIL EROSION & SEDIMENTATION CONTROL MEASURES	
7	Hydro-seeding EFFECTIVE ON LARGE AREAS. MULCH TACKING AGENT USED TO PROVIDE IMMEDIATE PROTECTION UNTIL GRASS IS ROOTED. SHOULD INCLUDE PREPARED TOPSOIL BED.
26	Geotextile Silt Fence USES GEOTEXTILE AND POSTS OR POLES AT 6'-0" MAXIMUM SPACING. MAY BE CONSTRUCTED OR PREPACKAGED. LOCATE AS NECESSARY. PERIODIC CLEANING OF MEASURE IS NECESSARY.
A	Catchbasin Inlet (Pavement Type) SHALL BE PROTECTED WITH PERMEABLE GEOTEXTILE FILTER FABRIC ONLY DURING ADJACENT CONSTRUCTION ACTIVITIES PERIODIC CLEANING OF MEASURE IS NECESSARY.
NOTE: ALL AREAS NOT PLANNED FOR BUILDING, STREET, DRIVE, OR LANDSCAPE SHALL BE GRASSED.	

PROJECT LOG	
PRELIMINARY CONCEPT	12/29/15
REVISED CONCEPT	5/24/16
REVISED CONCEPT	2/6/18
CITY P.C.	6/03/19

PREPARED UNDER THE SUPERVISION OF:	
FILE: OSMOND SITE PLANDWG	
PROJECT MGR: MJR	
DESIGNED BY: MJR	
DRAWN BY: BAR	
CHECKED BY:	
SCALE: 1"=80'	
SHEET: 3 OF 7	

OSMOND TOWNHOUSES	
SECTION 31, T15N-R2E	
LARKIN TOWNSHIP	
MIDLAND COUNTY, MICHIGAN	
SITE PLAN - OVERALL	

**MLR Engineering**  
 CIVIL ENGINEERING & CONSULTING SERVICES  
 134 S. Main Street, Suite 1, Freeland, Michigan 48623  
 Phone: (989) 239-2384  
 www.mlrcengineering.com

**C2.0**  
 MLR 259-01

3 WORKING DAYS |  
**BEFORE YOU DIG**  
 CALL MISS DIG.  
 1-800-482-7171  
 (TOLL FREE)

**TOTAL PROPOSED LANDSCAPING LEGEND**

LEGEND	PLANTING TYPE	SPECIES	SIZE (MIN.)	QUANTITY	LOCATION	TOTAL
	EVERGREEN TREE	FIR AND PINE	5' T	18	STURGEON FRONTAGE	18
	EVERGREEN TREE	FIR AND PINE	5' T	25	SELF STORAGE AREA	25
<b>TOTAL</b>						<b>43</b>
	SHRUB	ARBORVIATE BUSH	3' T	3 PER UNIT	PATIOS	186
	SHRUB	BURNING BUSH	2' T	80	STURGEON FRONTAGE	80
	SHRUB	YEW	2" CALIPER	2 PER UNIT	FRONT YARD	124
<b>TOTAL</b>						<b>390</b>

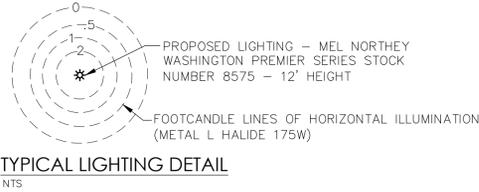
NOTE: EXISTING SITE IS SURROUNDED BY WELL ESTABLISHED TREE LINE THAT WILL BE PROTECTED.

CITY OF MIDLAND LANDSCAPE REQUIREMENTS (SECTION 6.03B)  
 71 UNITS X 2 TREES PER UNIT = 142 TREES  
 71 UNITS X 4 SHRUBS PER UNIT = 284 SHRUBS

CITY OF MIDLAND LANDSCAPE REQUIREMENTS (SECTION 6.02B)  
 LANDSCAPING ADJACENT TO ROADS:

LENGTH OF ROAD FRONTAGE: (242'+330') - (2x26' DRIVE) = 520'

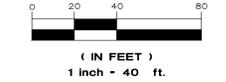
REQUIRED NUMBER OF PLANTS:  
 DECIDUOUS OR EVERGREEN TREES: 520'/40' = 13  
 SHRUBS: 520'/40' x 8 = 104  
 TOTAL = 117



**TOTAL EXISTING PLANT MATERIAL INFORMATION**

LEGEND	SIZE/QUANTITY OF TREES (WHITE PINE, BIRCH, MAPLE, POPLAR, ELM, HICKORY, ASH)	DENSITY OF EXISTING TREES (# OF 2"-12" TREES PER 0.25 ACRES)	PLANT COUNT FOR POSITIVE CREDIT	POSITIVE CREDITS	PLANT COUNT FOR NEGATIVE CREDIT	NEGATIVE CREDITS	TOTAL CREDITS
	- EXISTING PLANT MATERIAL TO BE REMOVED	0.54 ACRES	-	-	0.54 x (50 x 4)	108	787 POSITIVE - 108 NEGATIVE = 679 NET POSITIVE CREDITS
	- EXISTING PLANT MATERIAL TO BE SAVED	8.94 ACRES	20	8.94 x (20 x 4)	-	-	

**GRAPHIC SCALE**



LARKIN TWP

090-030-4000-090-00  
 HUMPHREY JAMES  
 N PERRINE RD

090-030-400-150-00  
 LUMBERT THOMAS  
 7905 STURGEON RD

090-031-100-011-00  
 OSMOND RENTALS LLC  
 1999 N. STURGEON RD

EXCEPTION  
 ZONED RA-1  
 11-31-10-100  
 7717 STURGEON RD

NE COR  
 SECTION 31  
 T15N-R2E  
 P.O.B

BY CONSUMERS  
 ENERGY & THE  
 CITY OF MIDLAND

ZONED RA-1

N STURGEON ROAD

MATCHLINE - SEE C3.1

PROJECT LOG

DATE	DESCRIPTION
05/23/19	DESIGN & LAYOUT
06/03/19	CITY P.C.

PREPARED UNDER THE SUPERVISION OF:

FILE: LANDSCAPE NORTH.DWG

PROJECT MGR: MJR	DESIGNED BY: MJR	DRAWN BY: BAR	CHECKED BY:	SCALE: 1"=40'	SHEET: 4 OF 7
------------------	------------------	---------------	-------------	---------------	---------------

OSMOND RENTALS, LLC  
 5495 GARFIELD ROAD  
 SAGINAW, MI 48603  
 989-695-4527

OSMOND TOWNHOUSES  
 SECTION 31, T15N-R2E  
 LARKIN TOWNSHIP  
 MIDLAND COUNTY, MICHIGAN  
 LANDSCAPE & LIGHTING PLAN - NORTH

**MLR Engineering**  
 CIVIL ENGINEERING & CONSULTING SERVICES  
 4777 Lone Road, Freeland, Michigan 48623  
 Phone: (989) 239-2384  
 www.mlrcivilengineering.com

**C3.0**  
 MLR 259-01

TOTAL PROPOSED LANDSCAPING LEGEND						
LEGEND	PLANTING TYPE	SPECIES	SIZE (MIN.)	QUANTITY	LOCATION	TOTAL
	EVERGREEN TREE	FIR AND FINE	5' T	18	STURGEON FRONTAGE	18
	EVERGREEN TREE	FIR AND FINE	5' T	25	SELF STORAGE AREA	25
<b>TOTAL</b>						<b>43</b>
	SHRUB	ARBORVITAE BUSH	2' T	3 PER UNIT	PATIOS	216
	SHRUB	BURNING BUSH	2' T	30	STURGEON FRONTAGE	80
	SHRUB	YEW	2" CALIPER	2 PER UNIT	FRONT YARD	144
<b>TOTAL</b>						<b>440</b>

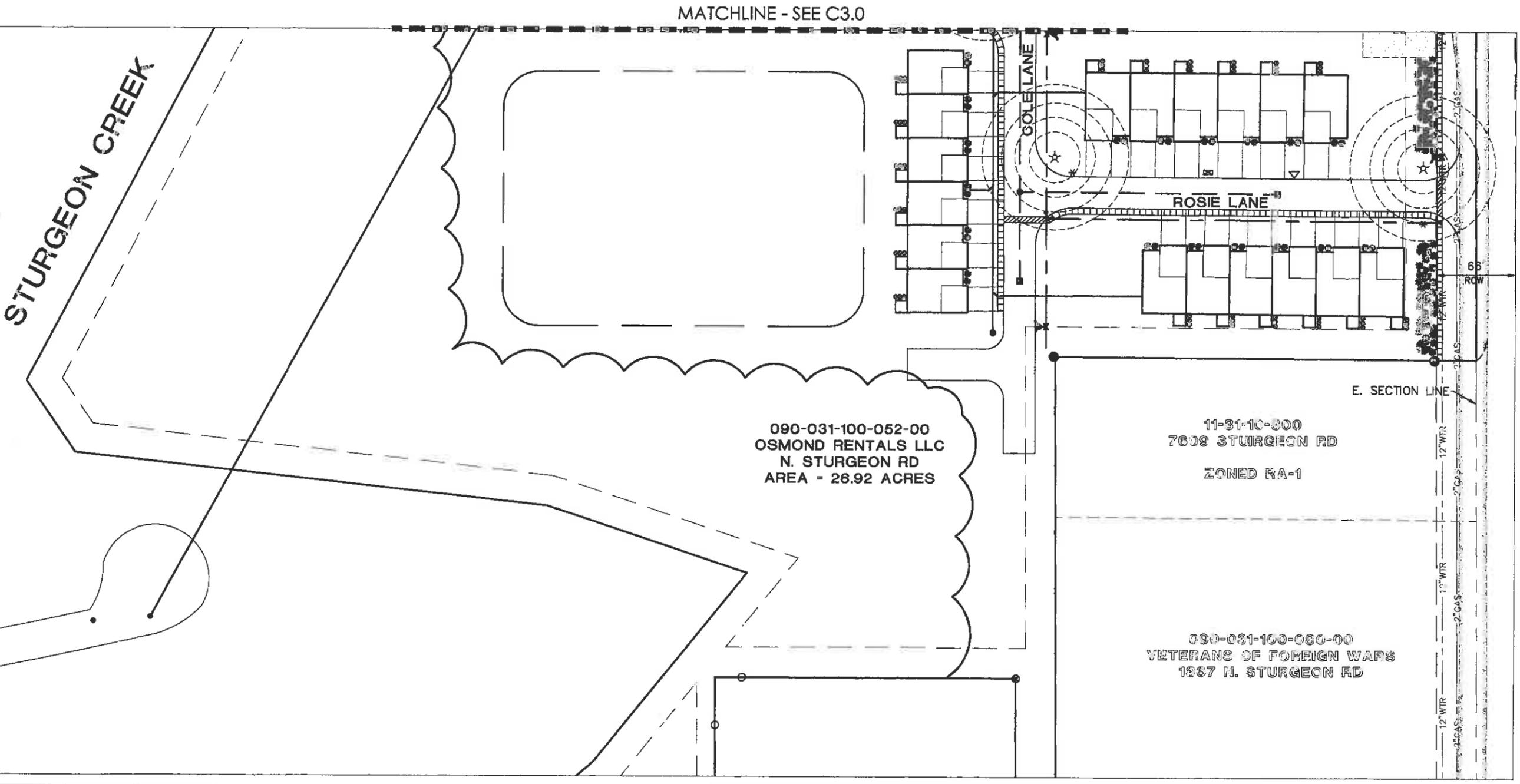
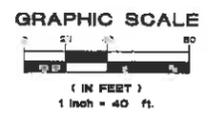
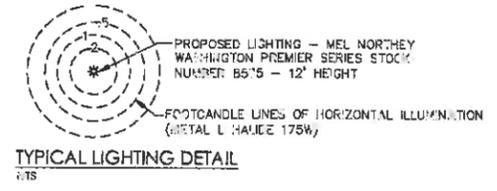
TOTAL EXISTING PLANT MATERIAL INFORMATION							
LEGEND	SIZE/QUANTITY OF TREES (WHITE PINE, DROG, MAPLE, POPLAR, ELM, HICKORY, ASH)	EXISTING TREES (# OF 2"-12" TREES PER 0.25 ACRES)	PLANT COUNT FOR POSITIVE CREDITS	POSITIVE CREDITS	PLANT COUNT FOR NEGATIVE CREDITS	NEGATIVE CREDITS	TOTAL CREDITS
	- EXISTING PLANT MATERIAL TO BE REMOVED	0.54 ACRES	0	-	0.54 x (50 x 4)	100	787 POSITIVE - 100 NEGATIVE = 679 NET POSITIVE CREDITS
	- EXISTING PLANT MATERIAL TO BE SAVED	8.94 ACRES	20	8.94 x (20 x 4)	787	-	

NOTE: EXISTING SITE IS SURROUNDED BY WELL ESTABLISHED TREE LINE THAT WILL BE PROTECTED.

CITY OF MIDLAND LANDSCAPE REQUIREMENTS (SECTION 6.03B)  
 72 UNITS X 2 TREES PER UNIT = 144 TREES  
 72 UNITS X 4 SHRUBS PER UNIT = 288 SHRUBS

CITY OF MIDLAND LANDSCAPE REQUIREMENTS (SECTION 6.03B)  
 LANDSCAPING ADJACENT TO ROADS:  
 LENGTH OF ROAD FRONTAGE: (242' + 330') - (2x26' DRIVE) = 520'

REQUIRED NUMBER OF PLANTS:  
 DECIDUOUS OR EVERGREEN TREES: 520'/40' = 13  
 SHRUBS: 520'/40' x 8 = 104  
 TOTAL = 117



PROJECT LOG	05/27/19
DESIGN & LAYOUT	05/02/19
CITY P.C.	

PREPARED UNDER THE SUPERVISION OF:

FILE NUMBER - NORTHLOG	
PROJECT NO. 14	
DESIGNED BY: MR	
DRAWN BY: BAL	
CHECKED BY:	
SCALE: 1"=40'	
SHEET: 6 OF 7	

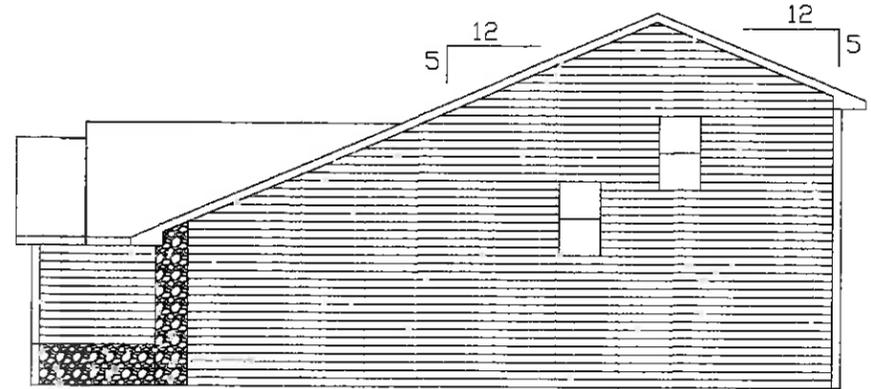
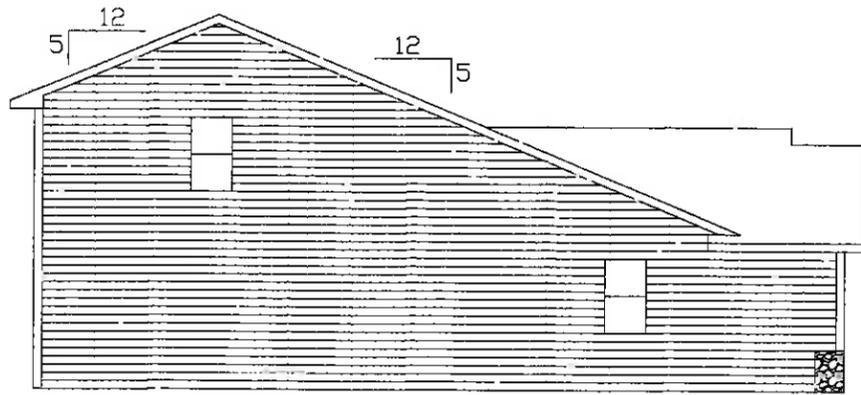
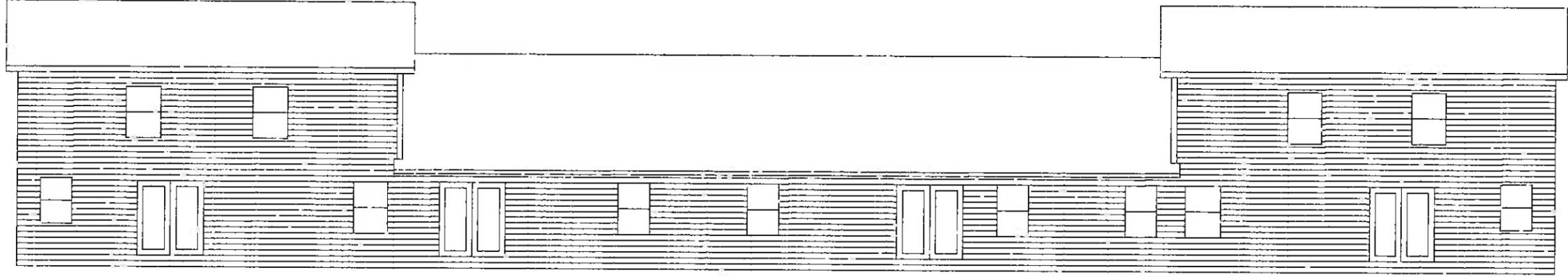
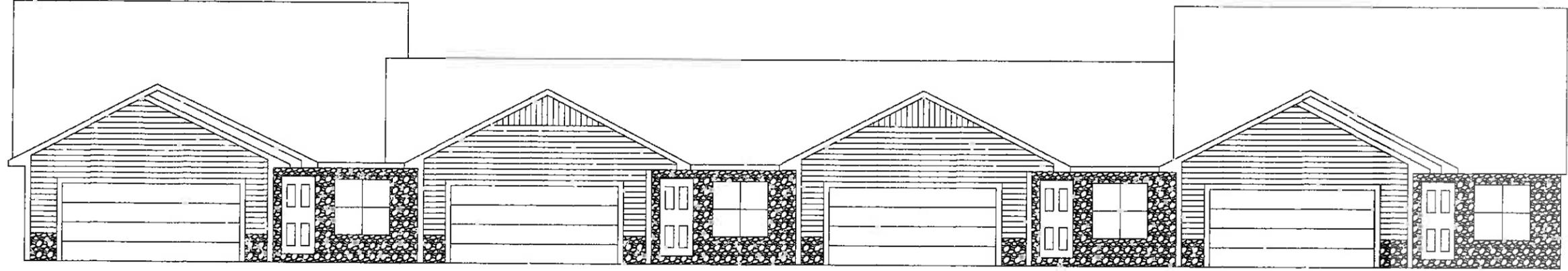
OSMOND RENTALS, LLC  
 5495 GARFIELD ROAD  
 SAGINAW, MI 48603  
 989-675-4527

OSMOND TOWNHOUSES  
 SECTION 31, T15N-R2E  
 LARKIN TOWNSHIP  
 MIDLAND COUNTY, MICHIGAN  
 LANDSCAPE & LIGHTING PLAN - SOUTH

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 4777 Leno Road, Freeland, Michigan 48623  
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**C3.1**  
 MLR 259-01





PROJECT LOG	
PROJECT START	10/2/17
PRELIMINARY REVIEW	2/1/18
CITY P.C.	8/02/18

PREPARED UNDER THE SUPERVISION OF:

FILE: OSMOND ELEVATION-LWS
PROJECT NO: MAR
DESIGNER BY: MAR
DRAWN BY: BLM
CHECKED BY: BLM
SCALE: 1"=12'
SHEET: 7 OF 7

OSMOND CONCRETE  
 SAGINAW, MI 48603 549'S  
 GARFIELD ROAD  
 589-692-4527  
 ATTN: WESLEY OSMOND

OSMOND TOWNHOUSES  
 SECTION 31, T15N-R2E  
 LARKIN TOWNSHIP  
 MIDLAND COUNTY, MICHIGAN  
 ELEVATION PLAN

**MLR Engineering**  
 CIVIL ENGINEERING & CONSULTING SERVICES  
 134 S. Main Street, Suite 1, Freeland, Michigan 48623  
 Phone: (989) 692-5034  
 www.mltrengineering.com

A1.2  
 MLR 259-01

**From:** Tate Rugenstein [<mailto:jatetenkins@gmail.com>]  
**Sent:** Thursday, October 31, 2019 10:35 AM  
**To:** Murschel, Grant <[gmurschel@midland-mi.org](mailto:gmurschel@midland-mi.org)>  
**Subject:** Public Comment: Site Plan No. 388 - Vote No

Mr. Murschel-

I am writing regarding Site Plan No. 388 – initiated by MLR Engineering on behalf of Osmond Rentals, LLC for review and approval of Osmond Townhouses, a seventy-two (72) unit residential townhouse development, located at 7702 Sturgeon Avenue.

I am in immense **opposition** of the proposed site plan. My house is located at 3600 Bobcat Court. This community would back up to my property, with only the creek separating us. I have great concerns regarding the flood plain and how the addition of a large townhouse community being installed will impact the amount of storm water/drainage being put into the creek.

Part of the site plan encroaches on FEMA Flood Zone A. Even with the light rain we've been having, the creek is flooded. Imagine that after adding 72 townhomes. Adding single-family residential homes, I imagine, would have a very different impact. I am already in great concern of my basement each time it rains, and I would hate to have even more drainage water being directed directly to my backyard each time it rains.

I am also concerned about the integrity of the area and our property values if we were to now have a town home community infringing on our backyards. With proximity to Northwood, I would worry about the behavior of the occupants as well.

I received a mailing communication stating this topic is to be discussed November 12th, however I am concerned about the validity of that mailing as it stated only **62** townhomes were to be built where as everything online says 72 townhomes.

While I am not well versed on zoning codes and understand that you are looking for facts, I would hope that the voice of your community member who would be directly impacted can be considered a fact.

We do **NOT** support the Site Plan No. 388.

Thank you,  
Tate Rugenstein  
3600 Bobcat Court

RECEIVED  
NOV 05 2019  
PLANNING DEPT

## Guentensberger, Rachel

---

**From:** Diane Pnacek <pnacek@sbcglobal.net>  
**Sent:** Thursday, July 18, 2019 1:59 PM  
**To:** Wilson, Nicole  
**Subject:** RE: PUBLIC HEARING FOR SITE PLAN #388

It appears the 72 unit development will be built at 7701 Sturgeon Avenue across from my home. Although I still believe it excessive for the neighborhood, there are other concerns that I feel are imperative for the Planning Commission and City Council to consider.

- 1) Please insist soil contamination testing is done before building where people are going to live. For many years that property has been used by industrial trucking companies. I would hate to see someone get sick from contaminated soil.
- 2) Please do a traffic study. Adding that much traffic to Sturgeon Avenue, especially when we get overflow from Eastman during peak times, will probably require some changes.
- 3) Please post speed limits on Sturgeon Avenue north of Letts. It is widely assumed, although not posted, driving north on Sturgeon, the speed limit increases to 55mph at Letts Road. The scenario of cars slowing to make a left turn into this development as others are speeding up is incredibly dangerous. I ask that the speed limit is reposted at Letts as 45mph and then posted as 55mph after the north driveway of this new development. I ask that this be done now and patrolled so people become used to it before the development starts. Put red flags on the 45mph sign at Letts to alert those who have been driving this route for years.

I hope my requests are deemed reasonable by the Planning Commission. Safety should be a priority for all.

Diane Pnacek  
989-832-3960  
pnacek@sbcglobal.net

RECEIVED

NOV 05 2019

PLANNING DEPT



**STAFF REPORT TO THE PLANNING COMMISSION  
JULY 14, 2020**

Subject: Zoning Petition #631 (Rezoning Request)

Applicant: Matt Rapanos

Location: 400 S. Sandow Road

Area: Approx. 2.49 acres

Existing zoning: Township Zoning

Proposed zoning: RC Regional Commercial

Adjacent Zoning: North: RC Regional Commercial  
South: Township Zoning  
East: RB Multiple Family Residential  
West: OS Office Service and Township Zoning

Adjacent Development: North: Wooded land, Auto repair, and residential homes  
South: Single-family residential homes  
East: Multi-family housing  
West: Office and single-family residential homes

**REPORT**

Zoning Petition No. 631, initiated by Matt Rapanos to rezone property located at 400 S. Sandow road from Township zoning to RC Regional Commercial. There are no conditions offered by the applicant; therefore, the full content and permitted uses within the RC Regional Commercial zoning district must be considered.

*Aerial location maps, current zoning, and Future Land Use designation maps are enclosed.*

**BACKGROUND**

This parcel was recently annexed into the City of Midland from Homer Township. As such, City zoning must be applied. The applicant is requesting RC Regional Commercial due to the location at the intersection of Sandow Road and Isabella Street (M-20). The property is largely void of any development but contains an electrical power easement on the western portion. The site is largely a grassy area with some trees.

To the immediate north of the property is the high traffic corridor of Isabella Street (M-20). A commercial node exists surrounding the intersection of Isabella Street and Sandow Road on the northwest and northeast corners. The southwest corner is office in use. This places the subject property within an subarea of the city that contains office or commercial uses around the intersection.

**ASSESSMENT**

In accordance with Section 30.03(D) of the Zoning Ordinance, the Planning Commission and City Council shall at minimum, consider the following before taking action on any proposed zoning map amendment:

**1. Is the proposed amendment consistent with the City's Master Plan?**

While the Future Land Use map of the City's Master Plan identifies the subject property as High Density Residential, context must be given to the surrounding future land use designations and the concept of a *commercial node* that is established within the City's Master Plan. The commercial node that is established around this intersection is primarily on the northern side of Isabella Street (M-20) with office service designated on the southwest corner.

Considering the extent of this portion of the M-20 corridor in the City limits, it is a mixture of Commercial, High Density Residential and Office Service designations. This is common given the high traffic and high speed nature of M-20 which is more compatible with higher intensity and more auto-oriented kind of uses.

**2. Will the proposed amendment be in accordance with the intent and purpose of the Zoning Ordinance?**

*"Section 1.02 B Intent : It is the purpose of this Zoning Ordinance to promote the public health, safety, comfort, convenience, and general welfare of the inhabitants of Midland by encouraging the use of lands and natural resources in accordance with their character, adaptability and suitability for particular purposes; to enhance social and economic stability; to prevent excessive concentration of population; to reduce hazards due to flooding; to conserve and stabilize the value of property; to provide adequate open space for light and air; to prevent fire and facilitate the fighting of fires; to allow for a variety of residential housing types and commercial and industrial land uses; to minimize congestion on the public streets and highways; to facilitate adequate and economical provision of transportation, sewerage and drainage, water supply and distribution, and educational and recreational facilities; to establish standards for physical development in accordance with the objectives and policies contained in the Master Plan (Comprehensive Development Plan); and to provide for the administration and enforcement of such standards."*

In staff's opinion, the proposed rezoning would promote the basic intent of the zoning code through reclassification of the parcel as stated (outlined above) in the City's Zoning Ordinance, especially as it relates to establishing commercial nodes around heavily trafficked intersections.

**3. Have conditions changed since the Zoning Ordinance was adopted that justifies the amendment?**

The property was recently annexed into the City of Midland therefore City zoning must be applied. This warrants consideration of a zoning map amendment for this property.

**4. Will the amendment merely grant special privileges?**

No, the immediate area, there is a mixture of commercial, office-service and medium to high density residential uses. While this particular property is designated as High Density Residential within the Future Land Use Map of the City's Master Plan, the property is also within a commercial node and alongside a high traffic and high speed automotive corridor.

**5. Will the amendment result in unlawful exclusionary zoning?**

No. The zoning amendment will continue a pattern of zoning that is consistent with the general pattern of development in the area and in a manner that would not be considered exclusionary. The specific zoning request has been fashioned as an extension of the existing RC zoning district to the north.

**6. Will the amendment set an inappropriate precedent?**

No. The proposed amendment is not grounds for an inappropriate precedent as the proposal is aligned with a multitude of desires and objectives within the City's Master Plan.

**7. Is the proposed zoning consistent with the zoning classification of surrounding land?**

Primarily, yes. Surrounding lands exhibit a pattern of mixed use and mixed zoning. The surrounding properties are zoned RC Regional Commercial to the north, OS Office Service to the west and northeast, and RB Multiple Family B to the east.

**8. Is the proposed zoning consistent with the future land use designation of the surrounding land in the City Master Plan?**

Primarily, yes. The current Master Plan, adopted in 2007 and most recently updated in 2018 established the subject site and the immediate lands surrounding as a transitional area between residential, office-service, and commercial uses.

**9. Could all requirements in the proposed zoning classification be complied with on the subject parcel?**

Yes, the subject parcel could meet all requirements of the RC Regional Commercial zoning district.

**10. Is the proposed zoning consistent with the trends in land development in the general vicinity of the property in question?**

Primarily, yes. While very little new development has taken place surrounding this intersection in recent years, there has been much commercial development along M-20 during this time. The high traffic and high speed nature of M-20 lends the surrounding properties to auto-oriented uses. Commercial uses, and certainly RC Regional Commercial, are intended to cater to auto-oriented design and uses.

**ADDITIONAL STAFF COMMENTS**

No written comments have been received at this time.

**STAFF RECOMMENDATION**

Per the staff comments above, this application does not satisfy every one of the criteria that are to be considered during a zoning petition. That said, a positive response to every criteria is not necessary. With that in mind, and considering the totality of both the criteria and the circumstances, staff recommends approval of the rezoning petition for the following reasons:

- RC Regional Commercial zoning district is a reasonable extension of the zoning district that is immediately adjacent to the north of the subject site.
- The Future Land Use Map of the Master Plan establishes this area as a transitional zone between residential, office-service, and commercial land uses.
- The proposed zoning district is considered appropriate given anticipated future development patterns in the area.
- The proposed zoning district is appropriate considering the commercial node surrounding the intersection of Isabella Street (M-20) and Sandow Road and the high traffic and high speed nature of the M-20 corridor.

**PLANNING COMMISSION ACTION**

Staff currently anticipates that the Planning Commission will hold a public hearing on this request during its regular meeting on July 14, 2020 and will formulate a recommendation to City Council thereafter. If recommended to City Council the same evening, we anticipate that on July 27, 2020 the City Council will set a public hearing on this matter. Given statutory notification and publication requirements, the City Council will schedule a public hearing for August 24, 2020 at which time a decision will be made on the proposed zoning change. Please note that these dates are preliminary and may be adjusted due to Planning Commission action and City Council agenda scheduling.

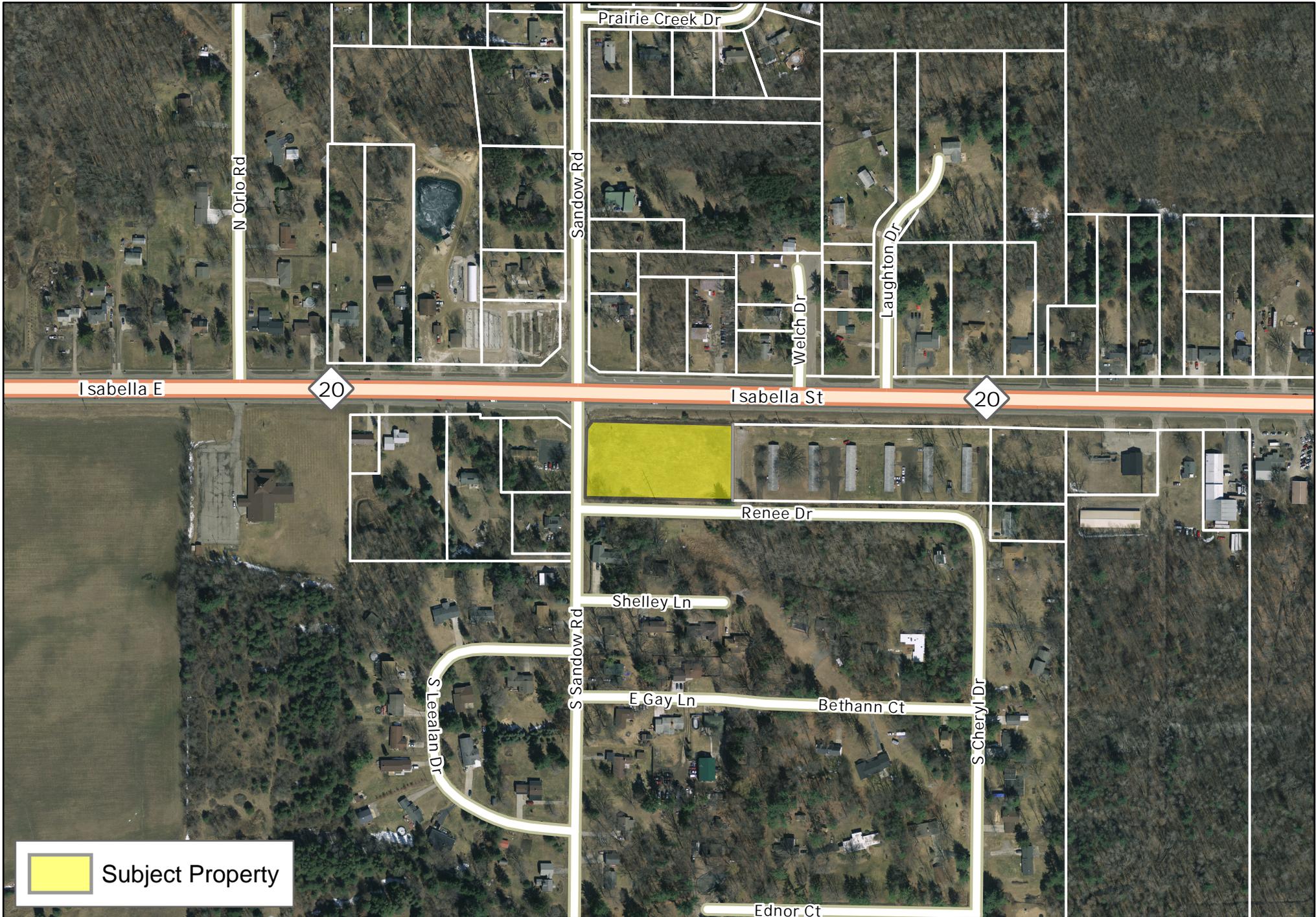
Respectfully Submitted,



Grant Murschel  
Director of Planning & Community Development

# ZP # 631 | 400 Sandow Road

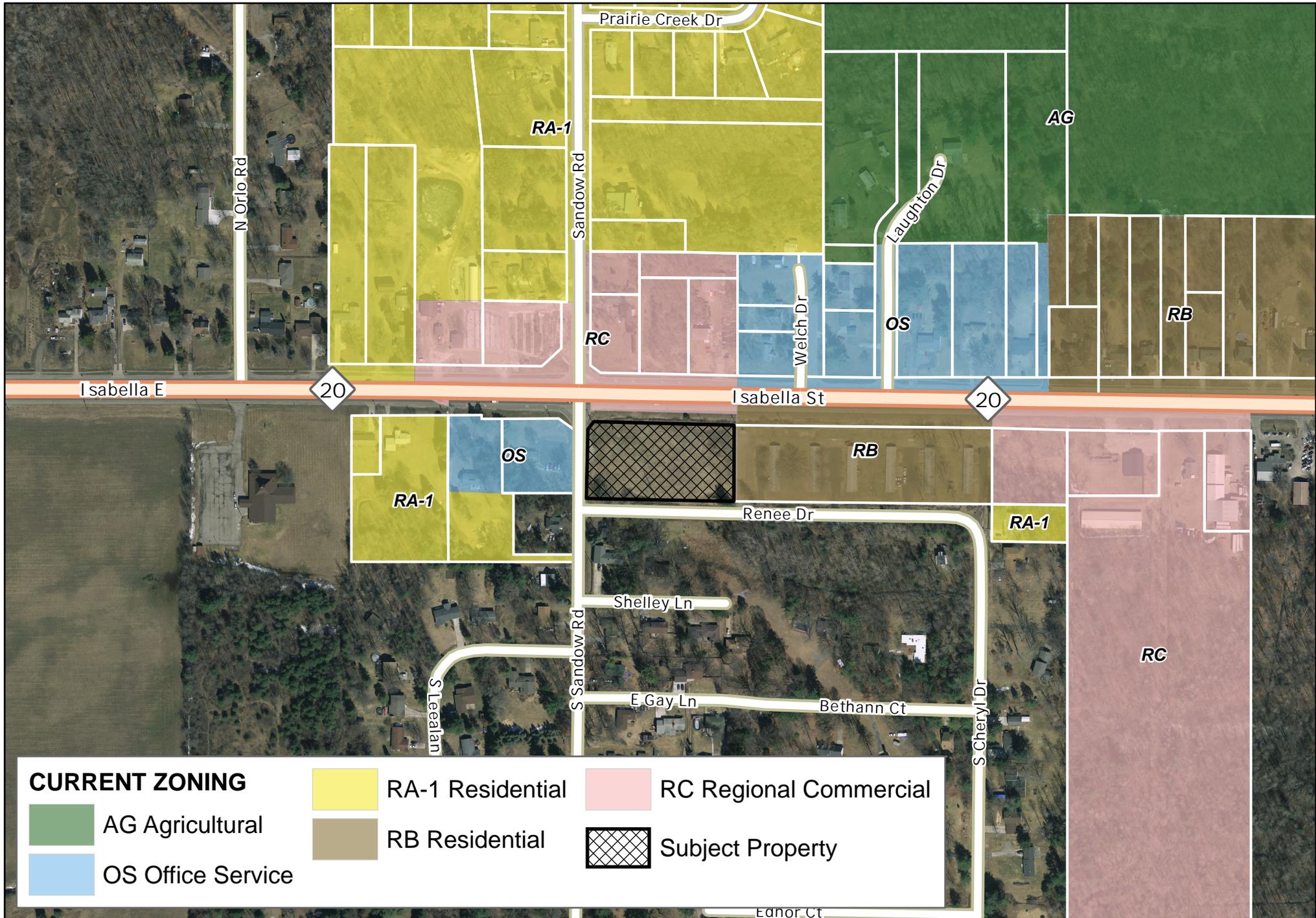
> Township Zoning to RC Regional Commercial



 Subject Property

# ZP # 631 | 400 Sandow Road

> Township Zoning to RC Regional Commercial



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> Township Zoning to RC Regional Commercial

