



City Hall ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640 ♦ 989.837.3300 * 989-835-2717 FAX ♦ www.cityofmidlandmi.gov

REGULAR MEETING OF THE MIDLAND CITY COUNCIL

September 14, 2020

7:00 PM

Due to Governor Gretchen Whitmer's current Executive Orders requiring social distancing and allowing meetings of public bodies to be held electronically, this meeting will be conducted via videoconference. The City of Midland will utilize Zoom to conduct this videoconference meeting.

AGENDA

To join via videoconference, go to:

<https://zoom.us/join> ~ Webinar ID: 838 6901 7174 ~ Password: 338208

To join via telephone, dial:

1 (312) 626-6799 ~ Webinar ID: 838 6901 7174 ~ Password: 338208

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL - Steve Arnosky
Diane Brown Wilhelm
Maureen Donker
Pamela Hall
Marty A. Wazbinski

CONFLICT OF INTEREST DISCLOSURE STATEMENT

CONSIDERATION OF ADOPTING CONSENT AGENDA ITEMS:

All resolutions marked with an asterisk are considered to be routine and will be enacted by one motion. There will be no separate consideration of these items unless a Council member or citizen so requests during the discussion stage of the "Motion to adopt the Consent Agenda as indicated." If there is even a single request the item will be removed from the consent agenda without further motion and considered in its listed sequence in regular fashion.

APPROVAL OF MINUTES:

1. * Approve minutes of the August 24 regular City Council meeting. ARMSTRONG

PROCLAMATIONS, AWARDS, RECOGNITIONS, PRESENTATIONS:

2. Constitution Week September 17-24. GUYER

PUBLIC COMMENTS, IF ANY, BEFORE CITY COUNCIL. This is an opportunity for people to address the City Council on issues that are relevant to Council business but are not on the agenda.

RESOLUTIONS:

3. Rules of Procedure for Virtual Meetings for members of City Council, boards and commissions. BRANSON
4. * Site Plan No. 403 - request by Greystone Homes for site plan review and approval of Phase II of the site condominium known as Greystone Woods. The proposed addition is for eight (8) single-family residential units located at 6201 W Wackerly Street. MURSCHEL
5. * Boards and Commissions Appointments. TISDALE

Considering purchases and contracts:

6. Phase I construction proposal for the Miracle Field Complex at Central Park (4/5 vote required). MURPHY
7. * Increase purchase order for Design Services for Landfill Cell 17. MURPHY
8. * Increase purchase order for Landfill Engineering and Regulatory Compliance Services. MURPHY
9. * Purchase of a Compost Screener for the Landfill (4/5 vote required). MURPHY
10. * 2020 Airport Road Culvert; Contract No. 08. BJORGE
11. * 2020 Surface Treatment Program; Contract No. 04. BJORGE
12. * 2020 Tittabawassee River Crossing; Contract No. 17. BJORGE
13. * Wastewater Treatment Plant Primary Digester Coating, Bid No 3964. FRAZEE

Setting a public hearing:

14. * Set a public hearing to accept a grant from the Midland Area Community Foundation and amend the 2020-21 General Fund budget for improvements at Grove Park. MURPHY
15. * Zoning Petition No 632 - Action to set a public hearing to amend the City of Midland Zoning map by rezoning property located at 4203 Bay City Road from RB Multiple Family Residential B to RC Regional Commercial. MURSCHEL

NEW BUSINESS:

TO CONTACT THE CITY WITH QUESTIONS OR FOR ADDITIONAL INFORMATION

Citizen Comment Line: 837-3400
City of Midland website address: www.cityofmidlandmi.gov
City of Midland email address: cityhall@midland-mi.org
Government Information Center: located near the reference desk at the Grace A. Dow Memorial Library

To provide written comment to City Council regarding items on this agenda, please e-mail: CityHall@midland-mi.org. These communications will be shared with members of the public body. Comments are accepted until 4 p.m. on the day of the meeting. Comment can also be made during the public comment portion of the agenda.

For the hearing impaired, please call 711 to access the FCCs phone relaying service and provide the call-in information above.

File Attachments for Item:

* Approve minutes of the August 24 regular City Council meeting. ARMSTRONG

August 24, 2020

A regular electronic meeting of the City Council was held on Monday, August 24, 2020, at 7:00 p.m. online via <https://zoom.us/join>, with Webinar ID: 810 3661 0458 ~ Password: 971715. Mayor Donker presided. The Pledge of Allegiance to the Flag was recited in unison.

Councilmen present: Steve Arnosky, Diane Brown Wilhelm, Maureen Donker, Pamela Hall, Marty Wazbinski

Councilmen absent: None

MINUTES

Approval of the minutes of the August 10, 2020 regular electronic meeting was offered by Councilman Brown Wilhelm and seconded by Councilman Arnosky. (Motion ADOPTED by a Roll Call Voice Vote.)

ZONING PETITION NO. 631

Director of Planning and Community Development Grant Murschel presented information on the petition to rezone property located at 400 S. Sandow road from Township zoning to RC Residential Commercial. A public hearing opened at 7:19 p.m., Stephanie Baiyasi, 27 Burrell Ct. commented. The hearing closed at 7:20 p.m. The following ordinance was then offered by Councilman Brown Wilhelm and seconded by Mayor Donker:

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ORDINANCE NO. 1585, BEING AN ORDINANCE TO REGULATE AND RESTRICT THE LOCATION OF TRADES AND INDUSTRIES AND THE LOCATION OF BUILDINGS DESIGNED FOR SPECIFIC USES, TO REGULATE AND LIMIT THE HEIGHT AND BULK OF BUILDINGS HEREAFTER ERECTED OR ALTERED, TO REGUL AND DETERMINE THE AREA OF YARDS, COURTS, AND OTHER OPEN SPACES SURROUNDING BUILDINGS, TO REGULATE AND LIMIT THE DENSITY OF POPULATION, AND FOR SAID PURPOSES, TO DIVIDE THE CITY INTO DISTRICTS AND PRESCRIBE PENALTIES FOR THE VIOLATION OF ITS PROVISIONS BY AMENDING THE ZONING MAP TO PROVIDE A RC REGIONAL COMMERCIAL ZONING DISTRICT, WHERE A TOWNSHIP ZONING DISTRICT PRESENTLY EXISTS.

The City of Midland Ordains:

Section 1. That the Zoning Map of Ordinance No. 1585, being the Zoning Ordinance of the City of Midland, is hereby amended as follows:

A PARCEL OF LAND SITUATED IN THE CITY OF MIDLAND, MORE PARTICULARLY DESCRIBED T14N R1E W 392 FT OF OUTLOT A STARK'S SUB. EXC COM 30 FT E OF NW COR OF OUTLOT A, TH W 30 FT, S 30 FT, NELY TO POB

Be, and the same is hereby changed to RC Regional Commercial Zoning

Section 2. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. This Ordinance shall take effect upon publication. (Ordinance ADOPTED by a Roll Call Voice Vote.)

ZONING TEXT AMENDMENT NO. 161 – SITE PLAN REVIEW PROCESS

Director of Planning and Community Development Grant Murschel presented information on the proposed amendments to the site plan review process. City Council reviewed the proposed amendment and no action was taken.

PUBLIC COMMENT

No public comments were made.

UNAPPROVED

BOARDS AND COMMISSIONS APPOINTMENTS

Director of Community Affairs Selina Tisdale presented information regarding the proposed appointments to the Aviation Advisory Commission and the Library Board. Matt Jansen, 806 Vance Rd, Ziggy Kozicki, 27 Burrell Ct., and Dot Hornsby, 3210 Monroe Rd. commented on the proposed appointments. The following resolution was then offered by Mayor Donker and seconded by Councilman by Hall:

RESOLVED, that City Council hereby appoints Linda Langrill as a pilot representative of the Aviation Advisory Commission to fill a three-year term ending June 30, 2023; and
RESOLVED FURTHER, that City Council hereby appoints Thomas Meyer as a citizen-at-large member of the Library Board to fill a three-year term ending June 30, 2023; and (Motion ADOPTED by a Roll Call Voice Vote.)

Being no further business the meeting adjourned at 9:36 p.m.

Erica Armstrong, City Clerk

File Attachments for Item:

2. Constitution Week September 17-24. GUYER

SUMMARY REPORT TO MANAGER
for City Council Meeting of September 14, 2020

SUBJECT: Constitution Week – September 17 – 24, 2020

INITIATED BY: Communications

RESOLUTION

SUMMARY: This resolution authorizes the Mayor to issue a proclamation designating the week of September 17 – 24, 2020 as “Constitution Week” in Midland to commemorate the formation and signing of the United States Constitution and encourage all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

ITEMS ATTACHED:

1. Letter of Transmittal
2. Resolution
3. Proclamation

COUNCIL ACTION:

1. 3/5 vote required to approve resolution

Katie Guyer
City of Midland Communications



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September 9, 2020

C. Bradley Kaye, AICP CFM
City Manager
City of Midland
Midland, Michigan

Dear Mr. Kaye:

The United States Constitution sets forth the framework for the federal government that is still in use today. While Independence Day is a beloved national holiday, fewer people know about Constitution Week, an annual commemoration of the living document that upholds and protects the freedoms central to our American way of life.

The Daughters of the American Revolution (DAR) initiated the observance in 1955 when the organization petitioned the U.S. Congress to dedicate September 17 – 24 each year to the commemoration of Constitution Week. The celebration's goals are threefold: to encourage the study of the historical events that led to the framing of the Constitution in September 1787, to inform people that the Constitution is the basis of America's great heritage and the foundation of our way of life, and to emphasize U.S. citizens' responsibility to protect, defend, and preserve the Constitution.

Locally, the John Alden chapter of DAR has championed Constitution Week in the Midland community to raise awareness and increase residents' knowledge of the history and significance of the U.S. Constitution.

Attached is a resolution that authorizes the Mayor to issue a proclamation designating the week of September 17 – 24, 2020 as Constitution Week in the city of Midland to commemorate the formation and signing of the United States Constitution and encourage all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

Sincerely,
Katie Guyer

Katie Guyer
Communications



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BY COUNCILMAN

RESOLVED, that the Mayor is authorized to issue the attached proclamation designating the week of September 17 – 24, 2020 as Constitution Week in the city of Midland to commemorate the formation and signing of the United States Constitution and encourage all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yea vote of all the Councilmen present at a regular meeting of the City Council held Monday, September 14, 2020.

Erica Armstrong, City Clerk

T: ConstitutionWeek-2020.doc



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PROCLAMATION

WHEREAS, ordained and established on September 17, 1787, the United States Constitution secured our commitment to freedom and democracy, a commitment which has guided us through more than two centuries of enormous growth and change; and,

WHEREAS, by instilling faith in the promise of democracy, the United States Constitution has served as a model for democratic governments around the globe; and,

WHEREAS, the 233rd anniversary of the signing of the Constitution provides a historic opportunity for citizens throughout Michigan and the nation to pay tribute to our Founding Fathers and to reflect on the rights, privileges and responsibilities of citizenship; and,

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 24 as Constitution Week; now

THEREFORE, we, the Mayor and City Council of the City of Midland, Michigan, do hereby proclaim the week of September 17 – 24, 2020 as

Constitution Week

in the city of Midland to commemorate the formation and signing of the United States Constitution and encourage all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

*Issued by Council Authorization
Given Monday, September 14, 2020*

Maureen Donker, Mayor

Attest:

Erica Armstrong, City Clerk

File Attachments for Item:

3. Rules of Procedure for Virtual Meetings for members of City Council, boards and commissions.
BRANSON

SUMMARY REPORT TO MANAGER
for City Council Meeting of September 14, 2020

SUBJECT: Proposed Rules of Procedure for Virtual Meetings

INITIATED BY: City Attorney

RESOLUTION SUMMARY: This resolution will adopt Rules of Procedure for Virtual Meetings for members of City Council, boards and commissions.

ITEMS ATTACHED:

1. Letter of Transmittal
2. Proposed Rules of Procedure for Virtual Meetings
3. Resolution

COUNCIL ACTION:

1. 3/5 vote required to approve.

James O. Branson III
City Attorney



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September 9, 2020

C. Bradley Kaye, AICP CFM
City Manager
City of Midland
Midland, Michigan

Dear Mr. Kaye:

In the wake of the COVID-19 pandemic, on March 18, 2020 Governor Whitmer signed Executive Order 2020-15 allowing public bodies to conduct their meetings electronically while also facilitating public participation. Midland City Council held its first virtual meeting on April 13, 2020 and since that time City Council, along with each of its boards and commissions, has continued to hold their meetings virtually.

While the original order has been rescinded and amended several times, the current Executive Order in place, Executive Order 2020-154, states, in part, that a public meeting may be held electronically as long as it permits two-way communication between the members and the public and is held in compliance with the Open Meetings Act. Further, this order shall remain in effect during any state of emergency or state of disaster arising out of the COVID-19 pandemic and for twenty-eight (28) days thereafter to the extent necessary to permit reliable scheduling of meetings.

The attached proposed Rules of Procedure for Virtual Meetings are designed to ensure that virtual meetings are run professionally, effectively and in accordance with the Open Meetings Act. These Rules of Procedure would apply to all members of City Council and board and commission members when participating in virtual meetings.

If adopted, the staff liaison for each board and commission will disseminate the Rules of Procedure to their board or commission prior to their next scheduled meeting. Further, the Rules of Procedure will be placed on the agenda or, if no formal agenda exists, they will be read on the record and discussed, if necessary, at the beginning of the next meeting.

The attached resolution authorizes the adoption of the Rules of Procedure for Virtual Meetings.

Please do not hesitate to contact my office should you have any questions.

Sincerely,

James O. Branson III
City Attorney

JOB/lak

Attachments



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RULES OF PROCEDURE FOR VIRTUAL MEETINGS

The following Rules of Procedure for Virtual Meetings shall apply to all members of the Midland City Council and Board and Commission members when participating in City Council, board or commission meetings.

For purposes of these rules the term “Member” shall refer to a City Councilmember, board or commission member.

A Member’s name, title and ward, where applicable, shall be stated on the screen.

Members shall wear appropriate attire.

Members shall conduct meetings in a location with an appropriate professional background free from outside distraction and noise disturbances.

If a Member must leave the meeting briefly during an open session, the meeting will break for a recess and will resume when all Members are present.

Members must keep their video on at all times during the open meeting session unless otherwise approved by the Mayor or the Chairperson.

No other persons are to be present in the room where the Member is located unless they are on camera.

Members shall not text, use a telephone, laptop or other means of communication with any other individuals during an open session.

Members must be recognized by the Mayor or Chairperson prior to speaking in order to prevent overtalking and to insure proper identification of the speaker.

Members shall identify themselves by name when making or seconding a motion.

All votes shall be by roll call. Members shall be called by name to vote by the City Clerk or presiding recording secretary.

Members must provide the source of information and present all documents, emails or text messages received and referred to during open session.



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BY COUNCILMAN

WHEREAS, due to the COVID-19 pandemic and in accordance with Michigan executive orders, City Council and its boards and commissions have been holding its meetings electronically since April 13, 2020; and

WHEREAS, in accordance with Executive Order 2020-154 public meetings of City Council and its boards and commissions will continue to be held electronically until further notice by the State; and

WHEREAS, proposed Rules of Procedure for Virtual Meetings are hereby presented to City Council to ensure that virtual meetings are run professionally, effectively and in accordance with the Open Meetings Act; now therefore

RESOLVED, that the Rules of Procedure for Virtual Meetings are hereby adopted and shall be applicable to all members of the City Council and board and commission members when participating in virtual meetings of the City Council, boards or commissions.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yeavote of all of the Councilmen present at a regular meeting of the City Council held on Monday, September 14, 2020.

Erica Armstrong, City Clerk

File Attachments for Item:

4. * Site Plan No. 403 - request by Greystone Homes for site plan review and approval of Phase II of the site condominium known as Greystone Woods. The proposed addition is for eight (8) single-family residential units located at 6201 W Wackerly Street. MURSCHEL

SUMMARY REPORT TO CITY MANAGER
for City Council Meeting of September 9, 2020

SUBJECT: Site Plan No. 403

INITIATED BY: Greystone Homes, LLC

RESOLUTION

SUMMARY: This resolution will approve a petition initiated by Greystone Homes for site plan review and approval of Phase II of the site condominium known as Greystone Woods. The proposed addition is for eight (8) single-family residential site condominium units located at 6201 W. Wackerly Street.

ITEMS ATTACHED:

1. Letter of Transmittal
2. Resolution
3. Staff Report to the Planning Commission
4. Planning Commission minutes
5. Location maps
6. Site Plan
7. Communication

CITY COUNCIL ACTION:

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

Grant Murschel
Director of Planning & Community Development

GRM/rmg



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September 9, 2020

C. Bradley Kaye, AICP CFM
City Manager
City of Midland
Midland Michigan

Dear Mr. Kaye:

At its meeting on Tuesday, August 25, 2020, the Planning Commission held a public hearing for Site Plan No. 403, a proposal initiated by Greystone Homes for site plan review and approval of Phase II of the site condominium known as Greystone Woods. The proposed addition is for eight (8) single-family residential site condominium units located at 6201 W. Wackerly Street.

Site Plan No. 403 was recommended for approval by City Planning staff. It was moved and seconded to recommend to City Council for approval of Site Plan No. 403 contingent upon:

1. A final stormwater management plan and permit amendment 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. Final approval of the condominium Master Deed and By-Laws to the satisfaction of the City Planning Department.
4. Final approval and execution of a development agreement to the satisfaction of the City Attorney's Office, Engineering and Planning Departments.
5. Sidewalks must be installed on both sides of each proposed street with proper ADA ramps at the intersections to the satisfaction of the City Engineering Department.
6. All streets must be constructed to City standards, including a standard, non-rolled curb to the satisfaction of the City Engineering Department.
7. Final lot sizes must be compliant with RA-1 Single-Family Residential to the satisfaction of the City Planning Department.

Vote on the Motion:

YEAS: Mayville, Koehlinger, Heying, Bain, Sajbel, Broderick, Rodgers and Pnacek
NAYS: None

Motion approved by a vote of 8 to 0.

Since the Planning Commission acted on the site plan, the applicant has transmitted an updated plan showing the final lot sizes. These lot sizes are compliant with the City's Zoning Ordinances standards for the RA-1 Single-Family Residential zoning district and have been reviewed and approved by the City Planning Department. As such, staff is removing the seventh contingency item noted within the Planning Commission recommendation as this item has been satisfied.

To date, only one (1) written comment indicating no opposition has been received on this proposal.

Enclosed is a resolution to approve Site Plan No. 403 for City Council consideration with the six (6) contingencies, as revised.

Sincerely,



Grant Murschel
Director of Planning & Community Development

GRM/rmg



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BY COUNCILMAN

WHEREAS, the City Council has received the recommendation of the Planning Commission for approval of Site Plan No. 403, initiated by Greystone Homes for site plan review and approval of Phase II of the site condominium known as Greystone Woods. The proposed addition is for eight (8) single-family residential site condominium units located at 6201 W. Wackerly Street; and

WHEREAS, the City Council has reviewed the proposed Site Plan No. 403 in accord with the provisions set forth in Sections 27.02(A) and 27.06(A) of the Zoning Ordinance of the City of Midland; now therefore

RESOLVED, that the City Council does hereby approve Site Plan No. 403, contingent upon the following:

1. A final stormwater management plan and permit amendment 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. Final approval of the condominium Master Deed and By-Laws to the satisfaction of the City Planning Department.
4. Final approval and execution of a development agreement to the satisfaction of the City Attorney's Office, Engineering and Planning Departments.
5. Sidewalks must be installed on both sides of each proposed street with proper ADA ramps at the intersections to the satisfaction of the City Engineering Department.
6. All streets must be constructed to City standards, including a standard, non-rolled curb to the satisfaction of the City Engineering Department.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yea vote of all the Councilmen present at a regular meeting of the City Council held Monday, September 14, 2020.

Erica Armstrong, City Clerk



Site Plan SP #403

Date: August 21, 2020

STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: Greystone Woods Phase II

APPLICANT: Greystone Homes, LLC

LOCATION: 6201 W. Wackerly Street

ZONING: RA-1 Single Family Residential

ADJACENT ZONING: North: RA-1 Single-Family Residential and RC Regional Commercial
 East: RA-1 Single-family Residential
 South: Homer Township zoning
 West: RA-1 Single Family Residential

ADJACENT DEVELOPMENT: North: Single-family residential and commercial
 East: Single-family residential (Foxfire Drive)
 South: Vacant and wooded
 West: Single-family residential

REPORT

Site Plan No. 403 is the request by Greystone Homes for site plan review and approval of Phase II of the site condominium known as Greystone Woods. The proposed addition is for eight (8) single-family residential site condominium units located at 6201 W Wackerly Street.

The subject property is zoned RA – 1 Residential Single Family by the City of Midland Zoning Ordinance. Single family residential use is 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 and permit amendment 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. Final lot sizes.

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 on the site. The proposed phase is only the cul-de-sac addition to the first phase which has already received site plan approval.

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 other development within the area and is considered to be harmonious with existing development and the first phase of the proposal.

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.

While the proposed units appear to meet the size requirements for the RA-1 Single Family Residential zoning district, per comparison to the first phase, the dimensions are not located on the plan sheet. The applicant must provide dimensioning on the site plan, this remains outstanding.

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 subject area of the site as exists today is undeveloped and is wooded in nature. The proposal utilizes the natural drainage course of the area while allowing for proper elevation of the individual houses.

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.

Privacy measures are not proposed and are not required for single-family residential developments of this nature.

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 plan provides adequate vehicle access for emergencies given the relative short nature of the cul-de-sac and the diameter of the proposed turn around.

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 means of both pedestrian and vehicle access is provided as proposed.

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 will be provided by the provision of public sidewalks on both sides of the street.

10. **Vehicular and Pedestrian Circulation Layout**

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

The project proposes a single cul-de-sac off of the first phase of development. This cul-de-sac is sized adequately to provide property vehicle circulation. Pedestrian circulation will be provided via public sidewalks on both sides of the street.

11. **Parking.**

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

As with all single-family residential developments, parking is regulated at the time of building permits for the individual units. As proposed, the site does not appear to show a deficiency in its ability to provide adequate off-street parking.

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 amendment must be approved by the City Engineering Department. The original design of the site included a stormwater management basin that is sized to handle this additional development.

The site is proposed adjacent to the 100-year floodplain but the applicant has received confirmation from the Department of Environment, Great Lakes and Energy (ELGE) that all proposed work is outside of the 100-year floodplain. Furthermore, the proposed units adjacent to the floodplain are of adequate size to allow new residential construction without any impact within the floodplain.

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.

A final soil erosion and sedimentation control permit is needed. The City Building Department will give final approval on this permit, which is typically addressed at the final permitting stage.

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.

A photometric plan is not required for single-family residential site condominiums; that being said,

street lighting will be addressed through the development agreement.

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.

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 proposal is for single-family residential units within an area used, zoned and planned for low density residential purposes; therefore, no screening is required or 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 phase is proposed to be completed in phases with this second phase taking place after the first phase.

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.

While this phase will be incorporated with the first phase, the proposed development overall is self-contained and does not require any coordination with surrounding or adjacent sites.

20. Signs.

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

The site plan does not include proposed signage. Any signage will be permitted by the Building Department, if in compliance with Article 8.00.

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 and permit amendment 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. Final approval of the condominium Master Deed and By-Laws to the satisfaction of the City Planning Department.
 4. Final approval and execution of a development agreement to the satisfaction of the City Attorney's Office, Engineering and Planning Departments.
 5. Sidewalks must be installed on both sides of each proposed street with proper ADA ramps at the intersections to the satisfaction of the City Engineering Department.
 6. All streets must be constructed to City standards, including a standard, non-rolled curb to the satisfaction of the City Engineering Department.
 7. Final lot sizes must be compliant with RA-1 Single-Family Residential 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 August 25, 2020 and will formulate a recommendation to City Council thereafter. If recommended to City Council the same evening, we anticipate that on September 14, 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

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, AUGUST 25, 2020 7:00 P.M.**

MEETING HELD ELECTRONICALLY DUE TO THE COVID-19 PANDEMIC

<https://zoom.us/join> | Webinar ID: 873 9767 7267 | Password: 391215

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

PRESENT: Mayville, Koehlinger, Heying, Bain, Sajbel, Broderick, Rodgers and Pnacek

ABSENT: None

OTHERS PRESENT: Grant Murschel, Director of Planning & Community Development; Tadd Underhill, Manager of Information Service (meeting host); and four (4) others.
3. **Approval of Minutes**

Bain made a motion to approve the minutes of the regular meeting of July 28th, 2020 seconded by Broderick.

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

Nays: None

Motion carries 8-0.
4. **Public Hearings**
 - a. **Site Plan No. 403** - request by Greystone Homes for site plan review and approval of Phase II of the site condominium known as Greystone Woods. The proposed addition is for eight (8) single-family residential site condominium units located at 6201 W Wackerly Street.

Murschel gave an overview of the petition.

Sajbel asked for clarification on the flood plain elevation level and if there are concerns of the possibility of a change in the floodplain due to damn breakage. Murschel stated that FEMA has indicated that they are not planning to change the floodplain map.

Mayville asked about the proposed finished flood elevation of the project, Murschel indicated that this number is not always given to this board but is included at the time of permitting for the homes. Murschel indicated the street elevation is 625 ft, which is above the 100 year floodplain. Mayville also asked if the development is proposing basements, Murschel indicated that because this development is not located in the floodplain, they are within their right to build basements, but it is unknown at this time if they will.

Petitioner: Kelly Wall with Greystone Homes 6408 W Wackerly

Mr. Wall spoke about the proximity of the property to the floodplain and his dealings with the DEQ. Mr. Wall also spoke to the contingency items that were questioned.

Jon Ledy, Engineer on the project

Mr. Ledy spoke about the elevation of the properties and the water retention level on the proposed development area.

Public Comments in support: None.

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 Sajbel

Vote on the motion:

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

Nays: None

Motion carries 8-0

Heying made a motion to recommend approval on Site Plan No. 403 with the seven (7) listed contingencies the motion was seconded by Rodgers

1. A final stormwater management plan and permit amendment 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. Final approval of the condominium Master Deed and By-Laws to the satisfaction of the City Planning Department.
4. Final approval and execution of a development agreement to the satisfaction of the City Attorney's Office, Engineering and Planning Departments.
5. Sidewalks must be installed on both sides of each proposed street with proper ADA ramps at the intersections to the satisfaction of the City Engineering Department.
6. All streets must be constructed to City standards, including a standard, non-rolled curb to the satisfaction of the City Engineering Department.
7. Final lot sizes must be compliant with RA-1 Single-Family Residential to the satisfaction of the City Planning Department.

Vote on the motion:

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

Nays: None

Motion carries 8-0

- b. **Zoning Petition No. 632** - request by Nickie Ross to rezone property located at 4203 Bay City Road from RB Multiple Family Residential to RC Regional Commercial

Murschel gave an overview of the petition.

Petitioner: Daniel Dwyer Snyder 544 W 5th Street Clare MI, Realtor

Public Comments in support: None.

Public Comments in opposition: Maureen Kelsey of 4109 Bay City Road

Citizen spoke about her feelings in opposition to the development, she does not want this area to become overly zoned for commercial purposes.

Mayville closed the public hearing.

Bain commented on the subject area is changing to more commercial in use, but the decision to make these changes were made during the Master Plan update years ago.

Heying commented about the single family homes in the area. The Master Plan makes sense from a development standpoint, but commented on how the City also needs to protect the interests of the residents in surrounding areas. Pnacek and Rodgers agreed that the changes poss a dilemma.

Murschel commented that it is a dilemma when moving from one use to the next. However, he stressed that the change in this direction has been over a multitude of years and involved a collection of different decisions made by the city that all involved public input opportunities. This includes the 2018 Master Plan update, rezoning considerations for properties along Bay City Road near Rockwell Drive, the Savant Group site plan, the Costco site plan, and the new Fisher Sand and Gravel site plan.

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

Vote on the motion:

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

Nays: None

Motion carries 8-0

Koehlinger made a motion to recommend approval on Zoning Petition No. 632, the motion was seconded by Pnacek.

Vote on the motion:

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

Nays: None

Motion carries 8-0

- 5. **Old Business**- none
- 6. **Public Comments** (unrelated to items on the agenda) – None
- 7. **New Business**
- 8. **Communications** – None
- 9. **Report of the Chairperson** – None
- 10. **Report of the Planning Director** - Murschel gave an update on items that have been approved by City Council at their most recent meeting.
- 11. **Items for Next Agenda – September 8, 2020**
 - a. Master Plan Timeline and Initial Survey Questions

12. **Adjournment**

It was moved by Bain and seconded by Rodgers to adjourn at 8:23 p.m.

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

Nays: None

Motion carries 8-0

Respectfully submitted,

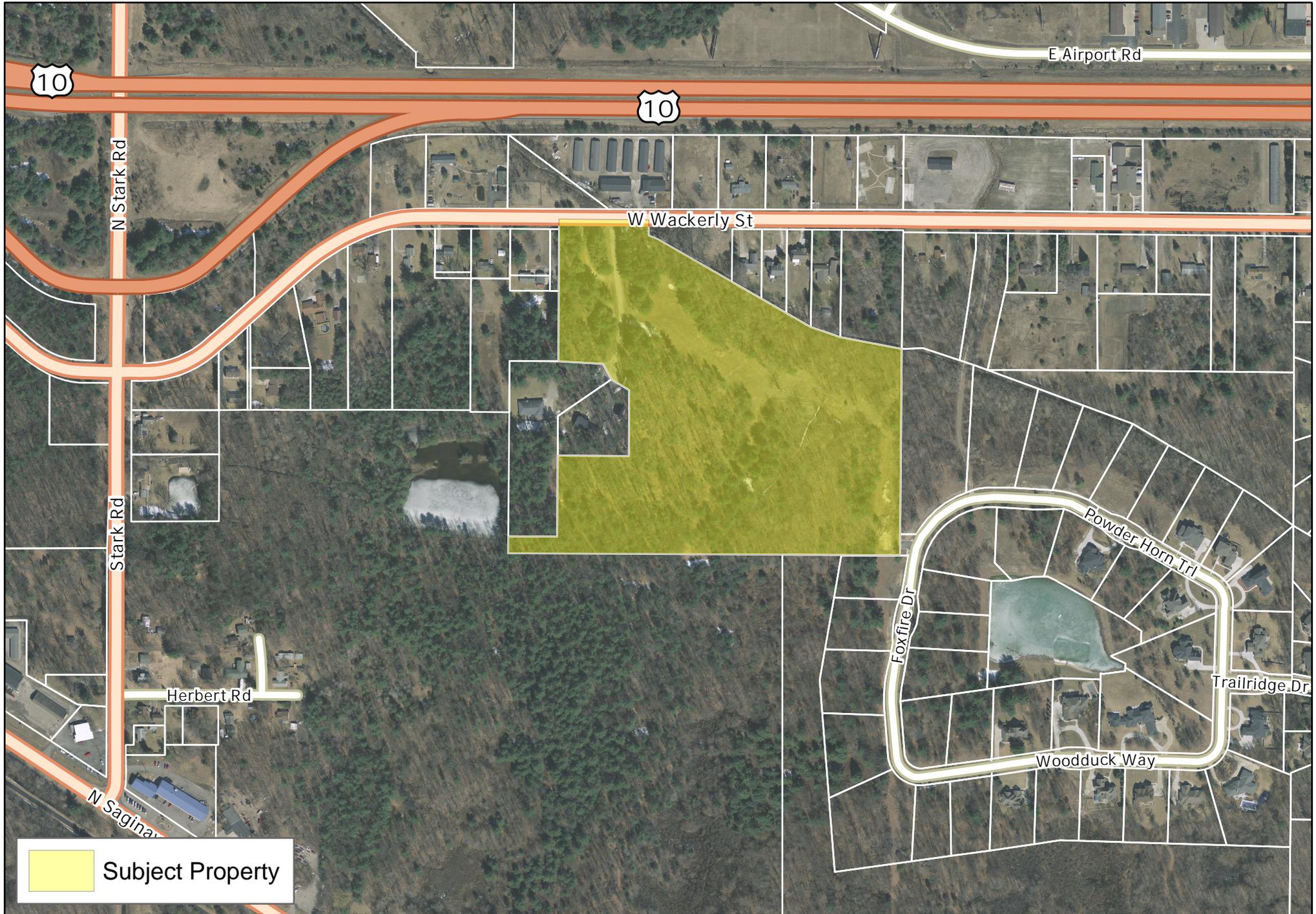


Grant Murschel
Director of Planning & Community Development

Site Plan # 403 | Greystone Woods Condominium Phase II

> 6201 W Wackerly Street

30



N Stark Rd

W Wackerly St

E Airport Rd

Stark Rd

Herbert Rd

N Saginaw

Foxfire Dr

Powder Horn Trl

Trailridge Dr

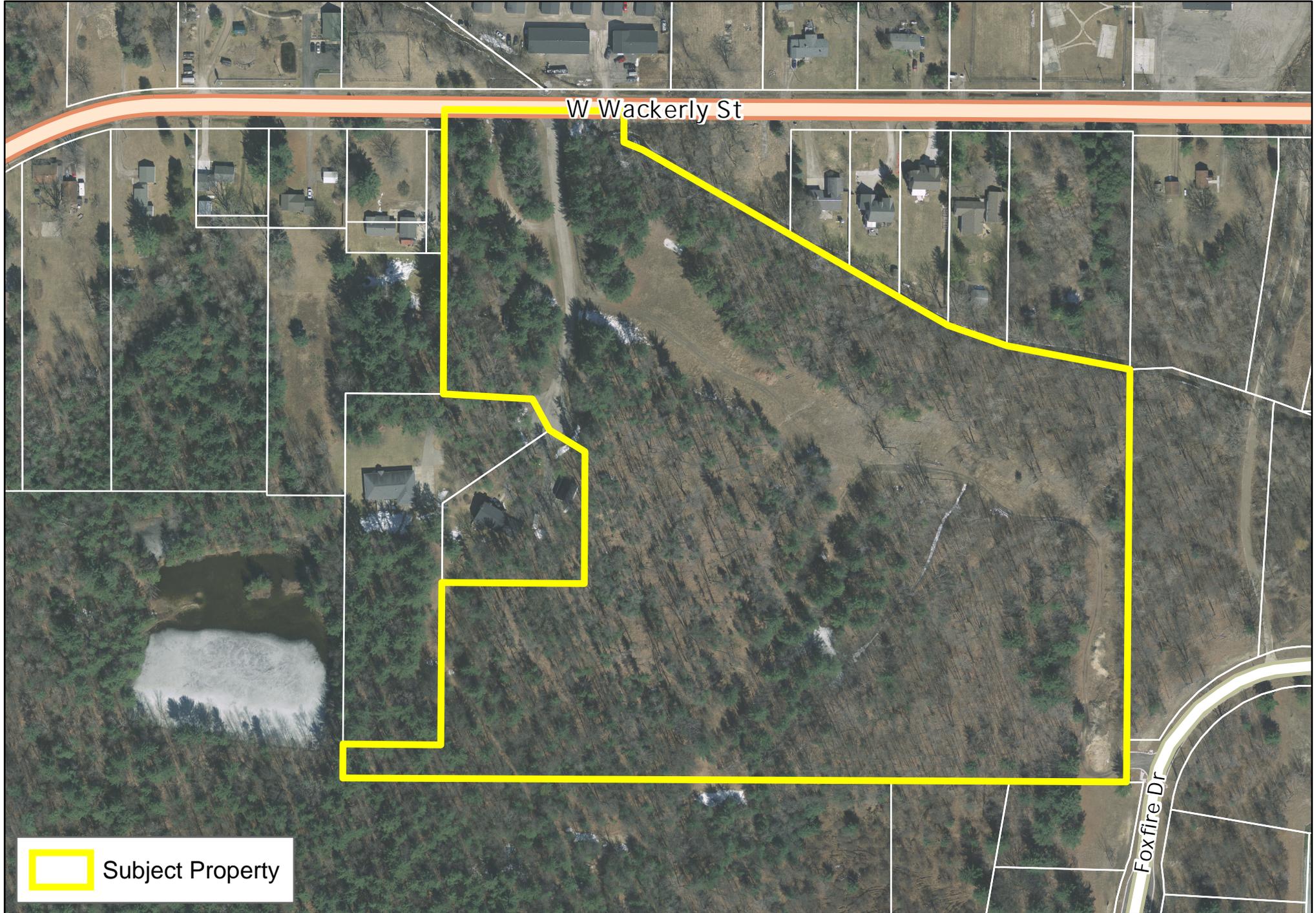
Woodduck Way

Subject Property

Site Plan # 403 | Greystone Woods Condominium Phase II

> 6201 W Wackerly Street

31

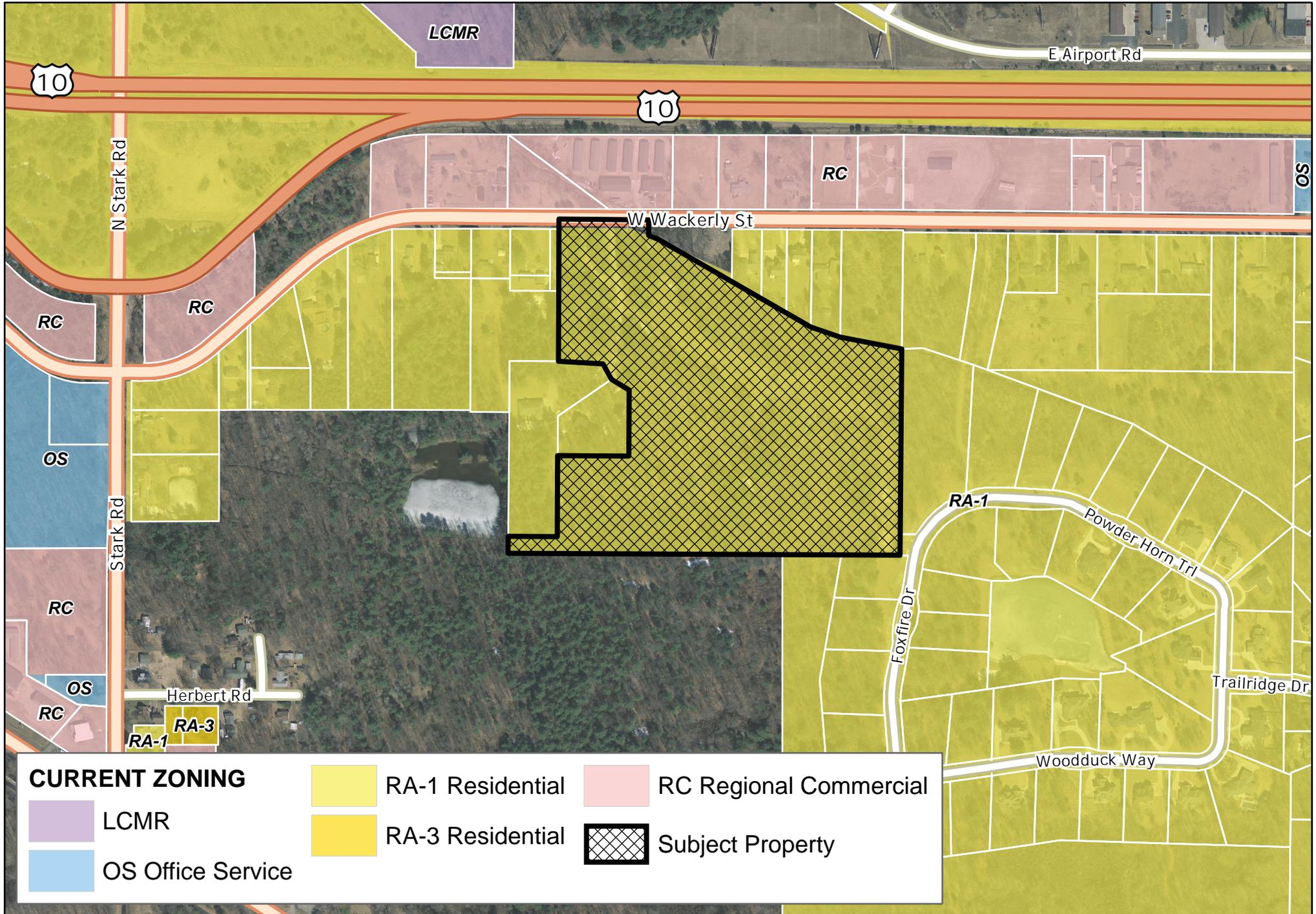


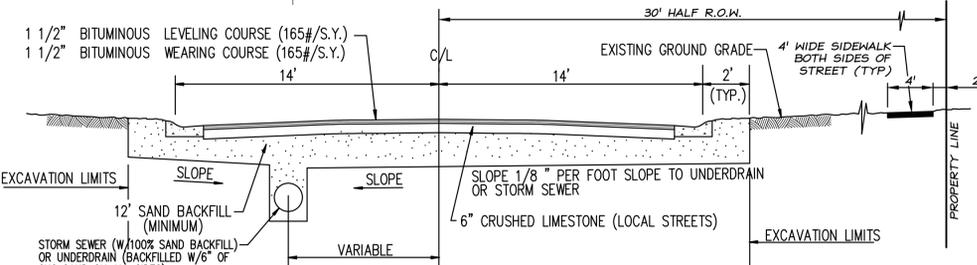
Subject Property

Site Plan # 403 | Greystone Woods Condominium Phase II

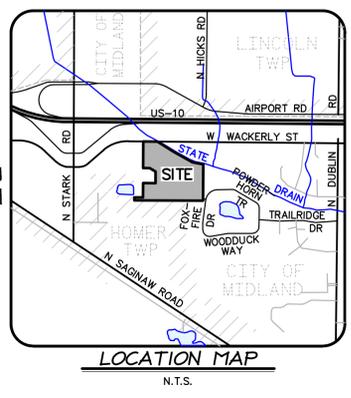
> 6201 W Wackerly Street

32





TYPICAL PAVEMENT SECTION
 NOTE: TYPICAL CROSS SECTION IN WETLAND IMPACT AREAS



LEGAL DESCRIPTION

PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWN 14 NORTH, RANGE 1 EAST, CITY OF MIDLAND, PORTIONS OF WHICH HAVING BEEN FORMERLY IN HOMER TOWNSHIP AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH 1/2 CORNER OF SAID SECTION 1; THENCE N89°31'57"W ALONG THE NORTH LINE OF SAID SECTION 1, 858.00 FEET TO THE POINT OF BEGINNING; THENCE S00°28'03"W, 52.96 FEET TO THE CENTERLINE OF THE STATE DRAIN; THENCE ALONG THE CENTERLINE OF THE STATE DRAIN THE FOLLOWING FIVE (5) COURSES: S67°55'19"E, 34.57 FEET; THENCE S61°03'19"E, 282.47 FEET; THENCE S59°17'01"E, 311.92 FEET; THENCE S71°00'53"E, 105.45 FEET; THENCE S79°05'07"E, 211.49 FEET TO THE NORTH-SOUTH 1/2 LINE; THENCE S00°29'11"W ALONG THE NORTH-SOUTH 1/2 LINE, 646.18 FEET TO THE NORTH 1/2 LINE; THENCE N89°42'40"W ALONG THE NORTH 1/2 LINE, 917.71 FEET; THENCE N00°19'55"E, 552.77 FEET; THENCE N89°40'16"W, 70.00 FEET; THENCE N28°43'23"W, 62.00 FEET; THENCE N89°31'57"W PARALLEL WITH THE NORTH LINE OF SECTION 1, 316.58 FEET TO THE WEST 1/2 LINE; THENCE S00°21'27"W ALONG THE WEST 1/2 LINE, 172.52 FEET; THENCE N89°31'57"W PARALLEL WITH THE NORTH LINE OF SECTION 1, 132.00 FEET; THENCE N00°21'27"E PARALLEL WITH THE WEST 1/2 LINE, 451.23 FEET; THENCE S89°40'51"E PARALLEL WITH THE NORTH LINE OF SECTION 1 AS REMONUMENTED, 132.00 FEET; THENCE S00°21'27"W PARALLEL WITH THE WEST 1/2 LINE, 41.57 FEET; THENCE S89°31'57"E PARALLEL WITH THE NORTH LINE OF SECTION 1, 165.00 FEET; THENCE N00°21'27"E PARALLEL WITH THE WEST 1/2 LINE, 250.00 FEET TO THE NORTH LINE OF SECTION 1; THENCE S89°31'57"E ALONG THE NORTH LINE OF SECTION 1, 303.33 FEET TO THE POINT OF BEGINNING. (PER MEMORANDUM OF LAND CONTRACT L. 1567 P. 1180)

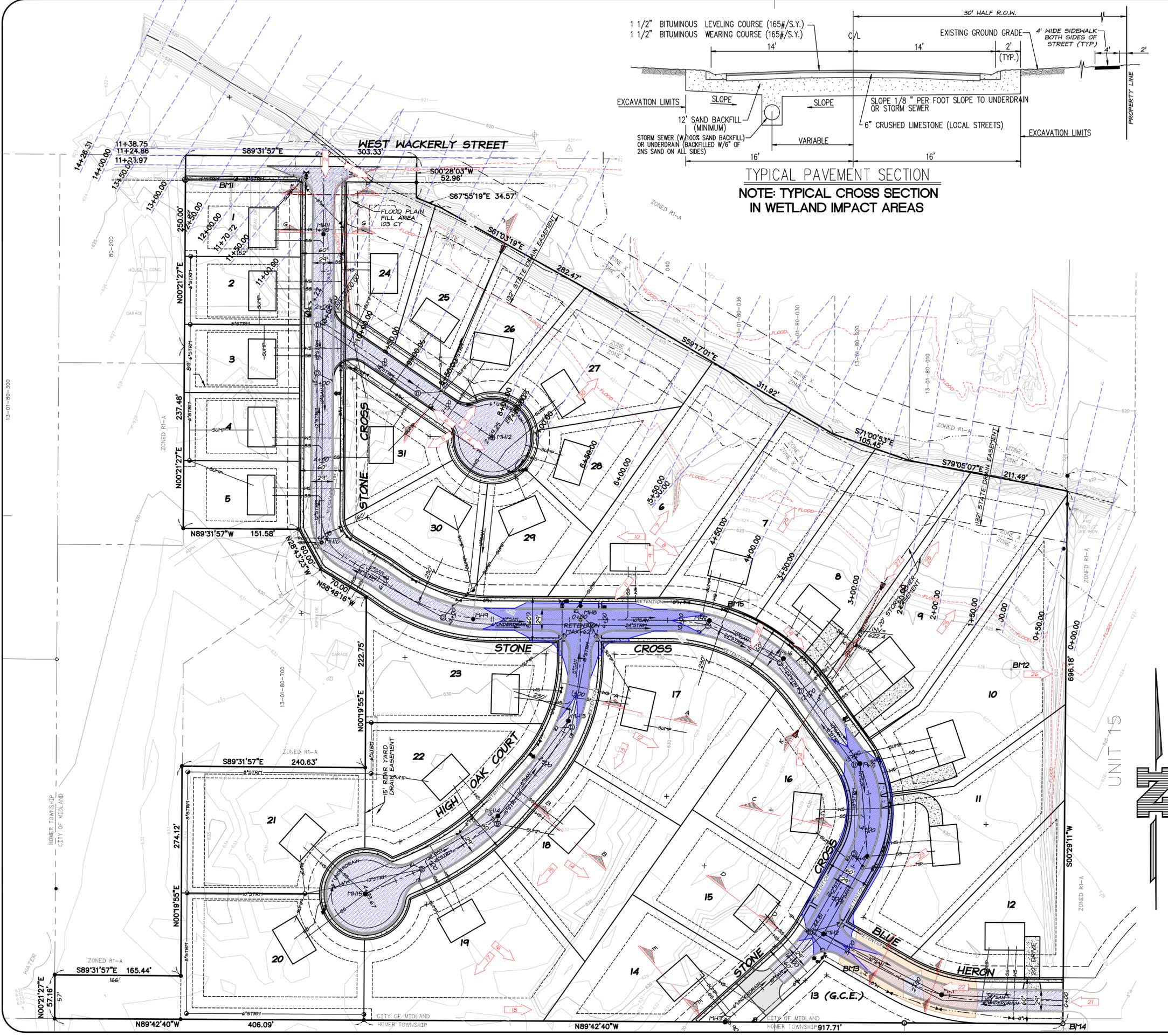
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWN 14 NORTH, RANGE 1 EAST, CITY OF MIDLAND, PORTIONS OF WHICH HAVING BEEN FORMERLY IN HOMER TOWNSHIP AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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FLOOD PLAIN

PORTIONS OF UNITS 6 THRU 10 AND 24 THRU 26 ARE LOCATED IN SPECIAL HAZARD AREA ZONE A, AS SHOWN IN F.E.M.A. F.I.R.M. NO. 26110C068 WITH EFFECTIVE DATE MAY 4, 2004. BASE FLOOD ELEVATION IS UNDETERMINED BY FEMA. FEMA ISSUED AN UPDATED FLOOD INSURANCE STUDY 26110C000B DATED JANUARY 16, 2013 (F.I.R.M.S HAVE NOT BEEN UPDATED) THE FLOOD PLAIN SHOWN IS BASED ON HEC-RAS MODEL. THE 1% BASE FLOOD ELEVATION = 619.80 TO 619.92 NAVD88
 = 620.40 TO 620.52 NGVD29(USGS)
 = 621.70 TO 621.82 CITY MIDLAND DATUM

BENCHMARKS

- BM1: SET NAIL AND DISK IN NORTH SIDE POWER POLE ALONG SOUTH SIDE OF WACKERLY STREET AND 79 FEET EAST OF WEST PROPERTY LINE. CITY OF MIDLAND DATUM EL=628.51
 - BM2: SET NAIL AND DISK IN SOUTHWEST SIDE OF 30' COTTONWOOD TREE LOCATED 60 FEET WEST OF DRAIN AND 250' SOUTH OF THE STATE DRAIN. CITY OF MIDLAND DATUM EL=628.61
 - BM3: SET NAIL AND DISK IN NORTH SIDE 15' MAPLE TREE LOCATED 20 FEET NORTH OF SOUTH PROPERTY LINE AND 260 FEET WEST OF EAST PROPERTY LINE. CITY OF MIDLAND DATUM EL=630.88
 - BM4: FOUND NAIL AND DISK IN NORTH SIDE 20' PINE AT SOUTHWEST CORNER OF THE PROPERTY. CITY OF MIDLAND DATUM EL=632.61
 - BM5: SET NAIL AND DISK IN SOUTH SIDE 20' COTTONWOOD AT 250 FEET SOUTH OF THE STATE DRAIN AND 420 FEET WEST OF EAST PROPERTY LINE. CITY OF MIDLAND DATUM EL=628.69
- DATUM NOTE:
 SITE DATUM BASED ON CITY OF MIDLAND DATUM.
 THE CITY OF MIDLAND DATUM IS 33 FEET HIGHER THAN USGS (NGVD 29) AND 1.90 FEET HIGHER THAN NAVD88.



REVISION	DATE	BY
6	10-10-19	JWL
5	1-6-20	JWL
6	5-9-19	JWL
5	5-9-19	JWL

ISSUE/REVISIONS

APEX ENGINEERS P.L.C.
 820 SOUTH HURON ROAD (71-B)
 LINCOLN, MICHIGAN 48634
 PHONE: (989) 647-2593
 FAX: (989) 647-2594

GREYSTONE HOMES LLC
 6408 WEST WACKERLY STREET
 MIDLAND, MICHIGAN 48642
 PH: (989) 835-6965

FOR
 GREYSTONE WOODS SITE CONDOMINIUM
 WACKERLY STREET 68642
 MIDLAND, MICHIGAN 48642
 NW 1/4, SEC 1, T14N, R1E, CITY OF MIDLAND, MIDLAND COUNTY

DESIGNED BY
 JWL

CHECKED BY

DRAWN BY
 JWL

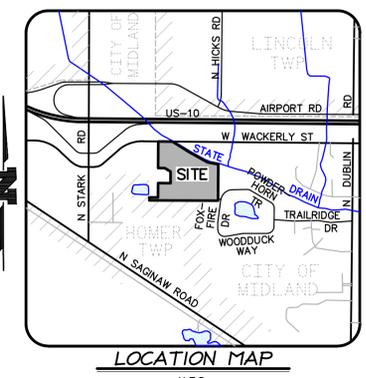
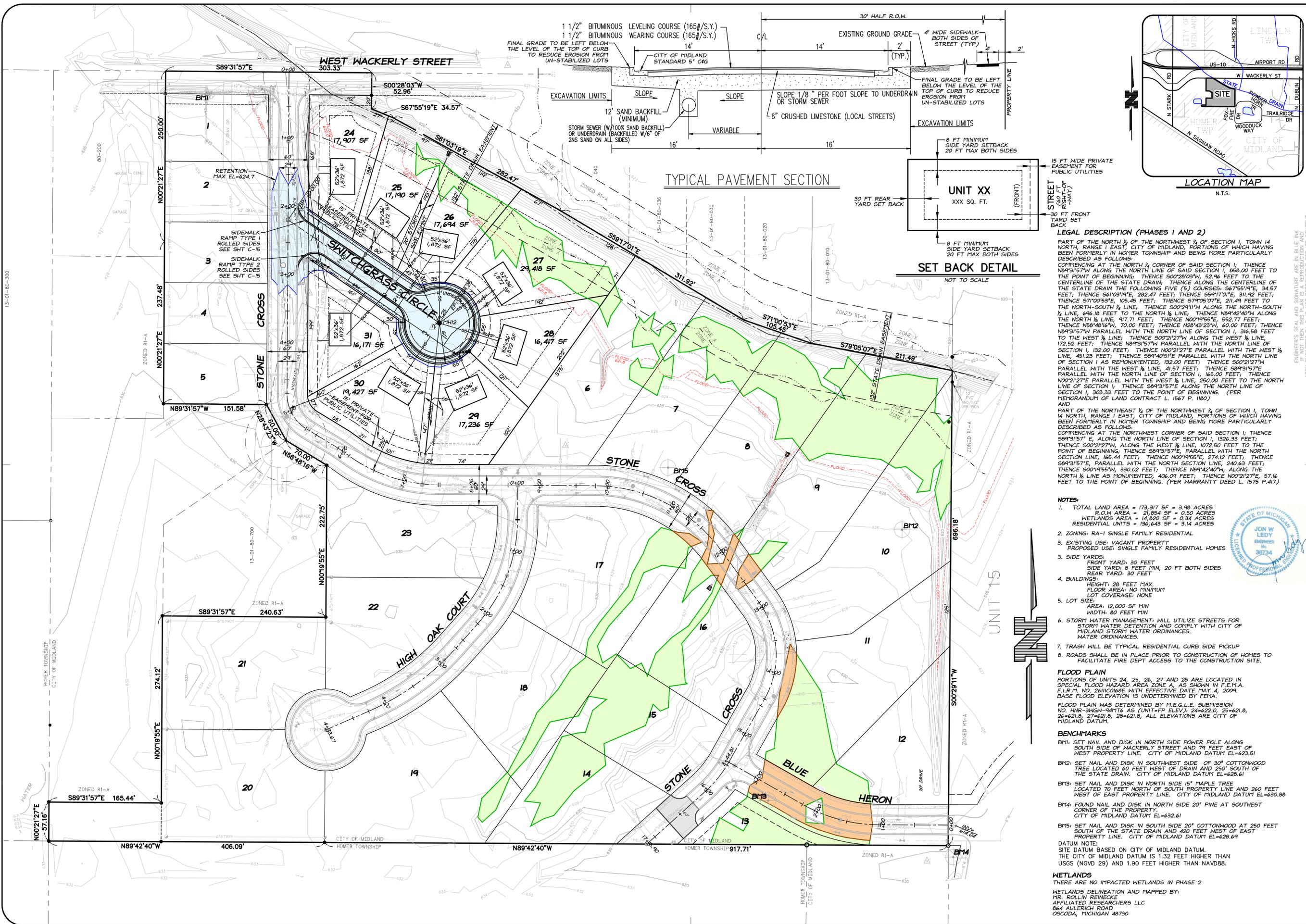
SCALE
 1" = 60'

DATE
 MAY 30, 2017

CAD FILE NO.
 Construction_Plans.dwg

JOB NO.
 15E0021

SHEET NO.
 C-2



LEGAL DESCRIPTION (PHASES I AND 2)

PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWN 14 NORTH, RANGE 1 EAST, CITY OF MIDLAND, PORTIONS OF WHICH HAVING BEEN FORMERLY IN HOMER TOWNSHIP AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1; THENCE N89°31'57"W ALONG THE NORTH LINE OF SAID SECTION 1, 858.00 FEET TO THE POINT OF BEGINNING; THENCE S89°31'57"E 151.58 FEET TO THE CENTERLINE OF THE STATE DRAIN; THENCE ALONG THE CENTERLINE OF THE STATE DRAIN THE FOLLOWING FIVE (5) COURSES: S67°55'19"E, 34.57 FEET; THENCE S61°03'19"E, 282.47 FEET; THENCE S59°17'01"E, 311.92 FEET; THENCE S71°00'53"E, 105.45 FEET; THENCE S79°05'07"E, 211.49 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00°21'27"W ALONG THE NORTH-SOUTH 1/4 LINE, 646.18 FEET TO THE NORTH 1/2 LINE; THENCE N89°42'40"W ALONG THE NORTH 1/2 LINE, 917.71 FEET; THENCE N00°19'55"E, 552.77 FEET; THENCE N58°48'16"W, 70.00 FEET; THENCE N28°43'23"W, 60.00 FEET; THENCE N89°31'57"W PARALLEL WITH THE NORTH LINE OF SECTION 1, 316.58 FEET TO THE WEST 1/2 LINE; THENCE S00°21'27"W ALONG THE WEST 1/2 LINE, 172.52 FEET; THENCE N89°31'57"W PARALLEL WITH THE NORTH LINE OF SECTION 1, 132.00 FEET; THENCE N00°21'27"E PARALLEL WITH THE WEST 1/2 LINE, 451.23 FEET; THENCE S89°40'51"E PARALLEL WITH THE NORTH LINE OF SECTION 1 AS RECONSTRUCTED, 132.00 FEET; THENCE S00°21'27"W PARALLEL WITH THE WEST 1/2 LINE, 41.57 FEET; THENCE S89°31'57"E PARALLEL WITH THE NORTH LINE OF SECTION 1, 165.00 FEET; THENCE N00°21'27"E PARALLEL WITH THE WEST 1/2 LINE, 250.00 FEET TO THE NORTH LINE OF SECTION 1; THENCE S89°31'57"E ALONG THE NORTH LINE OF SECTION 1, 303.33 FEET TO THE POINT OF BEGINNING. (PER MEMORANDUM OF LAND CONTRACT L. 1567 P. 1180) AND

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWN 14 NORTH, RANGE 1 EAST, CITY OF MIDLAND, PORTIONS OF WHICH HAVING BEEN FORMERLY IN HOMER TOWNSHIP AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S89°31'57"E, ALONG THE NORTH LINE OF SECTION 1, 1326.33 FEET; THENCE S00°21'27"W, ALONG THE WEST 1/2 LINE, 1072.50 FEET TO THE POINT OF BEGINNING; THENCE S89°31'57"E, PARALLEL WITH THE NORTH SECTION LINE, 165.44 FEET; THENCE N00°19'55"E, 274.12 FEET; THENCE S89°31'57"E, PARALLEL WITH THE NORTH SECTION LINE, 240.63 FEET; THENCE S00°19'55"W, 330.02 FEET; THENCE N89°42'40"W, ALONG THE NORTH 1/2 LINE AS RECONSTRUCTED, 406.09 FEET; THENCE N00°21'27"E, 57.16 FEET TO THE POINT OF BEGINNING. (PER WARRANTY DEED L. 1575 P.417)

- NOTES:**
- TOTAL LAND AREA = 173,317 SF = 3.98 ACRES
R.O.W. AREA = 21,854 SF = 0.50 ACRES
WETLANDS AREA = 14,820 SF = 0.34 ACRES
RESIDENTIAL UNITS = 136,643 SF = 3.14 ACRES
 - ZONING: RA-1 SINGLE FAMILY RESIDENTIAL
 - EXISTING USE: VACANT PROPERTY
PROPOSED USE: SINGLE FAMILY RESIDENTIAL HOMES
 - SIDE YARDS:
FRONT YARD: 30 FEET
SIDE YARD: 8 FEET MIN, 20 FT BOTH SIDES
REAR YARD: 30 FEET
 - BUILDINGS:
HEIGHT: 28 FEET MAX.
FLOOR AREA: NO MINIMUM
LOT COVERAGE: NONE
 - LOT SIZE:
AREA: 12,000 SF MIN
WIDTH: 80 FEET MIN
 - STORM WATER MANAGEMENT: WILL UTILIZE STREETS FOR STORM WATER DETENTION AND COMPLY WITH CITY OF MIDLAND STORM WATER ORDINANCES.
WATER ORDINANCES.
 - TRASH WILL BE TYPICAL RESIDENTIAL CURB SIDE PICKUP
 - ROADS SHALL BE IN PLACE PRIOR TO CONSTRUCTION OF HOMES TO FACILITATE FIRE DEPT ACCESS TO THE CONSTRUCTION SITE.

FLOOD PLAIN
PORTIONS OF UNITS 24, 25, 26, 27 AND 28 ARE LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE A, AS SHOWN IN F.E.M.A. F.I.R.M. NO. 251100068E WITH EFFECTIVE DATE MAY 4, 2009. BASE FLOOD ELEVATION IS UNDETERMINED BY FEMA.

FLOOD PLAIN WAS DETERMINED BY M.E.G.L.E. SUBMISSION NO. HNR-3HW-94MT6 AS (UNIT-FP ELEV): 24-622.0, 25-621.8, 26-621.8, 27-621.8, 28-621.8, ALL ELEVATIONS ARE CITY OF MIDLAND DATUM.

BENCHMARKS
BM11: SET NAIL AND DISK IN NORTH SIDE POWER POLE ALONG SOUTH SIDE OF WACKERLY STREET AND 79 FEET EAST OF WEST PROPERTY LINE. CITY OF MIDLAND DATUM EL=623.51
BM12: SET NAIL AND DISK IN SOUTHWEST SIDE OF 30' COTTONWOOD TREE LOCATED 60 FEET WEST OF DRAIN AND 250' SOUTH OF THE STATE DRAIN. CITY OF MIDLAND DATUM EL=628.61
BM13: SET NAIL AND DISK IN NORTH SIDE 15' MAPLE TREE LOCATED 70 FEET NORTH OF SOUTH PROPERTY LINE AND 260 FEET WEST OF EAST PROPERTY LINE. CITY OF MIDLAND DATUM EL=630.88
BM14: FOUND NAIL AND DISK IN NORTH SIDE 20' PINE AT SOUTHWEST CORNER OF THE PROPERTY. CITY OF MIDLAND DATUM EL=632.61
BM15: SET NAIL AND DISK IN SOUTH SIDE 20' COTTONWOOD AT 250 FEET SOUTH OF THE STATE DRAIN AND 420 FEET WEST OF EAST PROPERTY LINE. CITY OF MIDLAND DATUM EL=628.61

DATUM NOTE:
SITE DATUM BASED ON CITY OF MIDLAND DATUM.
THE CITY OF MIDLAND DATUM IS 1.32 FEET HIGHER THAN USGS (NGVD 29) AND 1.90 FEET HIGHER THAN NAVD88.

WETLANDS
THERE ARE NO IMPACTED WETLANDS IN PHASE 2
WETLANDS DELINEATION AND MAPPED BY:
MR. ROLLIN REINECKE
AFFILIATED RESEARCHERS LLC
864 AULERICH ROAD
OSCODA, MICHIGAN 48730

APEX ENGINEERS P.L.C.
820 SOUTH HURON ROAD (71-B)
LANSING, MICHIGAN 48634
PHONE: (866) 647-2593
FAX: (866) 647-2594

GREYSTONE HOMES LLC
6408 WEST WACKERLY STREET
MIDLAND, MICHIGAN 48642
PH: (989) 835-6965

SITE PLAN PHASE 2
FOR
GREYSTONE WOODS SITE CONDOMINIUM
WACKERLY STREET 8642
MIDLAND, MICHIGAN 48642
NW 1/4, SEC. 1, T14N, R1E, CITY OF MIDLAND, MIDLAND COUNTY

DESIGNED BY: JWL
CHECKED BY: JWL
DRAWN BY: JWL
SCALE: 1" = 60'
DATE: MARCH 12, 2020
CAD FILE NO. Construction_Plans.dwg
JOB NO. 15E0021
SHEET NO. C-10

ISSUE/REVISIONS

PUBLIC HEARING NOTICE

City of Midland

SITE PLAN

Please take notice that the Midland City Planning Commission will conduct a public hearing on Site Plan No. 403, the request by Greystone Homes for site plan review and approval of Phase II of the site condominium known as Greystone Woods. The proposed addition is for eight (8) single-family residential units located at 6201 W Wackerly Street.

As required by Article 30, Section 30.03(A) of Ordinance No. 1585, said hearing is scheduled to take place on **Tuesday, August 25, 2020** at 7:00 p.m. and will be held virtually due to the Coronavirus pandemic.

To access to virtual meeting utilizing Zoom go to <https://zoom.us/join> or dial US: +1 646 558 8656 or +1 301 715 8592 **Webinar ID:** 873 9767 7267 and **Password:** 391215

A copy of the site plan may be reviewed at the Planning Department, City Hall. If you have any questions, contact the Planning Department at 837-3374.

Midland City Planning Commission



Grant Murschel
Director of Planning & Community Development

Site Plan # 403 | Greystone Woods Condominium Phase II

> 6201 W Wackerly Street



File Attachments for Item:

5. * Boards and Commissions Appointments. TISDALE

SUMMARY REPORT TO MANAGER
for City Council Meeting of September 14, 2020

SUBJECT: Boards and Commissions Appointments

INITIATED BY: Communications

RESOLUTION

SUMMARY: The attached resolution appoints new members to the Parks and Recreation Commission and the Zoning Board of Appeals. In addition the attached resolution reappoints members to the Sewer District Board of Appeals and West Main Street Historic District Commission.

ITEMS ATTACHED:

1. Letter of Transmittal
2. Resolution

COUNCIL ACTION:

1. 3/5 vote required to approve resolution

Selina Crosby Tisdale
Community Affairs Director



City Hall ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3300 ♦ 989.835.2717 Fax

September 9, 2020

C. Bradley Kaye, AICP CFM
City Manager
City of Midland
Midland, Michigan

Dear Mr. Kaye:

More than 100 City of Midland residents serve on the 20 City Council appointed and City Manager appointed boards and commissions that provide City Council with valuable information involving many aspects of our community, from Aviation to Zoning. Several of these boards and commissions have vacancies with current terms that need to be filled.

Attached is a resolution which appoints several new members to the Parks and Recreation Commission and the Zoning Board of Appeals. This resolution will also reappoint members to a further term with the Sewer District Board of Appeals and West Main Street Historic District Commission.

Please contact me if you have any questions.

Sincerely,

Selina Crosby Tisdale
Community Affairs Director
(989) 837-3304



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BY COUNCILMAN

RESOLVED, that City Council hereby appoints Matthew Lemon as a citizen-at-large member to the Parks and Recreation Commission to fill a three-year term ending June 30, 2023; and

RESOLVED FURTHER, that City Council hereby appoints Michael Erickson as an alternate member to the Zoning Board of Appeals to fill a three-year term ending June 30, 2023; and

RESOLVED FURTHER, that City Council hereby appoints Julie Keil as an alternate member to the Zoning Board of Appeals to fill a three-year term ending June 30, 2023; and

RESOLVED FURTHER, that City Council hereby reappoints Don Hall as a citizen-at-large member of the Sewer District Board of Appeals, to fill a three-year term ending June 30, 2023; and

RESOLVED FURTHER, that City Council hereby reappoints James Pollack as a citizen-at-large member of the Sewer District Board of Appeals, to fill a three-year term ending June 30, 2023; and

RESOLVED FURTHER, that City Council hereby reappoints Kari McPhillips as a citizen-at-large member of the West Main Street Historic District Commission to fill a three-year term ending June 30, 2023.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yea vote of all the Councilmen present at a regular meeting of the City Council held Monday, September 14, 2020.

Erica Armstrong, City Clerk

File Attachments for Item:

6. Phase I construction proposal for the Miracle Field Complex at Central Park (4/5 vote required).
MURPHY

SUMMARY REPORT TO MANAGER
for City Council Meeting of September 14, 2020

SUBJECT: Miracle Field Construction Proposal

INITIATED BY: Department of Public Services

RESOLUTION SUMMARY:

- 1) Waives bids in accord with Section 2-20 of the Code of Ordinances;
- 2) Authorizes a contract with Three Rivers Corporation of Midland, Michigan in the amount of \$1,192,311.00 for construction of Phase I of the Central Park Miracle Field utilizing a consortium of local contractors;
- 3) Authorizes the City Manager to approve change orders not to exceed \$30,000 should unanticipated changes be necessary as the project progresses.

ITEMS ATTACHED:

1. Letter of Transmittal
2. Three Rivers Corporation Proposal with In-Kind Contributions
2. Resolution

COUNCIL ACTION:

1. 4/5 vote required to approve resolution

Karen Murphy
City of Midland Department of Public Services



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September 9, 2020

C. Bradley Kaye, AICP CFM
City Manager
City of Midland
Midland Michigan

Dear Mr. Kaye:

In April 2019, the Parks and Recreation Commission reviewed the concept of building a Miracle Field in Central Park to provide a venue for people with disabilities to enjoy the game of baseball. The fully accessible baseball field offers a soft rubber, barrier-free surface that is wheelchair and mobility device friendly. Each athlete is paired up with a community buddy who assists them on the field to bat, run and field the ball while parents/guardians sit back in the stands and enjoy the game. In the Miracle League, everyone hits, runs and scores – every time.

Miracle League is a national organization that created the framework and specifications for the Miracle Field, with specific guidelines to make the game safe for the athletes and heart touching for the community volunteers. Parks and Recreation staff have consulted with Miracle League over the past year to learn what is involved in constructing a field and running a league, and are confident that they are ready to provide the community an amazing therapeutic recreation offering that is not currently found north of Birch Run and Lansing. Staff has registered with the Miracle League and in return has received the Miracle Field standards of construction to follow to be sure the field is built correctly for the safety of the players and the longevity of the field surface. Cleverly named the Middle of the Mitt Miracle League, staff are aiming for 4-6 teams to kick off the league in 2021 with plans to grow the league through local partnerships and via reaching out to counties to the north and west of Midland.

The Miracle Field is proposed to be built in Central Park, in the south corner of the park. Staff initially worked with Shaw Construction & Management Company out of Livonia, Michigan who were instrumental in the design and construction of the Miracle Field in Plymouth and assisted/consulted on the Miracle Field in Rockford as well. Shaw provided the City with valuable insight on lessons learned while constructing similar fields, as well as initial budgetary estimates and a conceptual layout for the field. Information from Shaw was given to park designer/landscape architect PMBlough, Inc. of Grand Haven, Michigan who used it as a basis to develop a complete site plan specific to the Central Park location. The site plan was then incorporated into the overall Central Park Master Plan to ensure the Miracle Field would be an appropriate use for the space.

C. Bradley Kaye
September 9, 2020
Page Two

The Miracle Field plan includes construction of a soft-surfaced, fully accessible fenced baseball field, shaded dugouts and bleacher areas, the associated accessible parking lots and accessible pathways, a restroom/concession building, a picnic shelter and a play area to round out the complex. Knowing that the cost for a facility of this nature would be high and that the project would be funded by outside donations, staff asked that the construction plan be separated into two phases so the project could begin once a portion of the funds were raised versus waiting until the end of a comprehensive fundraising campaign to break ground. The total construction cost estimate for the facility is \$2.3M.

Staff has been fundraising for the project since April 2019. To date, over \$1.25M has been raised toward the construction phase of the project from local foundations, service clubs, businesses and individuals as follows:

- \$300,000 Charles J. Strosacker Foundation
- \$500,000 Rollin M. Gerstacker Foundation
- \$100,000 Midland Area Community Foundation
- \$ 50,000 Michigan Baseball Foundation (+ \$50,000 toward future maintenance)
- \$ 26,000 Midland 100 Club
- \$ 30,000 MidMichigan Medical Center – Midland
- \$ 25,000 David & Patricia Kepler Foundation
- \$ 20,000 Access to Recreation
- \$ 10,000 Michigan Recreation and Parks Association
- \$ 50,000 Community MEDC Patronicity Crowd Fundraising Campaign
- \$ 50,000 Michigan Economic Development Corporation – Matching Grant
- \$100,000 Dow Chemical Charitable Contributions

Staff continues to work on fundraising efforts to gather up the additional funds necessary to build the entire complex. Part of the fundraising goal is to raise an additional \$100,000 beyond the total needed for construction to start an endowed maintenance fund to provide for future major maintenance needs - \$50,000 has already been pledged to this cause as noted above. A project fund has been established at the Midland Area Community Foundation (MACF) to gather all the donations and provide an easy means for individuals to contribute to the project as well. MACF will act as the fiduciary for the project with City staff approving invoices then submitting the invoices to MACF for payment. Any funds remaining in the MACF project fund upon completion of the project will roll over into the endowed maintenance fund for the Miracle Field.

In the current climate of the COVID-19 pandemic and the desire to include local businesses in the construction of the Miracle Field complex, Parks staff reached out to a handful of local partners who had expressed interest early on in the project of offering in-kind donations to help support the project while providing their construction expertise to make the project a reality. Staff proposed the concept of a local consortium of contractors to construct the field. The general contractor being proposed for the project is Three Rivers Corporation working in close partnership with the Fisher Companies. The City provided Three Rivers with a list of other

C. Bradley Kaye
September 9, 2020
Page Three

contractors who had expressed interest in the project as well and the local consortium came up with a proposal to construct the field that includes a total in-kind contribution component of \$270,258.00 offered by fifteen local companies, bringing the total construction phase of the project to \$1,960,636.00. The proposal consists of two phases of construction:

Phase I – installation of the field/fencing, dugouts, bleachers, concession building shell with functional restrooms, accessible parking along the front of the complex and accessible pathways connecting all areas of the complex. Phase I cost: \$1,192,311.00

Phase II – replacement of the existing parking lot off Collins Street with a new accessible parking lot, including a drop off/pick up loop, finishing the work on the concession side of the building, installation of additional hardscape areas around the complex and installation of the play area and picnic shelter. Phase II cost: \$768,325.00

Since 100% of the funds for construction to date have come from outside donations, we recommend that City Council, in accord with Section 2-20 of the Code of Ordinances, waive competitive bids on this project and accept the local consortium proposal submitted by Three Rivers Corporation. Waiving bids requires a 4/5 vote of City Council. With adequate funds raised to complete Phase I of the project at this time, we further recommend that City Council authorize staff to approve and execute a contract with Three Rivers Corporation to allow Phase I of the project to begin at this time with costs not to exceed \$1,192,311.00. With a project of this scope, it is anticipated that minor changes may need to be made as work progresses in the field, so we furthermore request that the City Manager be authorized to approve change orders not to exceed \$30,000.

If City Council approves the local consortium approach, Phase I of the project will start this fall and finish up in the spring. The start of play on the field will depend on guidance from the Miracle League's national office with regard to COVID-19 restrictions but staff is hopeful that a season can be played in 2021.

Respectfully submitted,



Karen Murphy
Director of Public Services



Christina Evans
Accounting Manager



August 17th, 2020

Ms. Karen Murphy
Director of Public Services
City of Midland

RE: Midland Miracle Field

Ms. Murphy,

We are pleased to have the opportunity to present you with budget estimate for the construction of the Midland Miracle Field. This proposal is inclusive of all material, labor, equipment, supervision, taxes, and insurance – unless otherwise noted in the exclusions below.

Miracle Field Phase I 2020	\$1,192,311
Miracle Field Phase II 2021	\$768,325
*Total	\$1,960,636

***Total is inclusive of \$270,258 of in-kind contributions from local contractors and suppliers who have partnered with TRC to complete project.**

We believe this proposal reflects the project information provided to Three Rivers Corporation. If for any reason the scope does not reflect your intentions, please feel free to contact me so I can make any necessary adjustments.

Once again thank you for the opportunity to provide this quotation. Please call me if you have any questions – (989) 631-9726.

Brett Fales

Estimator
Three Rivers Corporation
Phone: 989.631.9726 (Ext. 1103)
Fax: 989.631.3026
Cell: 989.513.7528

bfales@trccompany.com

www.trccompany.com

MORE THAN CONSTRUCTION



TRC Miracle Field Breakdown of Costs

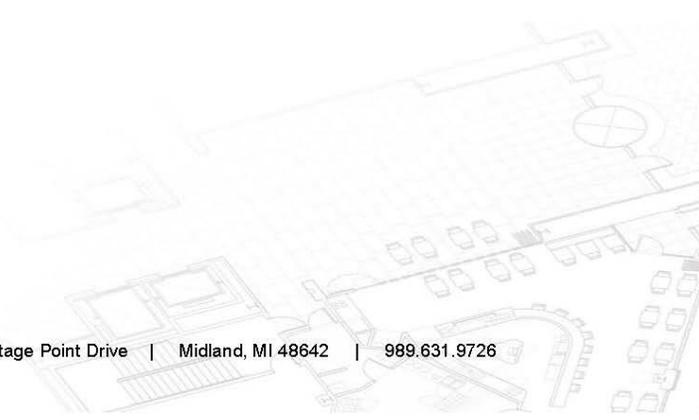
Midland Miracle Field		
Per Phasing Plan 7-17-2020		
TRC Schedule of Values 8-17-2020		
Description	Cost	
	Phase I	Phase II
Site Development		
General Conditions & Permits	\$ 61,767	\$ 61,767
Exterior Site Concrete	\$ 100,422	\$ 137,812
Earthwork/Utilities	\$ 358,198	\$ 57,351
Asphalt Parking Lot/Drives, Signage, Striping	\$ 52,025	\$ 227,164
Electric w/ Site Lighting, Pavilion, Dugouts	\$ 86,440	\$ 45,900
Site Furnishings	\$ 4,223	\$ 4,223
Landscaping	\$ 6,500	\$ 21,038
Synthetic Lawn Areas	\$ -	\$ 76,558
Pavilion Structure		
Foundation Concrete	\$ 34,600	\$ -
Masonry	\$ 48,832	\$ -
Pavilion Building Package	\$ 39,408	\$ -
Carpentry and Framing-Pavilion	\$ 28,505	\$ -
General Trades-Misc. Installs	\$ 5,992	\$ 2,406
Roofing-Pavilion-Shingles	\$ 17,581	\$ -
Doors-Frames-HW	\$ 14,681	\$ -
OH Counter Doors	\$ 6,117	\$ -
Painting	\$ 3,553	\$ 3,553
Toilet Specialties & Signage	\$ 2,447	\$ 816
Casework-S.S. Counters	\$ -	\$ 14,681
Plumbing/HVAC	\$ 27,605	\$ 6,500
Shelter Structure		
Foundation Concrete	\$ -	\$ 3,915
Masonry	\$ -	\$ 4,896
Building Structure Material Packages	\$ -	\$ 14,165
Carpentry and Framing-Shelter	\$ -	\$ 19,085
Roofing-Shelter-Shingles	\$ -	\$ 8,595
Playing Field Items		
Playing Surface Base-Asphalt	\$ 51,000	\$ -
Field Playing Surface-Evertop Poured Rubber	\$ 114,694	\$ -
Foul Poles	\$ 2,412	\$ -
Metals-Dugout Posts	\$ 17,587	\$ -
Dugouts Building Package	\$ 8,050	\$ -
Carpentry and Framing-Dugouts	\$ 6,550	\$ -
Roofing-Dugouts/Bleachers-Rubber Roofing	\$ 8,716	\$ -
Site and Field Fencing	\$ 27,629	\$ -
Construction Contingency 5%	\$ 56,777	\$ 35,521
Inflation 3%	\$ -	\$ 22,378
Midland Miracle Field Total	\$ 1,192,311	\$ 768,325





Date: 9-2-2020

Midland Miracle Field In Kind Contributions/Participation		
Per TRC Budget 8-17-2020 Includes Phase I & Phase II		
Contractor/Supplier	Contributions	IKC Description
Three Rivers Corporation	\$ 117,644	CM Fee
Fisher Contracting	\$ 20,000	Decorative Baseballs
Fisher Contracting	\$ 20,000	Site Work
Central Asphalt	\$ 16,000	Paving
Fisher Sand & Gravel	\$ 21,735	Redi-Mix Concrete
Servinski Sod Service	\$ 21,160	Landscaping
Blasy Electric	\$ 20,000	Electrical Work
Dewitt Lumber	\$ 5,524	Structure Materials
Great Lakes Bay Construction	\$ 5,000	Carpentry
Midland Fence	\$ 3,000	Site Fencing
Mid Michigan Masonry	\$ 2,800	Masonry work
Alloy Construction	\$ 2,500	Metals/Fabrication
Brandle Roofing	\$ 2,850	Roofing
Llyod's Doors	\$ 1,000	Counter Doors
Lake Painting	\$ 1,045	Painting/Coatings
JE Johnson	\$ 10,000	HVAC/Plumbing
Total In-Kind Contributions	\$ 270,258	





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BY COUNCILMAN

WHEREAS, the construction of a Miracle Field accessible baseball complex where athletes with disabilities can enjoy the game of baseball is proposed for Central Park; and

WHEREAS, a detailed site plan has been developed with an associated two-phase construction plan to build the Miracle Field complex as funds are raised for that purpose; and

WHEREAS, a consortium of local contractors has presented a proposal, with Three Rivers Corporation acting as the general contractor, to construct the Miracle Field complex in two phases at a total cost of \$1,960,636.00, which is inclusive of \$270,258.00 of in-kind contributions from fifteen local contractors; and

WHEREAS, City staff have raised over \$1.25M for the Miracle Field to date from outside contributions with funds being held in a project fund at the Midland Area Community Foundation; and

WHEREAS, Phase I of the Miracle Field which includes construction of the field, dugouts, bleachers, restroom facilities and accessible parking area can be completed for \$1,192,311.00 by the local consortium of contractors led by Three Rivers as outlined in their proposal; and

WHEREAS, Section 2-20 of the Code of Ordinances allows City Council via a 4/5 vote to waive competitive bids for projects which utilize funding that has been donated to the City; now therefore

RESOLVED, that City Council waive competitive bids on the Miracle Field project and accept the local consortium proposal submitted by Three Rivers Corporation of Midland, Michigan at a total cost of \$1,960,636.00; and

RESOLVED FURTHER, that City Council authorize staff to approve and execute a contract with Three Rivers Corporation for Phase I of the project with a cost not to exceed \$1,192,311.00; and

RESOLVED FURTHER, that the City Manager is authorized to approve change orders to the contract not to exceed \$30,000 for any unanticipated issues that may arise during construction.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yeas vote of all the Councilmen present at a regular meeting of the City Council held Monday, September 14, 2020.

Erica Armstrong, City Clerk

File Attachments for Item:

7. * Increase purchase order for Design Services for Landfill Cell 17. MURPHY

SUMMARY REPORT TO MANAGER
for City Council Meeting of September 14, 2020

SUBJECT: Landfill – Purchase Order Increase Authorization for Cell 17 Design Update Services

INITIATED BY: Department of Public Services – Landfill

RESOLUTION SUMMARY: This resolution authorizes an increase of \$25,200.00 to Purchase Order # 2020-00001173 for CTI and Associates, Inc. of Novi, Michigan, bringing the total purchase order amount to \$66,200.00 to complete the engineering design and regulatory update support for the development of future Landfill Cell 17 initiated with City Council’s approval on March 16, 2020.

ITEMS ATTACHED:

1. Letter of transmittal
2. Resolution

COUNCIL ACTION:

1. 3/5 vote required to approve resolution.

Karen Murphy
City of Midland Department of Public Services



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September 9, 2020

C. Bradley Kaye, AICP CFM
City Manager
City of Midland
Midland, Michigan

Dear Mr. Kaye:

The City of Midland Landfill is highly regulated at the state level by the Michigan Department of Environment, Great Lakes and Energy (EGLE) and at the federal level by the Environmental Protection Agency (EPA). A key compliance area is landfill cell design.

In 1996, the original design specifications were created for Landfill Cells 14-19, with the first cell being built in 1998. As the time approaches for each subsequent cell to be built, the City seeks out design review services from a Landfill engineering consultant to be sure that the new cell will comply with ever-changing state and federal regulations, as well as to make any changes to the design that may optimize operations.

The City's current Landfill engineering consultant, CTI and Associates, Inc. (CTI) of Novi, Michigan, provided design review and improvements to keep up with regulatory and operational changes for both Cell 15 (2002) and Cell 16 (2007). CTI assists Landfill staff with routine engineering and compliance support as needed for all aspects of the Landfill's operation. CTI's staff has provided excellent service to the City for over 17 years and is a leader in the field in Michigan. Their team has thorough knowledge of state and federal landfill regulations along with a solid understanding of the City's landfill gas to energy operations.

A design update for Cell 17 began in spring 2020 after approval from City Council at its March 16, 2020 meeting and the issuance of a purchase order for \$41,000.00 utilizing funds from the FY2019/20 budget. The design update is moving into the final stages of review, which includes the development of the bid specifications, and the project remains on track for cell construction as planned for spring 2021. The updated design must be submitted to EGLE for compliance review and approval prior to construction of the cell.

The design work done to date for Cell 17 has reached the limit of the current purchase order and it is necessary to increase the purchase order by \$25,200.00 utilizing funds budgeted in the Landfill's FY2020/21 Capital Outlay budget to cover the final design work. This required work includes development of the bid specifications and coordination services for the required EGLE review. This will bring the total purchase order amount to \$66,200.00.

C. Bradley Kaye
September 9, 2020
Page Two

It was anticipated when the initial purchase order was established in March that the required design work would exceed the funds budgeted in FY2019/20 and that the purchase order would need to be adjusted when additional funding was approved for FY2020/21. It is important to note that this is not an unforeseen increase in cost for the services but rather a planned phasing in of the design funds that spanned two fiscal years.

Furthermore, it is possible that EGLE may review the final design and request changes to the plan. In order to be prepared for that possibility, staff recommends that the City Manager be authorized to increase the purchase order up to an additional \$5,000.00 if needed to respond to any unforeseen EGLE requests. Funding is available for this purpose in the FY 2020/21 Landfill's Capital Outlay budget.

Respectfully submitted,



Karen Murphy
Director of Public Services



Christina Evans
Accounting Manager



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BY COUNCILMAN

WHEREAS, the City of Midland Landfill is regulated by the Michigan Department of Environment, Great Lakes and Energy (EGLE) and the Environmental Protection Agency; and

WHEREAS, as new Landfill cells are scheduled for construction, the City needs to review and update the plans for each cell to ensure compliance with state and federal regulations as well as to make changes to optimize operational efficiencies; and

WHEREAS, the City is currently working with engineering consultant, CTI and Associates, Inc. (CTI) of Novi, Michigan, on the design review and development for future Landfill Cell 17 as approved by City Council at their meeting of March 16, 2020; and

WHEREAS, the design work has reached the current purchase order limit and it is necessary to commit additional funds available in the FY2020/21 Landfill Capital Outlay budget in order for CTI to complete the design review, bid specification development and coordination of EGLE's required plan review; now therefore

RESOLVED, that the Accounting Manager is authorized to increase purchase order 2020-00001173 by \$25,200.00 to CTI and Associates, Inc. of Novi, Michigan, to complete the design update and coordination services with EGLE for Landfill Cell 17; and

RESOLVED FURTHER, that the City Manager is authorized to approve changes to the purchase order not to exceed \$5,000.00 should EGLE require modifications to the plan upon review.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yeas vote of all Councilmen present at a regular meeting of the City Council held Monday, September 9, 2020.

Erica Armstrong, City Clerk

File Attachments for Item:

8. * Increase purchase order for Landfill Engineering and Regulatory Compliance Services. MURPHY

SUMMARY REPORT TO MANAGER
for City Council Meeting of September 14, 2020

SUBJECT: Landfill – Purchase Order Increase Authorization for General Engineering

INITIATED BY: Department of Public Services - Landfill

RESOLUTION SUMMARY: This resolution authorizes an increase of \$120,000.00 to the administratively approved Purchase Order # 2021-00000128 for CTI and Associates, Inc. of Novi, Michigan, bringing the total purchase order amount to \$145,000.00 to continue providing general engineering services and regulatory compliance support at the Landfill for the remainder of FY 2020/21.

ITEMS ATTACHED:

1. Letter of transmittal
2. Resolution

COUNCIL ACTION:

1. 3/5 vote required to approve resolution.

Karen Murphy
City of Midland Department of Public Services



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September 9, 2020

C. Bradley Kaye, AICP CFM
City Manager
City of Midland
Midland, Michigan

Dear Mr. Kaye:

The City of Midland Landfill is highly regulated at the state level by the Michigan Department of Environment, Great Lakes and Energy (EGLE) and at the federal level by the Environmental Protection Agency (EPA). Within EGLE, there are a number of Divisions to which the City is accountable, including:

Materials Management Division

- Solid waste
- Litter control
- Special waste acceptance
- Asbestos handling and recordkeeping
- Compost/yard waste recycling operation

Water Resources Division

- Groundwater monitoring
- Industrial storm water permit
- Surface water sampling
- Erosion/sedimentation control

Air Quality Division

- Dust
- Odor
- Oil burner emissions
- Backup generator emissions
- GTE emissions
- Flare emissions
- Gas collection and control system compliance
- Propane heaters in shop

The City's Landfill engineering consultant, CTI and Associates, Inc. (CTI) of Novi, Michigan, assists Landfill staff with routine engineering and compliance support, including responses to regulatory inquiries and communications, and cyclical permitting and reporting requirements. CTI's staff has provided excellent service to the City for over 17 years and is a leader in the field in Michigan. Their team has thorough knowledge of state and federal regulations along with a solid understanding of the City's landfill operations, and has worked successfully with staff on technical and compliance issues to date.

At the start of the fiscal year, staff administratively approved an initial purchase order of \$25,000.00 for engineering support so that work could commence with CTI for the year. As part of the annual planning process, the Landfill Superintendent has since worked with CTI on

C. Bradley Kaye
September 9, 2020
Page Two

what the anticipated needs will be for engineering services for the balance of the fiscal year and has determined that a purchase order in the total amount of \$145,000.00 should be sufficient to cover general engineering and compliance support. Funding is included for this purpose in the FY 2020/21 Landfill Enterprise Fund's operating budget. In accord with Section 2-19 of the Code of Ordinances for the City of Midland, sealed proposals are not required for professional services. The attached resolution authorizes a purchase order increase in the amount of \$120,000.00 to CTI and Associates, Inc., bringing the total purchase order amount to \$145,000.00.

Respectfully submitted,



Karen Murphy
Director of Public Services



Christina Evans
Accounting Manager



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BY COUNCILMAN

WHEREAS, at the beginning of the fiscal year, staff administratively approved an initial purchase order of \$25,000.00 for engineering and regulatory support at the Landfill to be provided by CTI and Associates, Inc. of Novi, Michigan; and

WHEREAS, the Landfill Superintendent has since worked with CTI to determine the anticipated needs for the remainder of this fiscal year to continue utilizing CTI's contracted professional services to assist the Landfill with the provision of routine engineering and compliance support including responses to regulatory inquiries as well as assistance with cyclical permitting and reporting requirements; and

WHEREAS, staff recommends an additional \$120,000.00 be allocated to provide funds for the engineering services through the end of the fiscal year and adequate funds were included in the FY 2020/21 Landfill operational budget for this purpose; now therefore

RESOLVED, that the Accounting Manager is authorizeSwd to increase PO # 2021-00000128 to CTI and Associates, Inc. of Novi, Michigan by \$120,000.00 to cover engineering and compliance support at the Landfill through the end of FY 2020/21.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yeas vote of all Councilmen present at a regular meeting of the City Council held Monday, September 14, 2020.

Erica Armstrong, City Clerk

File Attachments for Item:

9. * Purchase of a Compost Screener for the Landfill (4/5 vote required). MURPHY

SUMMARY REPORT TO MANAGER
for City Council Meeting of September 14, 2020

SUBJECT: Landfill – Approval to purchase a compost screening unit

INITIATED BY: Department of Public Services - Landfill

RESOLUTION SUMMARY: This resolution waives the requirement for sealed proposals and authorizes the purchase of a used compost screener for Landfill not to exceed \$200,000.00.

ITEMS ATTACHED:

1. Letter of transmittal
2. Resolution

COUNCIL ACTION:

1. 4/5 vote required to approve resolution.

Karen Murphy
City of Midland Department of Public Services



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September 9, 2020

C. Bradley Kaye, AICP CFM
City Manager
City of Midland
Midland, Michigan

Dear Mr. Kaye:

The City of Midland operates a large scale yard waste composting operation at its Landfill site in compliance with State of Michigan regulations prohibiting yard waste disposal in a landfill cell. Compostable materials are taken to an area of the Landfill that is separate from the refuse cells, where the materials undergo a series of steps over the course of several months to produce a finished compost product.

Grass and leaves from the City's curbside collection program and residential drop off are piled into long windrows and turned over weekly until fully decomposed. The final step in producing finished compost is the separation of fully decomposed material from foreign debris through the use of a screener. When the operation was starting out in the late 1990s, rental equipment was used at an annual cost of over \$27,000. In 2003, Council approved the purchase of a small screening unit.

Since that screener was purchased 17 years ago the volume of grass and leaves received at the Landfill has risen significantly, particularly with the closure of the City's Airport Road composting facility. The current screener is not adequately sized to efficiently process the volume of material we process each year. Staff has also found that the current star-screen style has too many wear parts, requiring more maintenance than another common style of screen called a trommel. A trommel relies on a rotating perforated drum requiring minimal maintenance.

While the annual hours of usage are modest, availability of this unit is critical. Screening occurs in several cycles through the year as portions of compost become ready. The rental cost of a larger screener is about \$5,000 per week, or \$15,000 per month. Due to the seasonal nature of compost production, two monthly rentals would be required at an estimated \$30,000 annual cost. Staff has identified nearly new screeners that were either low-hour rentals or were used as demonstration units. Purchasing a new high capacity screener would cost over \$300,000. Given the lower usage that the Landfill puts on this unit each year, the Landfill Superintendent cannot justify the purchase of a new unit when a used unit will meet their needs at an estimated cost of under \$200,000 and an anticipated life span of 15 years. Fleet Services has followed this model of purchasing used equipment for seasonal or low use operations in other departments, including a used water truck for summer horticulture needs and used rear packer refuse trucks for fall leaf collection. With thorough in-person inspection of the equipment prior to purchase, Fleet Services has had good results finding reliable,

C. Bradley Kaye
September 9, 2020
Page Two

mechanically sound used units that meet City needs while saving significant money on the initial purchase price.

Staff is ready to proceed with the purchase of a used compost screening unit at this time and funds are available in the FY 2020/21 Landfill Capital budget for this purpose. The Landfill Superintendent has spoken with several Michigan vendors of used compost screeners and is confident he can secure a good unit for the City. Purchasing a used screener is difficult to do through the City’s formal bid process as the supply and availability of equipment changes regularly, with many vendors selling their used equipment via online bidding processes. Bidding is also impractical for used equipment due to the variability of age, hours of use and condition. Therefore we are requesting permission for the Landfill Superintendent to seek out a used compost screener through local vendors or via online auctions. Staff will evaluate the selected unit for mechanical integrity before placing a bid or making an offer.

In accordance with Section 2-18 of the Code of Ordinances, we therefore request that City Council waive the requirement for competitive bids and authorize the Landfill staff to purchase a used compost screener either through a local vendor or via online auction not to exceed a total purchase price of \$200,000.00. Once the unit is identified and purchased, we will present a second resolution to City Council with the vendor’s information and the exact pricing for formal approval after the fact.

Respectfully submitted,



Karen Murphy
Director of Public Services



Christina Evans
Accounting Manager



City Hall ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3300 ♦ 989.835.2717 Fax ♦ www.cityofmidlandmi.gov

BY COUNCILMAN

WHEREAS, the City of Midland Landfill operates a large composting operation in compliance with State of Michigan guidelines for disposal of compostable materials; and

WHEREAS, the compost process involves several steps which includes a final screening of the material to separate out any foreign debris from the finished compost product; and

WHEREAS, the FY2020-21 Landfill Capital Outlay budget has funds allocated to purchase a replacement compost screening unit capable of handling the volumes of material produced on site annually; and

WHEREAS, the Landfill Superintendent is confident that he can secure a used compost screening unit from local vendors' stock or via an on-line auction that will meet the City's needs with a cost not to exceed \$200,000 based on research he has done to date; now therefore

RESOLVED, that the City Council hereby determines that sealed bids are impractical, and in accordance with Section 2-18 of the Code of Ordinances, the requirement for sealed proposals is hereby waived; and

RESOLVED FURTHER, that City Council authorizes the purchase of a used compost screening unit not to exceed \$200,000 from either local vendors' stock or via an on-line auction with formal approval of the purchase order to occur once the vendor is identified.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yeas vote of all Councilmen present at a regular meeting of the City Council held Monday, September 14, 2020.

Erica Armstrong, City Clerk

File Attachments for Item:

10. * 2020 Airport Road Culvert; Contract No. 08. BJORGE

SUMMARY REPORT TO MANAGER
for City Council Meeting of September 14, 2020

SUBJECT: 2020 Airport Road Culvert; Contract No. 08

INITIATED BY: City of Midland Engineering Department

RESOLUTION

SUMMARY: This resolution authorizes the Mayor and City Clerk to execute a contract with Lowe Construction Co. in the amount of \$379,730.00 for the culvert installation across Airport Rd. just east of Sturgeon Rd. This resolution also authorizes the City Manager to approve change orders in an aggregate amount not to exceed \$40,000.00.

ITEMS ATTACHED:

1. Letter of Transmittal
2. Resolution
3. Location Map

COUNCIL ACTION:

1. 3/5 vote required to approve resolution

Shane Bjorge
Engineering Department



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September 9, 2020

C. Bradley Kaye, AICP CFM
City Manager
City of Midland
Midland, Michigan

Dear Mr. Kaye:

On Tuesday, September 8, 2020 at 3:00 p.m., sealed proposals were publicly opened and read by the Accounting Manager for the "2020 Airport Road Culvert; Contract No. 08".

The City of Midland Engineer's estimate was \$397,500.00. Bids were received as follows:

Low Construction Co.	Horton, MI	\$379,730.00
Davis Construction, Inc.	Lansing, MI	\$458,840.00
M-K Construction Co., Inc.	Brownstown, MI	\$988,181.96

Funding for the 2020 Airport Road Culvert project is provided by the Major Street Fund. This contract is for the culvert installation across Airport Rd. just east of Sturgeon Rd. This project was recommended by the Engineering Department and the Department of Public Services and was approved by City Council during the annual Capital Improvement Plan process.

It is our recommendation that the low bid of \$379,730.00, submitted by Lowe Construction Co. of Horton, Michigan, be accepted in the best interest of the City of Midland.

Respectfully submitted,

Shane Borge
Asst. City Engineer

Christina Evans
Accounting Manager



City Hall ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3300 ♦ 989.835.2717 Fax

BY COUNCILMAN

WHEREAS, sealed proposals have been advertised and received in accord with Article II of Chapter 2 of the Midland Code of Ordinances for the culvert installation across Airport Road; and

WHEREAS, funding for this project is provided by the Major Street Fund; now therefore

RESOLVED, that the low sealed proposal submitted by Lowe Construction Co. of Horton, Michigan for the "2020 Airport Road Culvert; Contract No. 08" project, in the amount of \$379,730.00, is hereby accepted and the Mayor and the City Clerk are authorized to execute a contract therefore in accord with the proposal and the City's specifications; and

RESOLVED FURTHER, that the City Manager has the authority to approve change orders modifying or altering this contract in an aggregate amount not to exceed \$40,000.00.

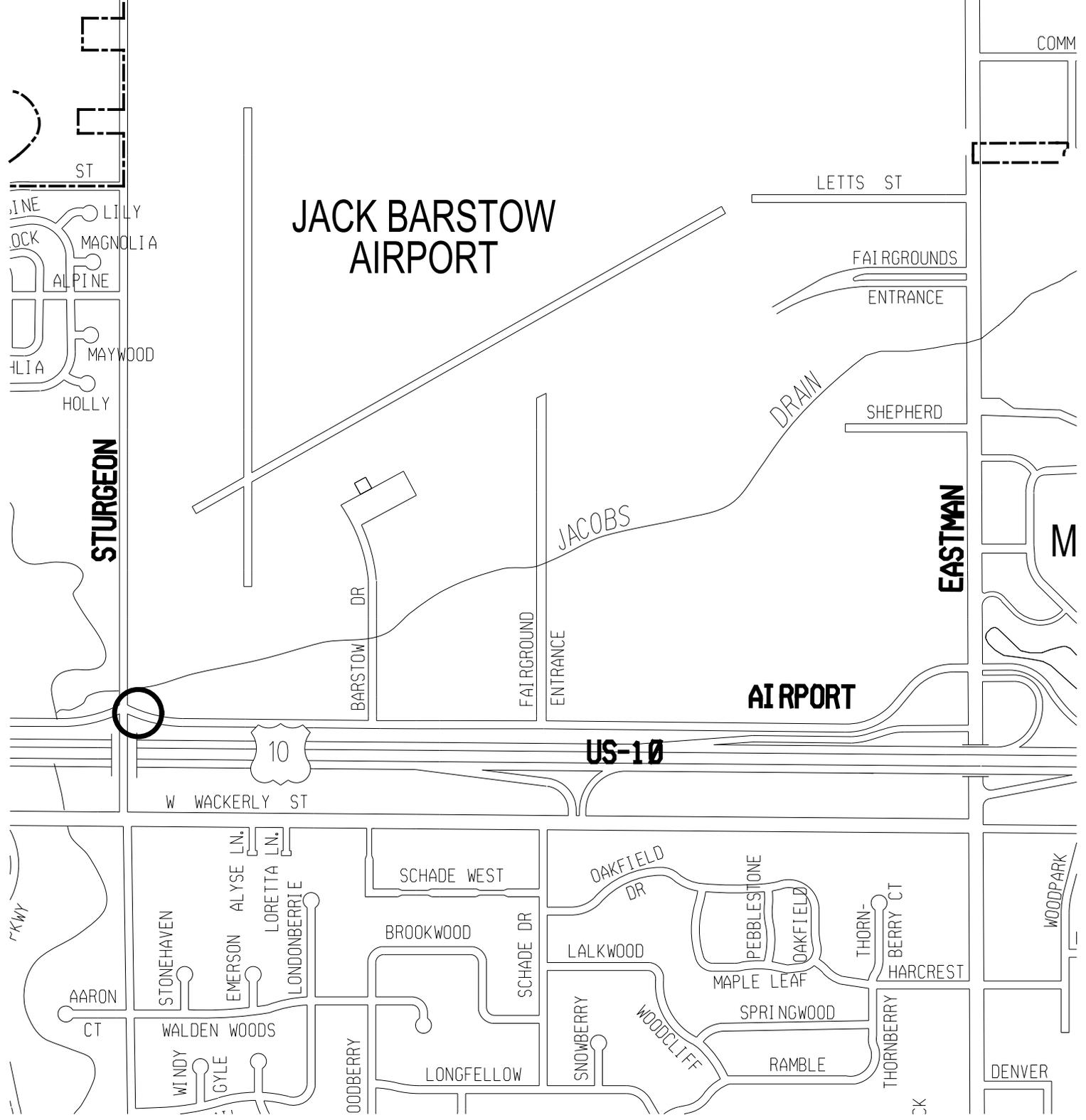
YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yeas vote of all the Councilmen present at a regular meeting of the City Council held Monday, September 14, 2020.

Erica Armstrong, City Clerk



CONTRACT NO. 8 OF 2020

AIRPORT Rd. CULVERT REPLACEMENT

File Attachments for Item:

11. * 2020 Surface Treatment Program; Contract No. 04. BJORGE

SUMMARY REPORT TO MANAGER
for City Council Meeting of September 14, 2020

SUBJECT: 2020 Surface Treatment Program; Contract No. 04

INITIATED BY: City of Midland Engineering Department

RESOLUTION

SUMMARY: This resolution authorizes the Mayor and City Clerk to execute a contract with K&B Asphalt Sealcoating, Inc. in the amount of \$106,025.00 for the 2020 Surface Treatment & Crack Sealing Program; Contract No. 04. This resolution also authorizes the City Manager to approve change orders in an aggregate amount not to exceed \$10,000.00.

ITEMS ATTACHED:

1. Letter of Transmittal
2. Resolution
3. Location Map

COUNCIL ACTION:

1. 3/5 vote required to approve resolution

Shane Bjorge
Engineering Department



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BY COUNCILMAN

WHEREAS, sealed proposals have been advertised and received in accord with Article II of Chapter 2 of the Midland Code of Ordinances for the surface treatment of major and local streets; and

WHEREAS, funding for this project is provided by the Major and Local Street Funds; now therefore

RESOLVED, that the low sealed proposal submitted by K&B Asphalt Sealcoating, Inc. of Adrian, Michigan for the "2020 Surface Treatment Program; Contract No. 04", in the amount of \$106,025.00 is hereby accepted and the Mayor and the City Clerk are authorized to execute a contract therefore in accord with the proposal and the City's specifications; and

RESOLVED FURTHER, that the City Manager has the authority to approve change orders modifying or altering this contract in an aggregate amount not to exceed \$10,000.00.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yea vote of all the Councilmen present at a regular meeting of the City Council held Monday, September 14, 2020.

Erica Armstrong, City Clerk



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September 9, 2020

C. Bradley Kaye, AICP CFM
City Manager
City of Midland
Midland, Michigan

Dear Mr. Kaye:

On Tuesday, September 8, 2020 at 3:00 p.m., sealed proposals were publicly opened and read by the Accounting Manager for the "2020 Surface Treatment Program; Contract No. 04".

Bids were received as follows:

K&B Asphalt Sealcoating, Inc.	Adrian	\$106,025.00
Highway Maintenance & Construction Co.	Romulus	\$121,800.00
Fahrner Asphalt Sealers LLC	Saginaw	\$254,000.00
Scodeller Construction, Inc.	Wixom	incomplete bid

Funding for the 2020 Surface Treatment Program is provided by the Major and Local Street Funds. This contract is for crack sealing and spray patching on various streets throughout the City. This project was recommended by the Engineering Department and the Department of Public Services and approved by City Council during the annual Capital Improvement Plan process.

It is our recommendation that the low bid of \$106,025.00, submitted by K&B Asphalt Sealcoating, Inc. of Adrian, Michigan, be accepted in the best interest of the City of Midland.

Respectfully submitted,

Shane Bjorge
Asst. City Engineer

Christina Evans
Accounting Manager

File Attachments for Item:

12. * 2020 Tittabawassee River Crossing; Contract No. 17. BJORGE

SUMMARY REPORT TO MANAGER
for City Council Meeting of September 14, 2020

SUBJECT: 2020 Tittabawassee River Crossing; Contract No. 17

INITIATED BY: City of Midland Engineering Department

RESOLUTION

SUMMARY: This resolution authorizes the Mayor and City Clerk to execute a contract with The Isabella Corporation in the amount of \$336,847.00 for the installation of water main from the intersection of Rodd St. and Ann St. to the intersection of Benson St. and Chrissy St., which includes a crossing of the Tittabawassee River. This resolution also authorizes the City Manager to approve change orders in an aggregate amount not to exceed \$35,000.00.

ITEMS ATTACHED:

1. Letter of Transmittal
2. Resolution
3. Location Map

COUNCIL ACTION:

1. 3/5 vote required to approve resolution

Shane Bjorge
Engineering Department



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September 9, 2020

C. Bradley Kaye, AICP CFM
City Manager
City of Midland
Midland, Michigan

Dear Mr. Kaye:

On Tuesday, September 8, 2020 at 3:00 p.m., sealed proposals were publicly opened and read by the Accounting Manager for the "2020 Tittabawassee River Crossing; Contract No. 17".

The City of Midland Engineer's estimate was \$323,752.00. Bids were received as follows:

The Isabella Corporation	Mt. Pleasant, MI	\$336,847.00
Sova Excavating & Trucking, Inc.	Midland, MI	\$477,500.00

Funding for the 2020 Tittabawassee River Crossing project is provided by the Water Fund. This contract is for the installation of water main from the intersection of Rodd St. and Ann St. to the intersection of Benson St. and Chrissy St., which includes a crossing of the Tittabawassee River. This project was recommended by the Engineering Department and the Water Department and was approved by City Council during the annual Capital Improvement Plan process.

It is our recommendation that the low bid of \$336,847.00, submitted by The Isabella Corporation of Mt. Pleasant, Michigan, be accepted in the best interest of the City of Midland.

Respectfully submitted,

Shane Borge
Asst. City Engineer

Christina Evans
Accounting Manager



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BY COUNCILMAN

WHEREAS, sealed proposals have been advertised and received in accord with Article II of Chapter 2 of the Midland Code of Ordinances for the water main installation from the intersection of Rodd St. and Ann St. to the intersection of Benson St. and Chrissy St., which includes a crossing of the Tittabawassee River; and

WHEREAS, funding for this project is provided by the Water Fund; now therefore

RESOLVED, that the low sealed proposal submitted by The Isabella Corporation of Mt. Pleasant, Michigan for the "2020 Tittabawassee River Crossing; Contract No. 17" project, in the amount of \$336,847.00, is hereby accepted and the Mayor and the City Clerk are authorized to execute a contract therefore in accord with the proposal and the City's specifications; and

RESOLVED FURTHER, that the City Manager has the authority to approve change orders modifying or altering this contract in an aggregate amount not to exceed \$35,000.00.

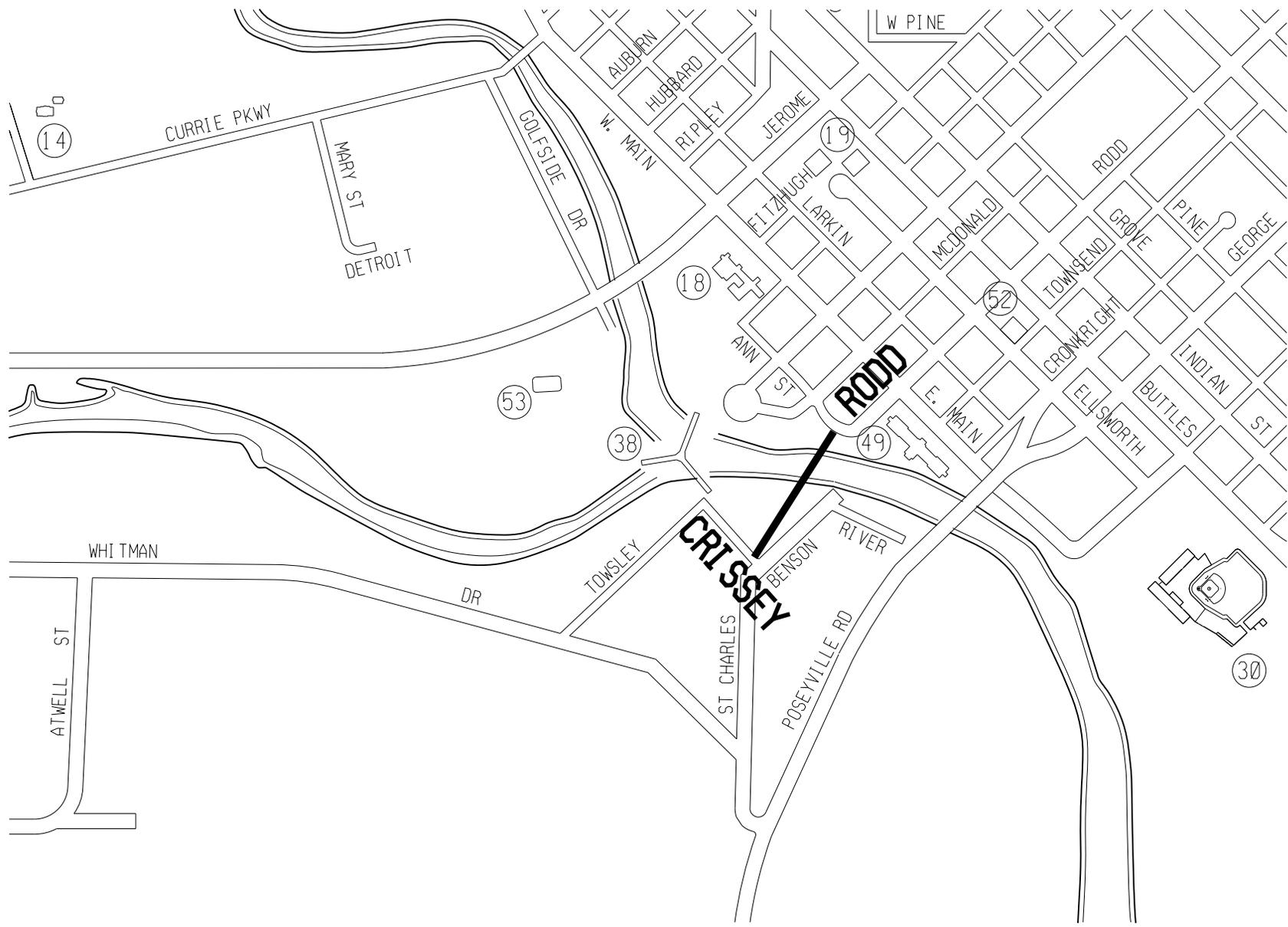
YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yea vote of all the Councilmen present at a regular meeting of the City Council held Monday, September 14, 2020.

Erica Armstrong, City Clerk



TITTABAWASSEE RIVER WATERMAIN CROSSING RODD STREET TO CRISSEY STREET

File Attachments for Item:

13. * Wastewater Treatment Plant Primary Digester Coating, Bid No 3964. FRAZEE

SUMMARY REPORT TO MANAGER
for City Council Meeting of September 14, 2020

SUBJECT: Wastewater Treatment Plant Primary Digester Coating, Bid No 3964

INITIATED BY: Wastewater Treatment Plant

RESOLUTION

SUMMARY: This resolution renews the low bid accepted on July 30, 2018 from Stony Creek Services, Inc., of Galesburg, MI, as they have certified to hold the bid price for the application of an insulating spray coating to the second of two primary digesters at the Wastewater Treatment Plant, and authorizes a purchase order to be issued in the amount of \$60,750.00, in accord with Sec. 2-18 of the Code of Ordinances for the City of Midland, and further authorizes the City Manager to approve changes to the purchase order in an aggregate amount not to exceed \$5,000.00.

ITEMS ATTACHED:

1. Letter of transmittal
2. Resolution

COUNCIL ACTION:

1. 3/5 vote required to approve resolution.

Patrick Frazee
Director of Wastewater Services



Wastewater Treatment Plant • 2125 Austin St • Midland, Michigan 48642-5969 • (989) 837-3500

September 9, 2020

C. Bradley Kaye, AICP CFM
 City Manager
 City of Midland
 Midland, Michigan

Dear Mr. Kaye:

In treating the community's sanitary sewage, the City of Midland Wastewater Treatment Plant produces residual bio-solids (sludge). The Plant has two primary digester systems that make use of a biological process to break down and stabilize the sludge that is collected and removed from the wastewater. From the primary digesters, the sludge overflows into a circular secondary digester, which is mainly a settling tank that thickens the sludge, removes water, and holds biogas.

The City's two primary digesters are 60 feet in diameter and are designed to be completely insulated. The insulation is key to maintaining the digesters' required optimal operating temperature range of 97°F to 99°F. Properly stabilized sludge has little odor, will have most pathogens destroyed, and creates a quality gas byproduct suitable for use in the City's gas to energy facilities.

On June 26, 2018, sealed bids were received and opened for Bid No. 3964, for the Digester Coating and Roofing Bid due to the primary digesters being over 30 years old and the failing of the insulated coatings on both digesters. Bids received were as follows:

Bidder	Location	Lump Sum
Stony Creek Services, Inc.	Galesburg, MI	\$60,750.00
Gerace Construction Company	Midland, MI	\$98,318.00

The bid prices received were based on applying a spray foam coating that is 4-inches thick to the entire digester. This insulation layer is also to be sprayed with a layer of non-slip material. The bid called for a 15-year warranty on all applied products as well. The bid price was for completion of an individual digester; therefore, pricing was to be applied to both. The entire process of recoating both digesters was expected to take place in 2018 but due to budgetary limitations had to be completed separately.

Staff reviewed the bids when they were received in 2018 and recommended acceptance of the low bid price submitted by Stony Creek Services, Inc. of Galesburg, MI, and authorization be given for the issuance of a purchase order in the amount of \$60,750.00 for completion of the first digester. Work on the first digester was completed at that time, and the work performed was found to be satisfactory. Staff now requests authorization to issue a second purchase order in the amount of \$60,750 for the completion of work on the second primary digester.

Funding has been budgeted for this purpose in the Fiscal 20/21 Wastewater Enterprise Fund - Capital Improvements budget. It is further recommended that the City Manager be authorized to approve changes to the purchase order in an aggregate amount not to exceed \$5,000.00. A 3/5 vote is required to approve the resolution.

Sincerely,



Patrick Frazee
Director of Wastewater Services



Christina Evans
Accounting Manager



Wastewater Treatment Plant • 2125 Austin St • Midland, Michigan 48642-5969 • (989) 837-3500

WHEREAS, the Wastewater Treatment Plant creates bio-solids (sludge) in treating the community's sanitary sewage; and

WHEREAS, there are two primary digesters that are designed to be completely insulated to maintain an optimal temperature range of 97°F to 99°F; and

WHEREAS, the current insulation layer on the digesters is more than 30 years old, and the process to recoat the digesters began in 2018 with the removal of the first digester's insulation coating; and

WHEREAS, on June 26, 2018 sealed bids were received and opened for Bid No. 3964, Digester Coating and Roofing to include 4-inch thick spray foam coating of the entire digester with a layer of non-slip material; and

WHEREAS, the bid price was intended to be applied to both primary digesters; and

WHEREAS, funding has been budgeted in the 2020/2021 Wastewater Enterprise Fund - Capital Improvements budget; now therefore

RESOLVED, that the low bid price submitted by Stony Creek Services, Inc., of Galesburg, MI in the amount of \$60,750.00 is hereby accepted and a purchase order is authorized for coating and roofing of the second primary digester at the Wastewater Treatment Plant; and

RESOLVED FURTHER, that the City Manager is authorized to approve changes to the purchase order in an aggregate amount not to exceed \$5,000.00

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yeas vote of all the Councilmen present at a regular meeting of the City Council held Monday, September 14, 2020.

Erica Armstrong, City Clerk

File Attachments for Item:

14. * Set a public hearing to accept a grant from the Midland Area Community Foundation and amend the 2020-21 General Fund budget for improvements at Grove Park. MURPHY

SUMMARY REPORT TO MANAGER
for City Council Meeting of September 14, 2020

SUBJECT: Setting a public hearing to accept a gift from the Midland Area Community Foundation and amend the 2020-21 General Fund budget for Grove Park improvements

INITIATED BY: Karen Murphy, Department of Public Services

RESOLUTION SUMMARY: This resolution sets a public hearing for September 28, 2020 at 7:00 pm, on a proposal to accept a grant of \$100,000 from the Midland Area Community Foundation and amend the fiscal year 2020-2021 General Fund budget to increase revenues and expenditures by this amount to provide for improvements at Grove Park.

ITEMS ATTACHED:

1. Letter of Transmittal
2. Resolution

COUNCIL ACTION:

1. 3/5 vote required to approve resolution

Karen Murphy
City of Midland Department of Public Services



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September 9, 2020

C. Bradley Kaye, AICP CFM
City Manager
City of Midland
Midland, Michigan

Dear Mr. Kaye:

Improvements at Grove Park have been underway this summer based on generous support from community partners including the Midland Noon Rotary Club, Memorial Presbyterian Church and the Midland Area Community Foundation. The improvements are based on the Grove Park Master Plan created in 2019. The improvements constructed this summer include a new basketball court, additional playground features with a fence installed around the perimeter of the play area, a new pavilion and picnic tables, a welcoming entranceway arch at the Rodd/Grove intersection and wide accessible paved pathways connecting these exciting new amenities. The Master Plan outlines several additional improvements totaling \$1.2M that the City plans to implement as additional funding is secured.

In July, I applied for a grant through the Midland Area Community Foundation's donor-directed funds for \$100,000 for the installation of the Pine Street Promenade. The promenade component of the park improvement plan involves a wide paved accessible walkway that aligns with Pine Street to the west and east of the park, allowing park visitors to traverse the park with ease. The walkway will be lined with trees on either side and low level bollard-style lighting will be installed to illuminate the walking surface. This addition to the park will connect up to the pathway that leads to the basketball court and will lay the foundation for future pathway connections throughout the park that will make the park accessible to all.

I am pleased to share that the Midland Area Community Foundation awarded this grant to the City. Attached hereto is a resolution for City Council consideration which would set September 28, 2020 as the date to hold a public hearing on amending the budget for fiscal year 2020-2021 to allow the funding to be used for its intended purpose and to accept this generous grant. Planning for the Pine Street Promenade would occur over the winter months should City Council approve the budget amendment, with construction to occur in the spring/summer of 2021.

Sincerely,

Karen Murphy



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BY COUNCILMAN

RESOLVED, that in accordance with Section 11.6 of the Charter of the City of Midland, a public hearing shall be conducted at 7:00 p.m., Monday, September 28, 2020, in the Council Chambers of City Hall, or virtually due to social distancing guidelines as a result of the coronavirus pandemic, to accept a grant from the Midland Area Community Foundation and amend the General Fund budget for fiscal year 2020-2021 for Grove Park improvements.

RESOLVED FURTHER, in the event the meeting is held virtually, information on how to participate via phone or videoconference will be provided within the agenda posting for said meeting.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a vote of all the Councilmen present at a regular meeting of the City Council held Monday, September 28, 2020.

Erica Armstrong, City Clerk

File Attachments for Item:

15. * Zoning Petition No 632 - Action to set a public hearing to amend the City of Midland Zoning map by rezoning property located at 4203 Bay City Road from RB Multiple Family Residential B to RC Regional Commercial. MURSCHEL

SUMMARY REPORT TO CITY MANAGER
for City Council Meeting of September 14, 2020

SUBJECT: Zoning Amendment Petition No. 632 (Rezoning Request)

INITIATED BY: Nickie Ross

RESOLUTION

SUMMARY: Action to schedule a public hearing to amend the City of Midland Zoning Map by rezoning property located at 4203 Bay City Road from RB Multiple Family Residential to RC Regional Commercial.

ITEMS ATTACHED:

1. Letter of Transmittal
2. Resolution
3. Staff Report
4. Planning Commission Minutes
5. Location Map

CITY COUNCIL ACTION:

1. Public hearing is required. Date October 5, 2020
2. Advertising Date: September 19, 2020
3. Public Hearing notification to area residents mail date : September 18, 2020
4. 3/5 vote required to approve resolution.

Grant Murschel
Director of Planning & Community Development

GRM/rmg



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September 9, 2020

C. Bradley Kaye, AICP CFM
City Manager
City of Midland
Midland Michigan

Dear Mr. Kaye:

At its meeting on Tuesday, August 25, 2020, the Planning Commission considered Zoning Petition No. 632, the request of property owner Nickie Ross to rezone property located at 4203 Bay City Road from RB Multiple Family Residential to RC Regional Commercial.

After deliberation on the petition, the Planning Commission took the following action:

Motion by Koehlinger and second by Pnacek to recommend to City Council the approval of Zoning Petition No. 632 initiated by Nickie Ross to rezone property located at 4203 Bay City Road from RB Multiple Family Residential to RC Regional Commercial.

Vote on the motion:

YEAS: Mayville, Koehlinger, Heying, Bain, Sajbel, Broderick, Rodgers and Pnacek
NAYS: None

The motion was approved 8 to 0.

No written public comments have been received and one (1) public comment in opposition was made during the public hearing on this request.

A resolution to schedule the public hearing for October 5, 2020 is enclosed for City Council consideration.

Sincerely,

Grant Murschel
Director of Planning & Community Development

GRM/rmg



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BY COUNCILMAN

WHEREAS, a public hearing was held by the Planning Commission on Tuesday, August 25, 2020 for property located at 4203 Bay City Road for the purpose of considering the advisability of amending the Zoning Map of Ordinance No. 1585, the Zoning Ordinance of the City of Midland, from RB Multiple Family Residential to RC Regional Commercial zoning; now therefore

RESOLVED, that notice is hereby given that a public hearing will be held by the City Council on Monday, October 5, 2020, at 7:00 p.m. in the Council Chambers, City Hall, or virtually due to the Coronavirus pandemic for the purpose of considering the advisability of amending the Zoning Map of Ordinance No. 1585, the Zoning Ordinance of the City of Midland, as set forth in the following proposed Ordinance, which is hereby introduced and given first reading; and

RESOLVED FURTHER, that the City Clerk is hereby directed to notify property owners within three hundred (300) feet of the area proposed to be rezoned by transmitting notice on or before September 18, 2020 and to publish said notice on September 19, 2020.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ORDINANCE NO. 1585, BEING AN ORDINANCE TO REGULATE AND RESTRICT THE LOCATION OF TRADES AND INDUSTRIES AND THE LOCATION OF BUILDINGS DESIGNED FOR SPECIFIC USES, TO REGULATE AND LIMIT THE HEIGHT AND BULK OF BUILDINGS HEREAFTER ERECTED OR ALTERED, TO REGULATE AND DETERMINE THE AREA OF YARDS, COURTS, AND OTHER OPEN SPACES SURROUNDING BUILDINGS, TO REGULATE AND LIMIT THE DENSITY OF POPULATION, AND FOR SAID PURPOSES, TO DIVIDE THE CITY INTO DISTRICTS AND PRESCRIBE PENALTIES FOR THE VIOLATION OF ITS PROVISIONS BY AMENDING THE ZONING MAP TO PROVIDE AN RC REGIONAL COMMERCIAL ZONING DISTRICT, WHERE A RB MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT PRESENTLY EXISTS.

The City of Midland Ordains:

Section 1. That the Zoning Map of Ordinance No. 1585, being the Zoning Ordinance of the City of Midland, is hereby amended as follows:

A PARCEL OF LAND SITUATED IN THE CITY OF MIDLAND, MORE PARTICULARLY DESCRIBED BEG 250 FT E OF CEN OF SEC 24, E 418.1 FT, N 330 FT, E 297 FT, N 99 FT, W 297 FT, N 161.26 FT, W 418.1 FT, S 590.26 FT TO BEG , and the same is hereby changed to RC Regional Commercial zoning.

Section 2. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. This Ordinance shall take effect upon publication.

Vote on the motion:

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yea vote of all the Councilmen present at a regular meeting of the City Council held Monday, September 14, 2020.

Erica Armstrong, City Clerk



**Department of Planning
& Community Development**

STAFF REPORT TO THE PLANNING COMMISSION | August 21, 2020

Subject: Zoning Petition #632 (Rezoning Request)

Applicant: Nickie Ross

Location: 4203 Bay City Road

Area: Approx. 6.18 acres

Existing zoning: RB Multiple Family Residential

Proposed zoning: RC Regional Commercial

Adjacent Zoning: North: RB Multiple Family Residential
 South: CC Community Commercial & AG Agricultural
 East: RB Multiple Family Residential
 West: RB Multiple Family Residential

Adjacent Development: North: Wooded land
 South: Single-family residential home and medical office
 East: Wooded land and single-family residential homes
 West: Wooded land and single-family residential homes

REPORT

Zoning Petition No. 631, initiated by Nickie Ross to rezone property located at 4203 Bay City Road from RB Multiple Family Residential 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 is located on the north side of the Bay City Road between the railroad crossing and Rockwell Drive. Currently, the property is wooded and absent of any development. The property has 418 feet of frontage on Bay City Road, making it the widest parcel on the north side of Bay City Road between the railroad and Rockwell Drive.

In the surrounding vicinity, there are sparse residential uses mixed with large wooded, vacant areas of the land. To the south of the property, across Bay City Road, is a medical office facility and a single-family residential home. This portion of the Bay City Road corridor has been transitioning from a mixture of agricultural, wooded and sparse residential uses to one of a mixture of commercial, high-tech industrial, and office uses.

The Bay City Road corridor is a main arterial for traffic into the eastern portions of the city. Bay City Road contains a full vehicle interchange at U.S. 10 to the east of the subject site. To the west of the subject

site, across the railroad, there is a collection of medium and high density residential neighborhoods. These uses are connected by the Bay City Road corridor which is a five-lane profile street.

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?

Primarily, yes. The Future Land Use map of the Master Plan designates this property as split between Commercial and Light Industrial. The vision of the Master Plan in this portion of the city is for commercial uses adjacent to Bay City Road with high-tech industrial or other light industrial uses setback from the corridor and adjacent to the active railroad.

While the entirety of the property is not designated as commercial, the exact location of the split between commercial and light industrial was never intended to be definite. Rather, it was understood that this line would provide a contextual understanding that commercial uses should front the corridor with industrial uses set behind.

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 uses adjacent to heavily trafficked corridors.

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

Yes. This area has begun a transition from agricultural and sparse residential to a mixture of commercial, high-tech industrial and office uses over the last few decades. Most recently, additional big box retail development has happened on property to the southeast and a new high-tech industrial headquarters is begin developed to the east at Rockwell Drive.

In 2018, this portion of the Bay City Road corridor, between the railroad crossing and the U.S. 10 interchange, received special attention during the Master Plan updating process. At that time, public comment received in combination with detail study of the nature of the corridor, resulted in a change in the Future Land Use map designations of these lands. The Future Land Use map was amended to remove the high density residential designations and replaced it with a combination of commercial and light industrial.

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 introduction of the RC zoning district which is a consistent zoning district within the commercial corridor between the railroad crossing to the west and the vehicle interchange at U.S. 10 to the east.

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 many desires and objectives contained 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 RB Multiple Family Residential to the north, west and east, and CC Community Commercial and AG Agricultural to the south.

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, most recently updated in 2018 established the subject site and the immediate lands surrounding as a transitional area between commercial and industrial uses. Future zoning of this area is envisioned to be a mix of commercial and industrial.

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

Yes, the subject parcel meets 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?

Yes. As mentioned above, the trends in land development in the general vicinity have been moving away from agricultural and sparse residential towards a mixture of commercial, high-tech industrial, light industrial, and office uses. These changes have taken place over the last few decades and have been encouraged to continue through other recent rezoning approvals and updates to the City Master Plan.

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 the criteria, staff recommends approval of the rezoning petition for the following reasons:

- RC Regional Commercial zoning district is a reasonable application of a zoning district that is envisioned by the Master Plan.
- The Future Land Use Map of the Master Plan establishes this area as a transitional zone between commercial and industrial land uses.
- The proposed zoning district is considered appropriate given current and anticipated future development patterns in the area.
- The proposed zoning district is appropriate considering the adjacent high traffic, high speed, and increasingly commercial nature of the Bay City Road corridor.

PLANNING COMMISSION ACTION

Staff currently anticipates that the Planning Commission will hold a public hearing on this request during its regular meeting on August 25, 2020 and will formulate a recommendation to City Council thereafter. If recommended to City Council the same evening, we anticipate that on September 14, 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 October 5, 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

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, AUGUST 25, 2020 7:00 P.M.**

MEETING HELD ELECTRONICALLY DUE TO THE COVID-19 PANDEMIC

<https://zoom.us/join> | Webinar ID: 873 9767 7267 | Password: 391215

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

2. **Roll Call**

PRESENT: Mayville, Koehlinger, Heying, Bain, Sajbel, Broderick, Rodgers and Pnacek

ABSENT: None

OTHERS PRESENT: Grant Murschel, Director of Planning & Community Development; Tadd Underhill, Manager of Information Service (meeting host); and four (4) others.

3. **Approval of Minutes**

Bain made a motion to approve the minutes of the regular meeting of July 28th, 2020 seconded by Broderick.

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

Nays: None

Motion carries 8-0.

4. **Public Hearings**

a. **Site Plan No. 403** - request by Greystone Homes for site plan review and approval of Phase II of the site condominium known as Greystone Woods. The proposed addition is for eight (8) single-family residential site condominium units located at 6201 W Wackerly Street.

Murschel gave an overview of the petition.

Sajbel asked for clarification on the flood plain elevation level and if there are concerns of the possibility of a change in the floodplain due to damn breakage. Murschel stated that FEMA has indicated that they are not planning to change the floodplain map.

Mayville asked about the proposed finished flood elevation of the project, Murschel indicated that this number is not always given to this board but is included at the time of permitting for the homes. Murschel indicated the street elevation is 625 ft, which is above the 100 year floodplain. Mayville also asked if the development is proposing basements, Murschel indicated that because this development is not located in the floodplain, they are within their right to build basements, but it is unknown at this time if they will.

Petitioner: Kelly Wall with Greystone Homes 6408 W Wackerly

Mr. Wall spoke about the proximity of the property to the floodplain and his dealings with the DEQ. Mr. Wall also spoke to the contingency items that were questioned.

Jon Ledy, Engineer on the project

Mr. Ledy spoke about the elevation of the properties and the water retention level on the proposed development area.

Public Comments in support: None.

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 Sajbel

Vote on the motion:

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

Nays: None

Motion carries 8-0

Heying made a motion to recommend approval on Site Plan No. 403 with the seven (7) listed contingencies the motion was seconded by Rodgers

1. A final stormwater management plan and permit amendment 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. Final approval of the condominium Master Deed and By-Laws to the satisfaction of the City Planning Department.
4. Final approval and execution of a development agreement to the satisfaction of the City Attorney's Office, Engineering and Planning Departments.
5. Sidewalks must be installed on both sides of each proposed street with proper ADA ramps at the intersections to the satisfaction of the City Engineering Department.
6. All streets must be constructed to City standards, including a standard, non-rolled curb to the satisfaction of the City Engineering Department.
7. Final lot sizes must be compliant with RA-1 Single-Family Residential to the satisfaction of the City Planning Department.

Vote on the motion:

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

Nays: None

Motion carries 8-0

- b. **Zoning Petition No. 632** - request by Nickie Ross to rezone property located at 4203 Bay City Road from RB Multiple Family Residential to RC Regional Commercial

Murschel gave an overview of the petition.

Petitioner: Daniel Dwyer Snyder 544 W 5th Street Clare MI, Realtor

Public Comments in support: None.

Public Comments in opposition: Maureen Kelsey of 4109 Bay City Road

Citizen spoke about her feelings in opposition to the development, she does not want this area to become overly zoned for commercial purposes.

Mayville closed the public hearing.

Bain commented on the subject area is changing to more commercial in use, but the decision to make these changes were made during the Master Plan update years ago.

Heying commented about the single family homes in the area. The Master Plan makes sense from a development standpoint, but commented on how the City also needs to protect the interests of the residents in surrounding areas. Pnacek and Rodgers agreed that the changes poss a dilemma.

Murschel commented that it is a dilemma when moving from one use to the next. However, he stressed that the change in this direction has been over a multitude of years and involved a collection of different decisions made by the city that all involved public input opportunities. This includes the 2018 Master Plan update, rezoning considerations for properties along Bay City Road near Rockwell Drive, the Savant Group site plan, the Costco site plan, and the new Fisher Sand and Gravel site plan.

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

Vote on the motion:

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

Nays: None

Motion carries 8-0

Koehlinger made a motion to recommend approval on Zoning Petition No. 632, the motion was seconded by Pnacek.

Vote on the motion:

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

Nays: None

Motion carries 8-0

- 5. **Old Business**- none
- 6. **Public Comments** (unrelated to items on the agenda) – None
- 7. **New Business**
- 8. **Communications** – None
- 9. **Report of the Chairperson** – None
- 10. **Report of the Planning Director** - Murschel gave an update on items that have been approved by City Council at their most recent meeting.
- 11. **Items for Next Agenda – September 8, 2020**
 - a. Master Plan Timeline and Initial Survey Questions

12. **Adjournment**

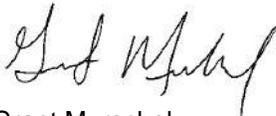
It was moved by Bain and seconded by Rodgers to adjourn at 8:23 p.m.

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

Nays: None

Motion carries 8-0

Respectfully submitted,

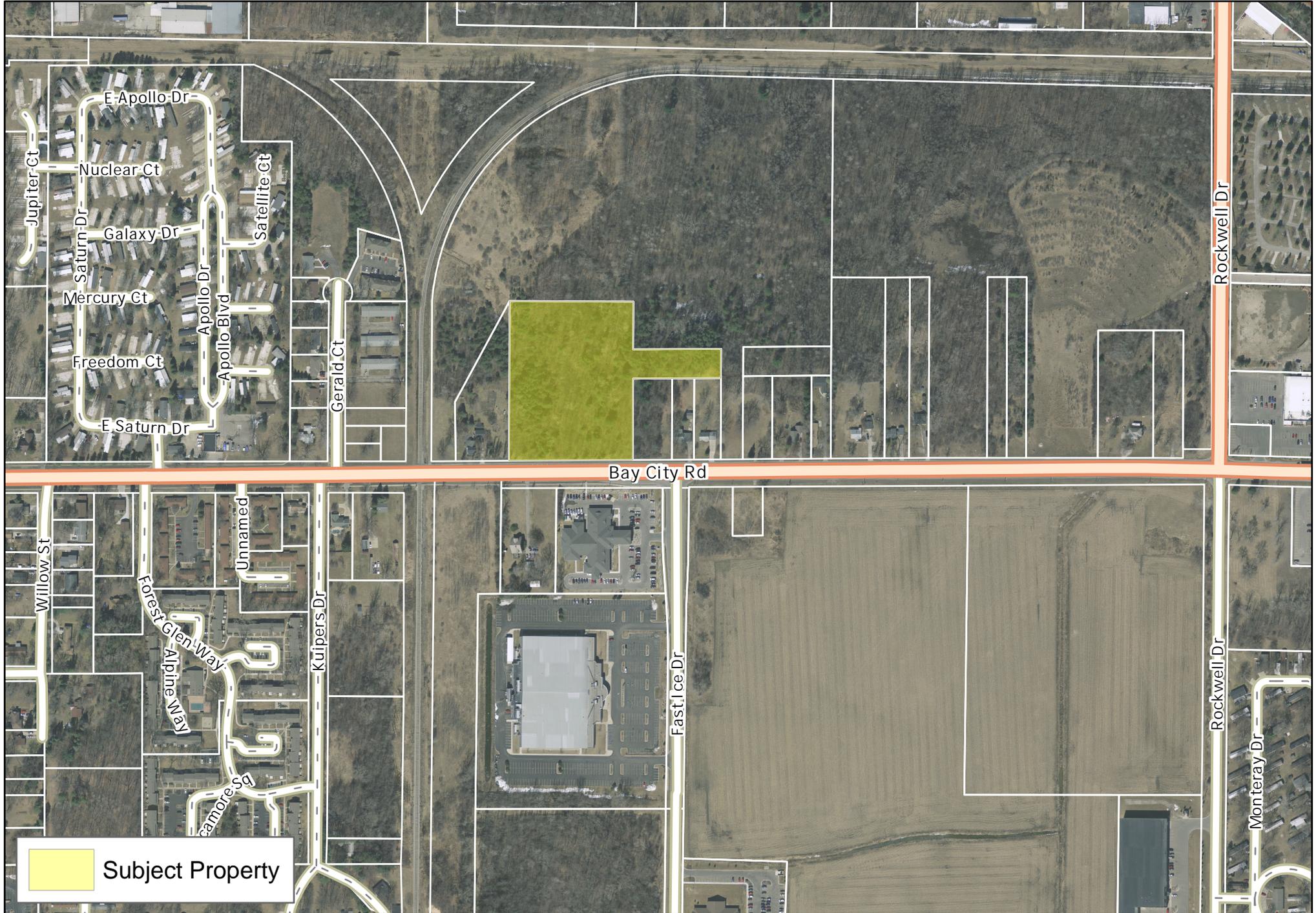


Grant Murschel
Director of Planning & Community Development

ZP # 632 | 4203 Bay City Road

> RB Multiple Family Residential B to RC Regional Commercial

100

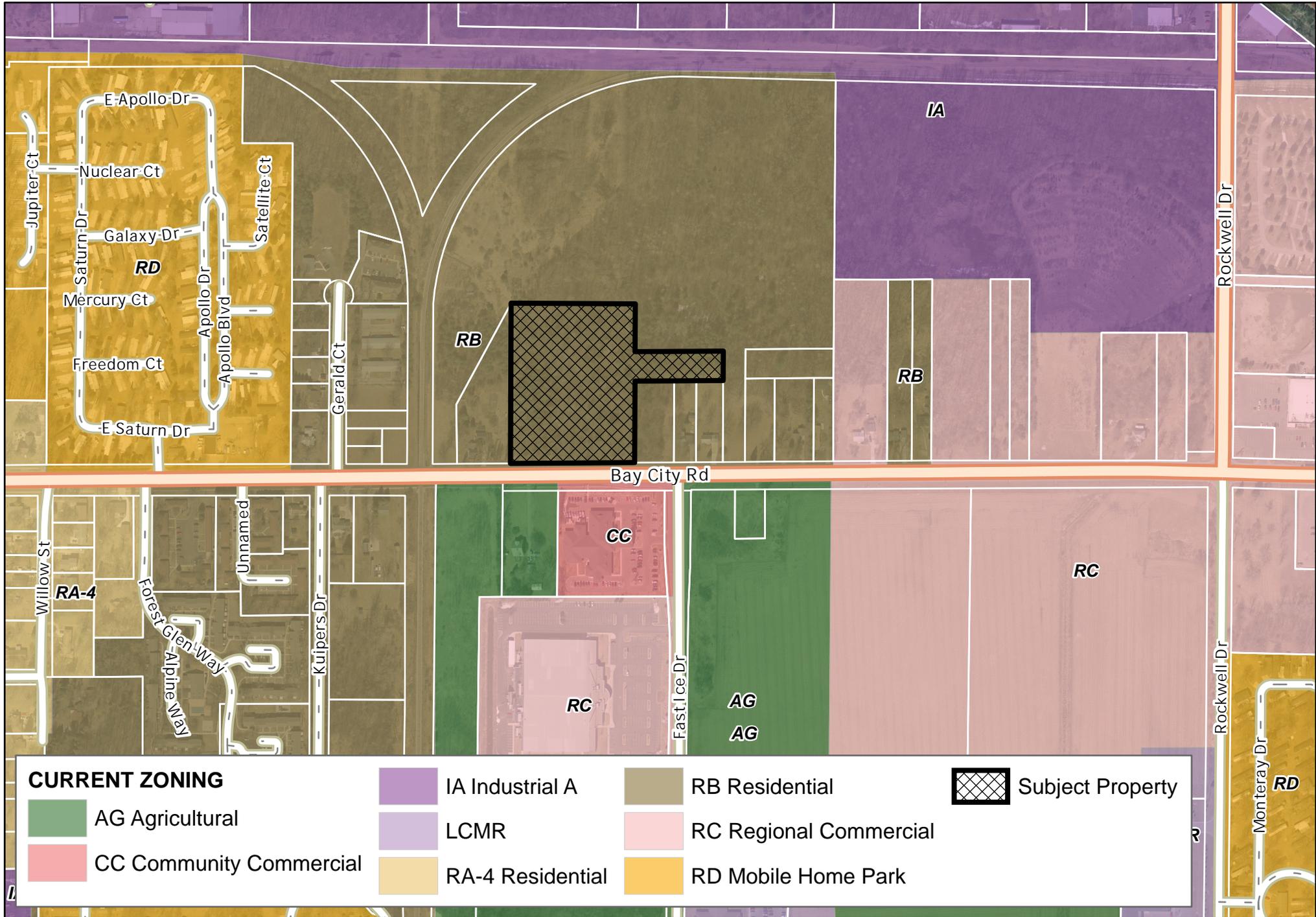


 Subject Property

ZP # 632 | 4203 Bay City Road

101

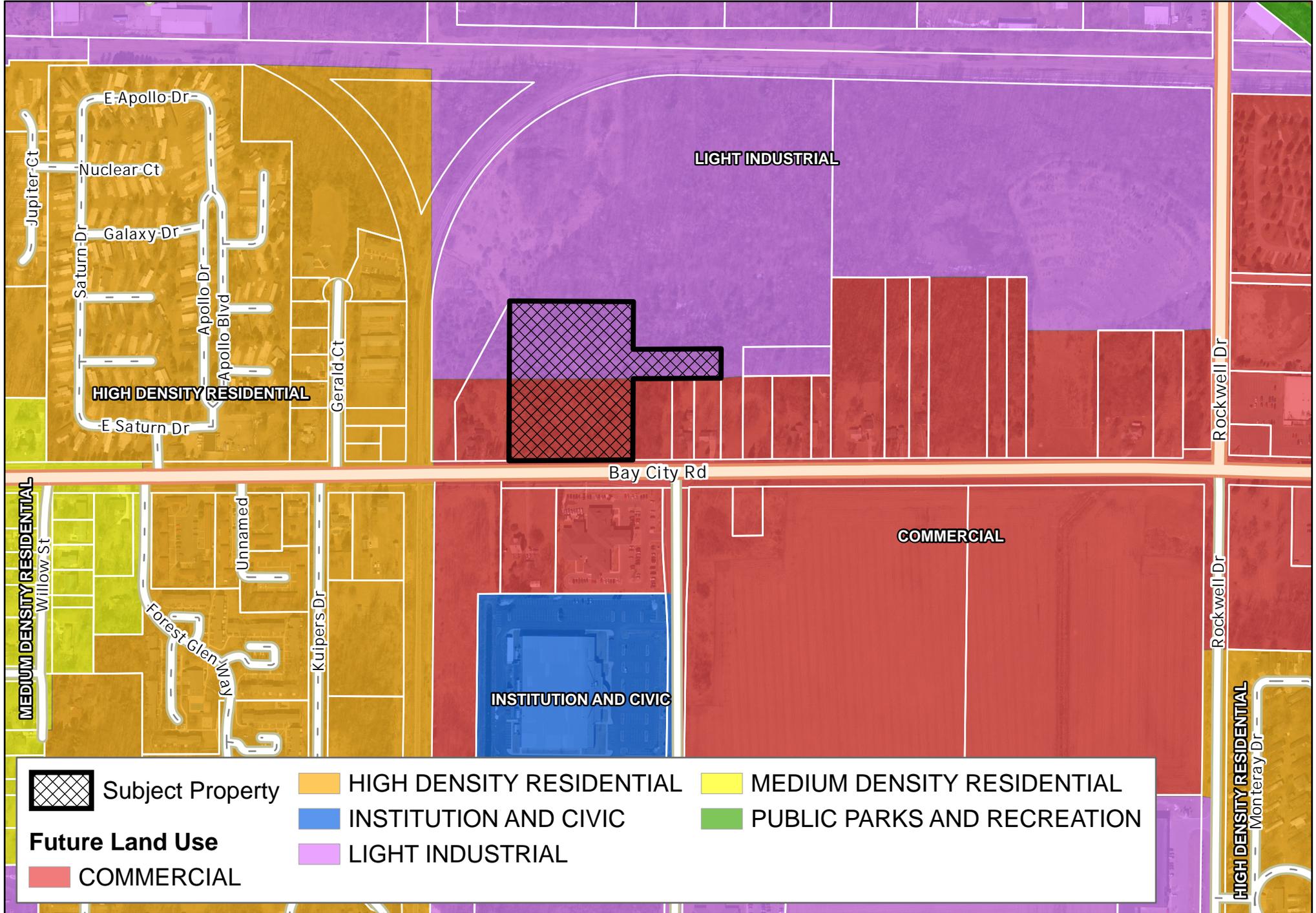
> RB Multiple Family Residential B to RC Regional Commercial



ZP # 632 | 4203 Bay City Road

102

> RB Multiple Family Residential B to RC Regional Commercial



Jupiter Ct
Nuclear Ct
Galaxy Dr
Saturn Dr
Apollo Dr
Apollo Blvd
E Saturn Dr
HIGH DENSITY RESIDENTIAL
Gerald Ct

LIGHT INDUSTRIAL

Bay City Rd

COMMERCIAL

INSTITUTION AND CIVIC

Rockwell Dr

MEDIUM DENSITY RESIDENTIAL
Willow St
Forest Glen Way
Unnamed
Kuipers Dr

Rockwell Dr

HIGH DENSITY RESIDENTIAL
Monteray Dr