

- AGENDA -

REGULAR MEETING OF THE WEST BRANCH PLANNING COMMISSION TO BE HELD IN PERSON AND VIRTUALLY AT THE WEST BRANCH CITY HALL, 121 N. FOURTH ST. ON TUESDAY, MAY 11, 2021, BEGINNING AT 6:00 PM

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance.
- IV. Public Hearings
- V. Additions to the Agenda
- VI. Public Comment – Agenda Items Only – 3 Minute Limit (general rule)
- VII. Approval of Minutes from April 13 and April 27, 2021
- VIII. Site Plan review
 - A. MidMichigan Wound Care Facility amendment
- IX. Sign Permit
- X. Unfinished Business
- XI. New Business
- XII. Communications
- XIII. Reports and/or comments
 - A. Chairperson Report
 - B. Member reports
- XIV. Public Comment – Any Topic – 3 Minute Limit (general rule)
- XV. Adjournment

REGULAR MEETING OF THE WEST BRANCH PLANNING COMMISSION HELD VIRTUALLY AND IN PERSON
IN THE COUNCIL CHAMBERS OF CITY HALL, 121 NORTH FOURTH STREET, ON TUESDAY, APRIL 13, 2021.

Chairperson Cori Lucynski called the meeting to order at 6:06 p.m.

Present: Bob David, Yvonne DeRosio, Mike Jackson (West Branch, COVID), Cori Lucynski, Tiffany Schmieder-Kups, and Rusty Showalter

Absent: Kara Fachting

Others officers in attendance: City Manager John Dantzer.

All stood for the Pledge of Allegiance.

It was noted the minutes from the March 9 meeting were not included in the packet.

**MOTION BY DAVID, SECOND BY SCHOWALTER, TO APPROVE THE MINUTES FROM THE
REGULAR MEETING AND WORK SESSION BOTH HELD MARCH 23, 2021.**

Motion carried

The Commission reviewed a site plan submitted by MidMichigan Health for a wound care facility. It was noted that zoning administrator/city manager, John Dantzer recommended approval.

**MOTION BY SHOWALTER, SECOND BY JACKSON, TO APPROVE THE SITE PLAN FOR
MIDMICHIGAN HEALTH AS SUBMITTED.**

Motion carried

The Commission reviewed the Masterplan. It was the consensus of the Commission to make the following notes on updates to the Masterplan.

1. Make updates to the current board members
2. Make the following changes to the Masterplan implementation strategies timeframes:
 - Change 2.1 from short to ongoing
 - Change 2.3 from short to ongoing
 - Change 2.4 from medium to short
 - Change 2.5 from short to completed
 - Change 3.8 from short to ongoing
 - Change 3.9 from short to ongoing

- Change 3.13 from short to completed
- Change 3.14 from long to short
- Change 3.15 from long to short
- Change 3.17 from long to short
- Change 3.18 from long to short
- Change 3.20 from short to completed
- Change 4.2 from short to completed
- Change 4.6 from short to completed
- Change 5.2 from medium to short
- Change 5.3 from medium to ongoing
- Change 5.5 from short to completed

MOTION BY JACKSOIN, SECOND BY SHOWALTER, TO EXCUSE MEMBER FACHTING FROM THE MARCH 23 MEETING.

Motion carried

Member David noted concern for the large item pickup policy.

Member DeRoso noted the gas station at the 214 exit was close to being completed.

Member Schmieder-Kups noted she would be submitting a letter of resignation due to her having to move out of the City.

Chairperson Lucynski reminded everyone of the training on March 27th at 6:00 pm

Meeting was adjourned at 7:03 pm

WORK SESSION OF THE WEST BRANCH PLANNING COMMISSION HELD VIRTUALLY AND IN PERSON IN THE COUNCIL CHAMBERS OF CITY HALL, 121 NORTH FOURTH STREET, ON TUESDAY, APRIL 27, 2021.

Chairperson Cori Lucynski called the meeting to order at 6:00 p.m.

Present: Bob David, Yvonne DeRosio, Mike Jackson, Cori Lucynski, Tiffany Schmieder-Kups, and Rusty Showalter

Absent: Kara Fachting

Others officers in attendance: City Manager John Dantzer.

* * * * *

Amy Vansen of the Michigan Association of Planners gave a presentation on Planning and Zoning essentials.

* * * * *

Meeting was adjourned by Chairperson Lucynski at 7:40 pm



121 North Fourth Street, West Branch, Michigan 48661
Phone 989-345-0500, Fax 989-345-4390, e-mail citymanager@westbranch.com
The City of West Branch is an equal opportunity provider, employer, and lender

ZONING AND USE PERMIT APPLICATION

Applicant: Contractor ☒ Homeowner ☐

Property Owner: MidMichigan Medical Center - West Branch

Mailing address: 2463 South M-30, West Branch, MI 48661

Phone Number: 989-345-3660 Property ID # 052-630-046-00

Project Address: 2375 South M-30, West Branch, MI (Corner of Hansen Road & M-30)

Contractor Name: Three Rivers Corporation

Contractor Address: 3069 Vantage Point Drive, P.O. Box 1467, Midland, MI 48641-1467

Contractor Phone: 989-631-9726

Use Health and Services Building (Wound Care Facility)

Type of Improvement Residence/Building

Dimensions: (skip this section if it is just a use permit)

Length 91'-0" Width 50'-0" Height 15'-0"

Setbacks:

Front 79.6 Feet Rear 62.5 Feet Sides 85.0 Feet

Applicant Signature:  Date: 5-7-2021

(See reverse for site plan sketch area)

Please see the attached

Please include: Roads, sidewalks, setbacks and distance from current structures.

****Applicant is required to contact Miss Dig at 811**

Staff Action: Date_____ Approved_____ Denied_____ Signature_____

Permit No._____

Application fee (\$25.00 for residential, \$50 for commercial) - PAID_____ NOT PAID_____

S:\Forms -8-27-20



THREE RIVERS
1401 E. Valley Center Drive
Bay City, MI 49707
616-778-1818
www.threerivers.org



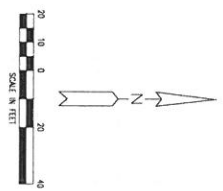
WAAD TRIM
1401 E. Valley Center Drive
Bay City, MI 49707
616-778-1818
www.waadtrim.com

MidMichigan Medical Center - West Branch Wound Care Facility

2375 SOUTH M-30 WEST BRANCH, MI

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PROJECT NUMBER: 237-462
DATE: 10/1/2019
DESIGNED BY: K. ANDERSON
SCALE: 1" = 20'
SHEET: 1
SHEET TOTAL: 1

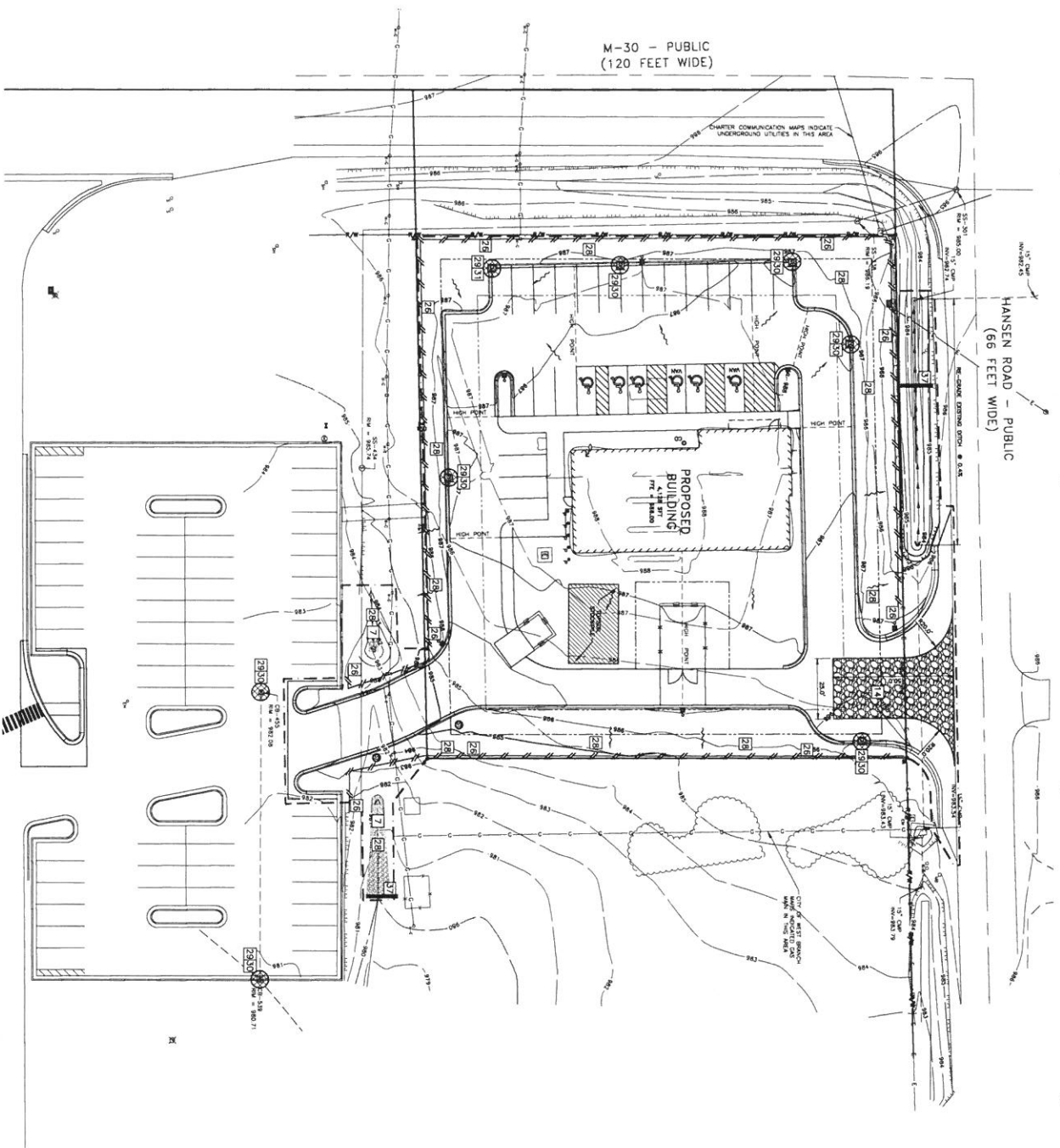


PROPOSED LEGEND









- TEMPORARY 12" FENCE
 - MAJOR DRAINAGE
 - MINOR DRAINAGE
 - DRAINAGE FLOW ARROW
 - FLUSH SIGN ON CHECK DAM
 - LIMIT OF DISTURBANCE/PROJECT LIMITS
 - TEMPORARY WEED PROTECTION
 - DESIGN CONTROL KEY
 - SOIL TYPE
 - CONSTRUCTION ENTRANCE
 - STORMWATER FILL AREA
- NOTE: THE EXISTING FEATURES ARE TO REMAIN UNLESS SHOWN OR EXISTING DRAINAGE PLAN.










DATA

SOIL TYPE:
23B - WESTER FINE SANDY LOAM, 2 TO 6 PERCENT SLOPES
23R - KANKAWAN LOAM, 0 TO 4 PERCENT SLOPES
TOTAL DISTURBED AREA = 1.08 ACRES
CLOSEST BODY OF WATER:
NAME: NONE
DIST: 340' SOUTH, POND ON MID WICHAM HEALTH, WEST BRANCH



[illegible][illegible][illegible]

EART	P.TITLE	CHALLENGES						TOTAL
			1	2	3	4	5	
7	 HEAD	How to draw the head and shoulders of a person. How to draw the head and shoulders of a person. How to draw the head and shoulders of a person. How to draw the head and shoulders of a person. How to draw the head and shoulders of a person.		*	*	*	*	
8	 ARM AND TORSO	How to draw the arm and torso of a person. How to draw the arm and torso of a person. How to draw the arm and torso of a person. How to draw the arm and torso of a person. How to draw the arm and torso of a person.		*	*	*	*	
9	 FEET	How to draw the feet and legs of a person. How to draw the feet and legs of a person. How to draw the feet and legs of a person. How to draw the feet and legs of a person. How to draw the feet and legs of a person.		*	*	*	*	
10	 FACE	How to draw the face of a person. How to draw the face of a person. How to draw the face of a person. How to draw the face of a person. How to draw the face of a person.		*	*	*	*	
11	 HAIR	How to draw the hair of a person. How to draw the hair of a person. How to draw the hair of a person. How to draw the hair of a person. How to draw the hair of a person.		*	*	*	*	
12	 HANDS	How to draw the hands of a person. How to draw the hands of a person. How to draw the hands of a person. How to draw the hands of a person. How to draw the hands of a person.		*	*	*	*	
13	 LEGS	How to draw the legs and feet of a person. How to draw the legs and feet of a person. How to draw the legs and feet of a person. How to draw the legs and feet of a person. How to draw the legs and feet of a person.		*	*	*	*	
14	 TORSO AND ARMS	How to draw the torso and arms of a person. How to draw the torso and arms of a person. How to draw the torso and arms of a person. How to draw the torso and arms of a person. How to draw the torso and arms of a person.		*	*	*	*	

KEY		CHALLENGE QUESTIONS	A	B	C	D
20		A swim bladder, also known as a gas bladder or afloat bladder, is a gas-filled organ that enables some fish and certain amphibians to control their buoyancy. It is located in the body cavity, typically in the dorsal region, and is connected to the digestive tract via a pneumatic duct. The swim bladder allows fish to maintain a constant depth without expending energy, as it can adjust the volume of gas within it to match the surrounding water pressure.				
21		EXTERNAL RESPIRATION A fish's external respiration occurs through its gills. The gills are located in the pharyngeal region of the fish's head and are composed of numerous gill filaments. Each filament is covered in small, thin-walled gill lamellae, which provide a large surface area for gas exchange. Water flows over the gills, and oxygen is absorbed into the blood while carbon dioxide is released into the water.				
24		INTERNAL RESPIRATION A fish's internal respiration occurs within its cells. The cells are surrounded by a network of blood vessels, which transport oxygen and nutrients to the cells and remove carbon dioxide and waste products. The process of internal respiration involves the diffusion of gases across the cell membrane, where oxygen is used in cellular respiration to produce energy, and carbon dioxide is produced as a byproduct.				
25		SWIM BLADDER (GAS BLADDER) The swim bladder is a gas-filled organ that allows fish to control their buoyancy. It is located in the body cavity, typically in the dorsal region, and is connected to the digestive tract via a pneumatic duct. The swim bladder allows fish to maintain a constant depth without expending energy, as it can adjust the volume of gas within it to match the surrounding water pressure.				
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[illegible]

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. THE PROJECT SHALL BE CONSIDERED A SEPARATE CONSTRUCTION PROJECT, AS OPPOSED TO A MODIFICATION OF AN EXISTING PROJECT, AND SHALL BE CONSIDERED A SEPARATE PROJECT FOR THE PURPOSES OF THE CONSTRUCTION CONTROL ACT, 1970 (C.C.A.), AND THE CONSTRUCTION CONTROL REGULATIONS, 1970 (C.C.R.).
2. THE CONSTRUCTION PROJECT SHALL BE IDENTIFIED AND RECORDED IN THE PROJECT IDENTIFICATION RECORD, AND THE PROJECT IDENTIFICATION RECORD SHALL BE MAINTAINED BY THE PROJECT IDENTIFICATION RECORD MAINTAINER, AS REQUIRED BY THE C.C.A. AND THE C.C.R.
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MAINTENANCE

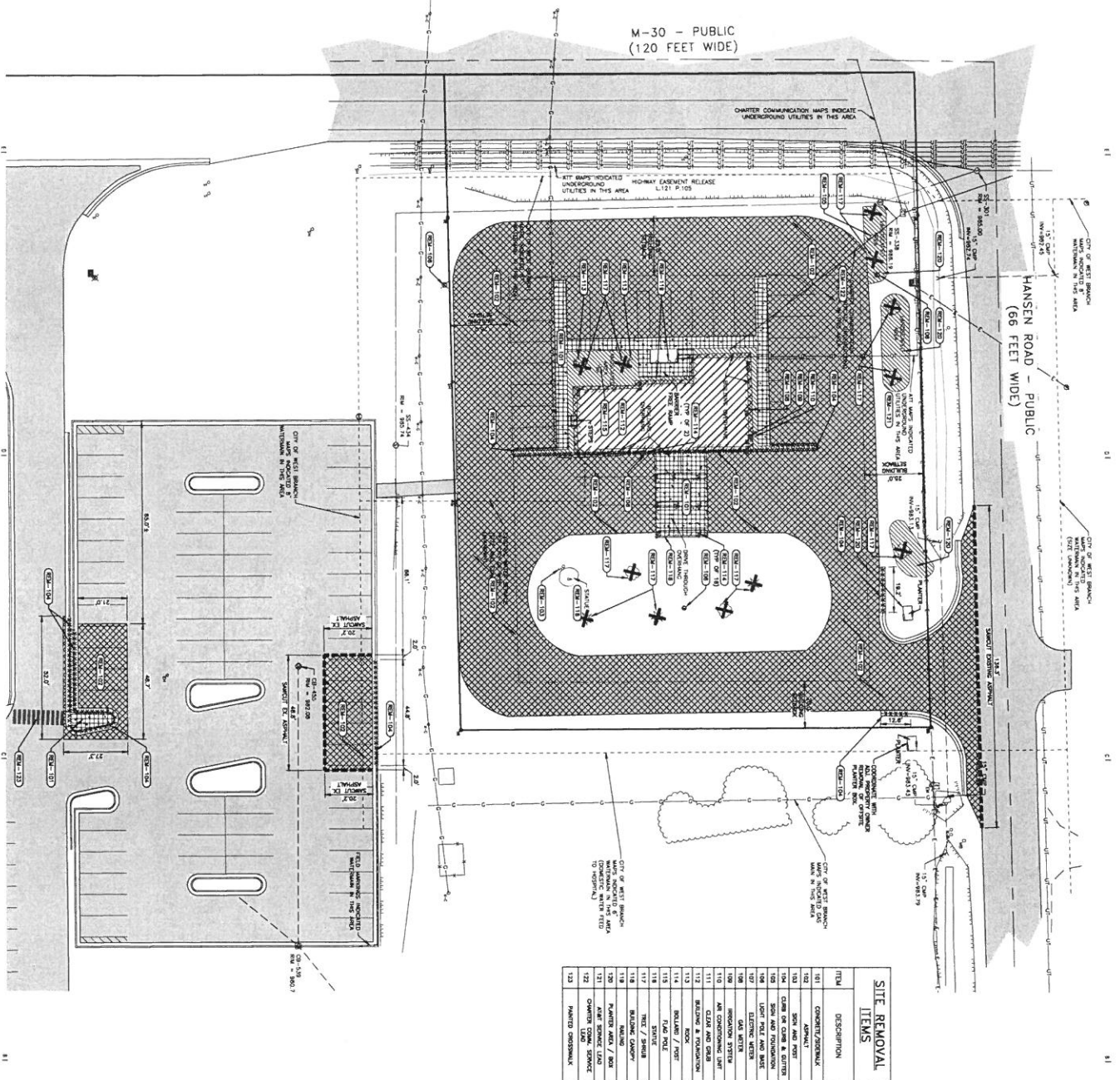
- ALL WEAPONS STORED ON THIS SITE MAY BE WITHDRAWN BY THE CONTRACTOR IN FULLY ARMED AND READY CONDITION AT ANY TIME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, CONTROL, USE, AND RELOCATION FOR A COMPLETED PHASE OR WORK OF FINAL FUNCTION OF THE SITE. ALL WEAPONS REQUIRED FOR OPERATION CONTROL, MAINTENANCE, OR A QUALIFIED PERSON IN ACCORDANCE WITH THE APPLICABLE POLICY AND REWARD IN ACCORDANCE WITH THE POLICIES.

[illegible]

PROJECT NUMBER
E21-462

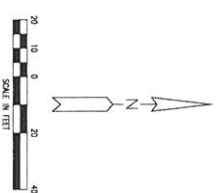
SHEET INFORMATION
DRAWN BY B. MATHIAS
CHECKED BY K. MORTON
SCALE 1" = 20'

SHEET TITLE
SESSO DETAILS

























































ITEM	DESCRIPTION
161	CONCRETE ASPHALT
162	ASPHALT
163	SOIL AND GRASS
164	GRASS OR CLUMP & LITTER
165	SOIL AND GRASS
166	SOIL AND GRASS
167	LEAFY BRUSH AND BARK
168	LEAFY BRUSH
169	ELECTRIC WIRE
170	DATA WIRE
171	INSULATION SYSTEM
172	W/ CONCRETE/STAIN
173	W/ CONCRETE/STAIN
174	GLASS AND CRACK
175	BRICKS OR CONCRETE
176	ROCK
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PROPOSED LEGEND

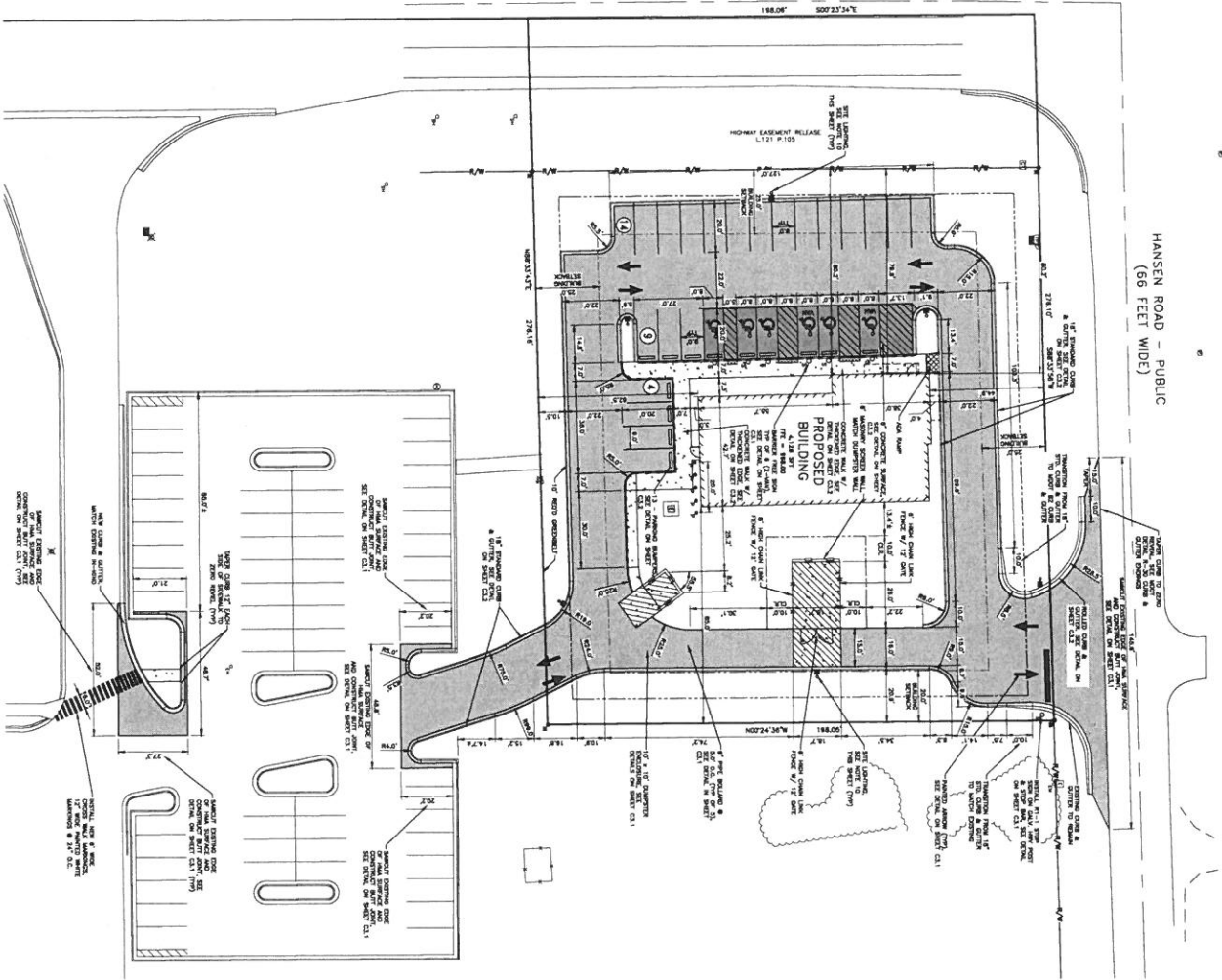


PROPOSED LEGEND

- | | |
|---------------------------|---|
| NOTE: | <p>THE FOLLOWING FEATURES ARE TEMPORARILY
 SUSPENDED FOR THE 2006-2007 FISCAL
 YEAR DUE TO CLOSING CONDITIONS IN THE
 MARKET.</p> |
| PLASTER AREA REMOVAL |  |
| CONCRETE SURFACE REMOVAL |  |
| BRICKWORK SURFACE REMOVAL |  |
| BALCONY REMOVAL |  |
| RECONSTRUCT STRUCTURE |  |
| ADJUST STRUCTURE |  |
| REINFORCEMENT |  |
| REPAIR/REPLACE |  |
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DEMOLITION NOTES

- [illegible]

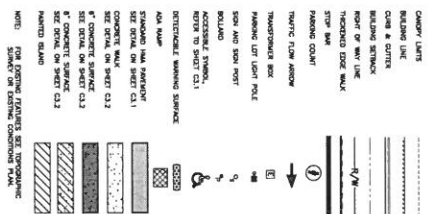
SITE PLAN NOTES
1. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:

1. COLLECTOR AND COOKS AND O.G.A. STENOGRAPHS WERE APPLICABLE.
2. COOKS AND COOKS, AND O.G.A. STENOGRAPHS WERE APPLICABLE.
3. COOKS AND COOKS, AND O.G.A. STENOGRAPHS WERE APPLICABLE.
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11. COOKS AND COOKS, AND O.G.A. STENOGRAPHS WERE APPLICABLE.
12. COOKS AND COOKS, AND O.G.A. STENOGRAPHS WERE APPLICABLE.
13. COOKS AND COOKS, AND O.G.A. STENOGRAPHS WERE APPLICABLE.
14. COOKS AND COOKS, AND O.G.A. STENOGRAPHS WERE APPLICABLE.

SITE DATA TABLE

SITE DATA TABLE	
C-8 CENTRAL BUSINESS DISTRICT	
TRAFFIC #	800-850-04-00
PREPARED BY	HEATH CORP.
MANHATTAN LOT AREA	10,000 SF
TOTAL LOT AREA (MANHATTAN LOT AREA + WEST LOT AREA)	54,870 SF 1.26 ACRES
TOTAL LOT AREA (MANHATTAN LOT AREA + WEST LOT AREA)	54,870 SF 1.26 ACRES
UNIMPAVED BUILDING SETBACK	10.000 SF (0.228 ACRES)
PERCENT	23.1%
SECT	20 N
BLK#	20 N
SECT (STREET CORNER)	23.1%
AREA (4-X-20)	79.6%
PERM (MANHATTAN BL)	44.6%
SECT (4-X-20)	80.0%
AREA (CORNER)	80.0%
MANHATTAN BUILDING HEIGHT	45 FT
PROPOSED BUILDING HEIGHT	15.0%
MANHATTAN LOT CORNER	7.0%
PROPOSED LOT CORNER	7.00%
REQUIRED PARKING SPACE CALCULATION (SEE SHEET)	21
REQUIRED PARKING SPACE SIZE	8' x 10'
PERM. PARKING SPACE SIZE	8' x 20'
PROPOSED PARKING SPACES	27
REQUIRED PARKING SPACES	27
BLKING AREA	61.8 SF
LOADING/UNLOADING SPACES	1.5%
PERCENT (10-X-35)	1.5%

PROPOSED LEGEND



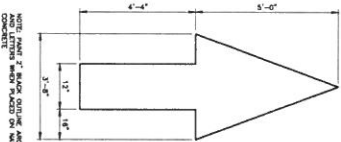
PARKING REQUIREMENTS	
TYPE	NO. OF

PARKING REQUIREMENTS	
TYPE	NO. OF SPACES
REQUIRED	
1 SPACE FOR EACH 200 SQUARE FEET OF BUILDING FLOOR AREA AND IN NO CASES LESS THAN 10 SPACES.	21
REGULAR SPACES	20
BARRIER FREE SPACES	1
TOTAL PARKING REQUIRED	21
MAX PARKING SPACES ALLOWED IS 75% OF THE REQUIRED PARKING	27
21 ÷ 1.25 =	

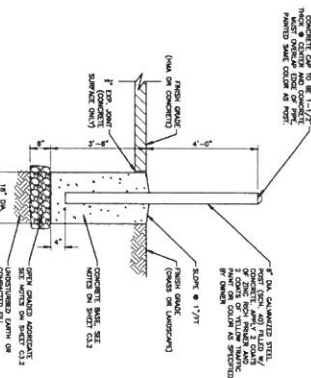
Know what's below.
Call before you dig.



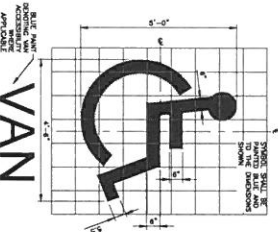
PAINTED ARROW
NOT TO SCALE



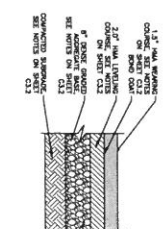
6" PIPE BOLLARD DETAIL
NO SCALE



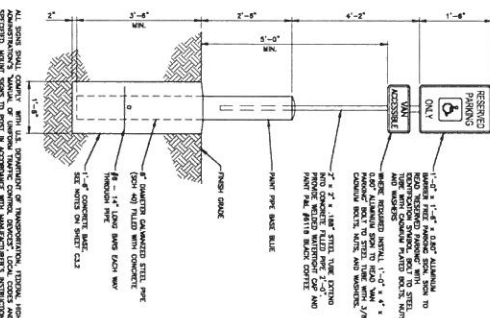
BARRIER FREE SYMBOL DETAIL
NOT TO SCALE



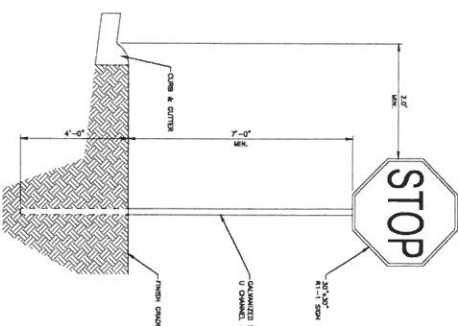
STANDARD HMA PAVEMENT
DETAIL
NOT TO SCALE



BARRIER FREE SIGN DETAIL
NOT TO SCALE

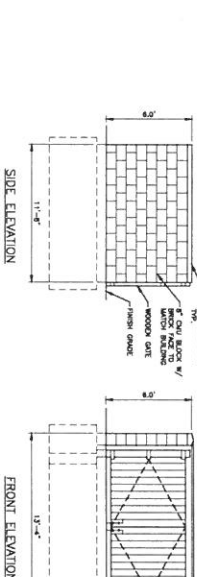


BARRIER FREE SIGN DETAIL
NOT TO SCALE

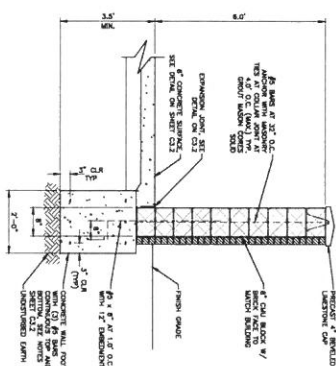


BARRIER FREE SIGN DETAIL
NOT TO SCALE

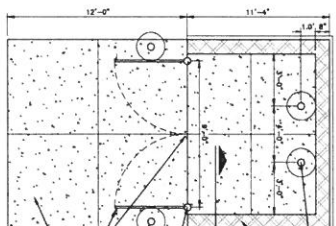
DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



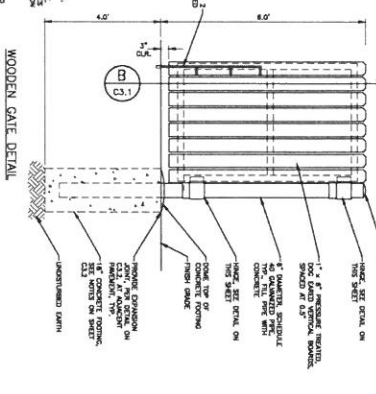
DUMPSTER ENCLOSURE SCREEN
SECTION A



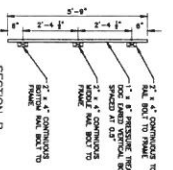
PLAN



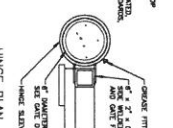
WOODEN GATE DETAIL



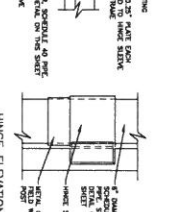
SECTION B
GATE FENCE



HINGE PLAN



HINGE ELEVATION




MidMichigan Medical Center - West Branch
Wound Care Facility
2375 SOUTH M-30 WEST BRANCH, MI



PROJECT NUMBER	33001
DATE	05-12-2010
DESIGNED BY	W. J. WATKINS
CHECKED BY	W. J. WATKINS
SCALE	AS SHOWN
SHEET NUMBER	33
SHEET TOTAL	33
DATE	05-12-2010
PROJECT NUMBER	33001
DATE	05-12-2010
DESIGNED BY	W. J. WATKINS
CHECKED BY	W. J. WATKINS
SCALE	AS SHOWN
SHEET NUMBER	33
SHEET TOTAL	33
DATE	05-12-2010

C3.1



**WADE
TRIM**

1403 S. Valley Center Drive
Bay City, MI 48707
989.686.3100
www.wade-trim.com

MidMichigan Medical Center - West Branch
Wound Care Facility
2375 SOUTH M-30 WEST BRANCH, MI

PROJECT NUMBER
E21-462

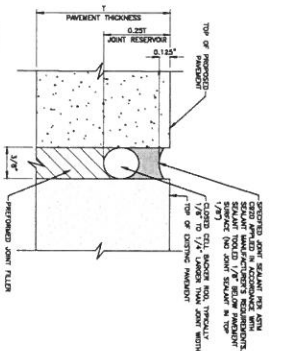
SHEET INFORMATION
DRAWN BY: B. MARTIN
CHECKED BY: K. ROYALSON
SCALE: 1" = 2'

SHEET TITLE
SITE DETAILS - 2

SHEET NUMBER

C3.2

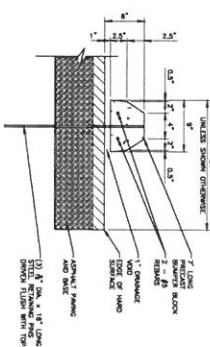
Know what's below.
Call before you dig



- NOTES:
1. ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTANT CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTANT BACKER ROD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
5. SAWCUT AND THEN CLEANER'S SOLDS OF JOINT TO REMOVE EXCESS MATERIALS AND ASSURE ADHESION OF SEALANT TO PCC SUBSTRATE

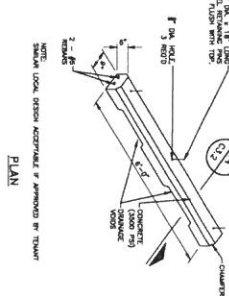
PCC JOINT BLOW-UP DETAIL

NOT TO SCALE



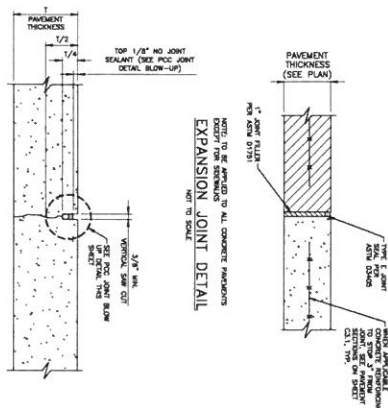
SECTION A

—(3) 8" DIA. x 16" LONG
STEEL RETAINING PINS
DRIVEN FLUSH WITH TOP



PRECAST CONCRETE BUMPER DETAIL

NOT TO SCALE

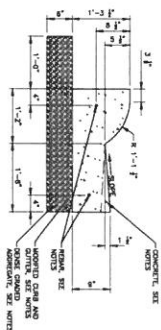


EXPANSION JOINT DETAIL
NOT TO SCALE



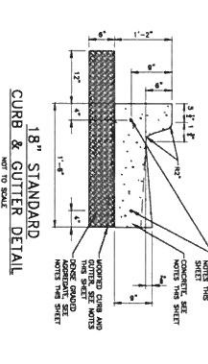
CONTRACTION JOINT DETAIL

NOT TO SCALE



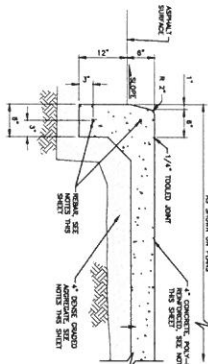
CURB & GUTTER DETAIL
NOT TO SCALE

NOT TO SCALE



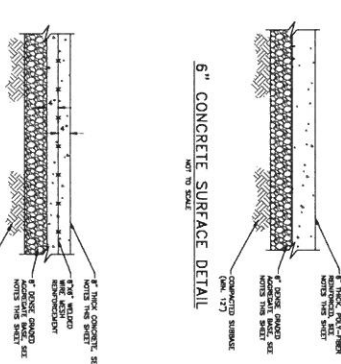
CURB & GUTTER DETAIL
NOT TO SCALE

NOT TO SCALE

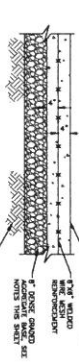


CONCRETE WALK WITH THICKENED EDGES
HOT TO SCALE

NOT TO SCALE



6" CONCRETE SURFACE DETAIL



8" CONCRETE SURFACE DETAIL

NOT TO SCALE

- ## NOTES

CONCERN NO.12

1. ALL CONCRETE SHALL BE 4500 PSI CONCRETE UNLESS OTHERWISE NOTED.
 2. ALL POY FIBER REINFORCED CONCRETE SHALL HAVE A MIX RATIO OF 1.0 CUBIC YD POY FIBER PER 100 CUY OF CONCRETE.
- CONCRETE JOINTS**
1. THE CONTRACTOR MUST PREPARE A JOINTING PLAN AND SUBMIT TO ENGINEER AS A SHOP DRAWING FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE.
 2. BROWN SAW CUTS AFTER THE CONCRETE HAS HARDENED ENOUGH TO PERMIT SAWING WITH HOT WELDING OR WELDING APPROPRIATES.
 3. IF CHANGES DUED ASKED OF A SAW, STOP SAWING IMM JADT. LATER CHANGES TO FORM JOINT SHALL STOP SAWING AND REWORK THE JOINT LINE.
 4. JOINT SPACING:

5. DETAIL SILL AND MANTLE CASINGS REQUIRE A JOINT OF ISOLATION TO ALLOW FOR VERTICAL AND HORIZONTAL SLAB MOVEMENT.
6. SILL AND JAMB CASINGS SHALL BE CONTINUOUS ACROSS THE SLAB AND SHALL MAINTAIN LOCATION OF JOINTS ON ADJACENT CONCRETE SLABS.
7. CONTRACTOR SHALL PROVIDE ISOLATION/EXPANSION JOINTS BETWEEN SLABS OR AT STRUCTURES.
8. THE CONTRACTOR SHALL PROVIDE CONTRACTION JOINTS AT EDGE OF FLOORS OR FLOOR LINES.
9. THE CONTRACTOR SHALL PROVIDE CONTRACTION JOINTS (SAW CUTS OR TOOLED) TO BE SPACED AS DETERMINED IN NOTE 4 THIS SHEET.

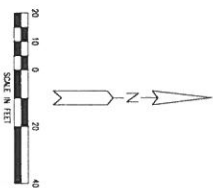
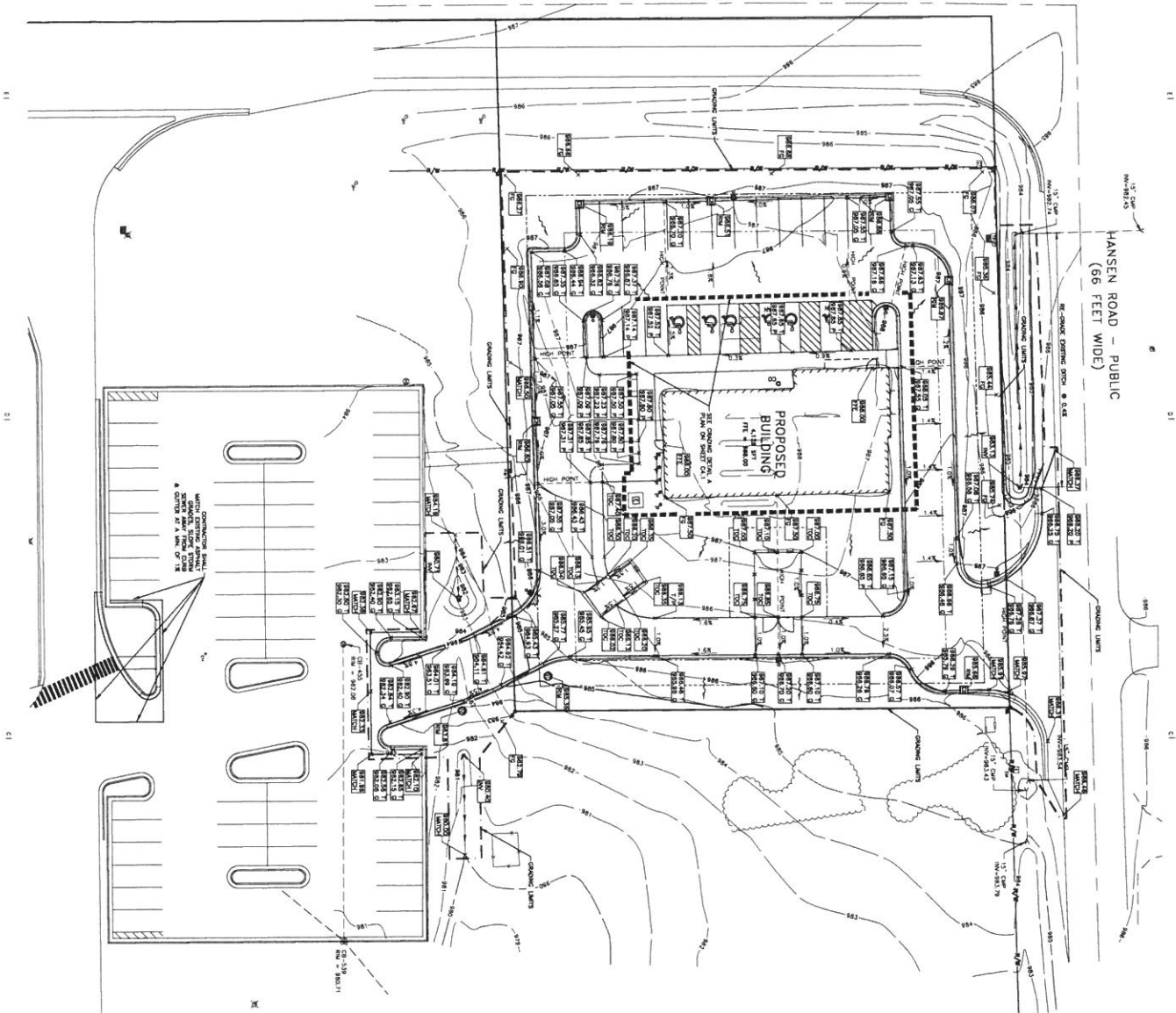
1. WHERE THE JOINTS PLIES AWAY FROM THE CHAIR AND CUTTER THE CHAIR CHAIR SHALL BE 1" PER FOOT.
2. THE CONSTRUCTION SHALL BE SUFFICIENT TO ALLOW STRESS WELDS TO BE MADE ON ADJACENT STAINLESS CHAIR OR INCREASED JOINT DEPTH.
3. ALL REBAR FOR CONCRETE CHAIR AND CUTTER SHALL BE # 4 EPOXY COATED.
4. PLACE 1" REBAR JOINT FILLER AT 40" MAXIMUM INTERVALS.
5. PLACE 1" REBAR JOINT FILLER AT SPREAD POINTS IN CHAIR RETURN (AN INTERSECTION STRUT).
6. PLACE 1" CHAIR JOINT FILLER IN ADJACENT CONSTRUCTION JOINTS EACH SIDE OF EACH BAY.
7. PLACE CONSTRUCTION JOINTS AT 40" MAXIMUM INTERVALS (IN SAW CUT JOINTS ALLOWED).

1. THE LIFTING AND SPACING COARSE SHALL BE DONE IN TWO LIFTS OF 1.500 KG EACH (OR APPROVED EQUIV. (1344 LB/SP))
 2. THE ASPHALT BRIDGE SHALL BE NO 50-20.
- MATERIALS**
1. GRANULATED MATERIAL - MOST CLASS IS SAND
 2. OPEN GRADED AGGREGATE - MOST 6A OR ASPHO 457
 3. DENSE GRADED AGGREGATE - MOST 21A CRUSHED LUMSTONE
- A. FORMWORK CAN USE FORMING CURBED REINFORCED CONCRETE ASPHALT BRIDGE SHALL BE 15 CM THICKNESS SHALL INCREASE THICKNESS BY 25%.**

2. ISSUED	
3/26/21	ISSN CD REVIEW
4/05/21	SITE PLAN APPROVAL
4/08/21	SITE PLAN APPROVAL
4/12/21	PERMIT ISSUE
5/07/21	SITE PLAN APPROVAL

C3.2

M-30 - PUBLIC
(120 FEET WIDE)



PROPOSED LEGEND

CLASP ELUTION
WEDGE: T = TOP OF CLASP
G = CUTTER OR PAINT
THICKENED EDGE WALK ELV.
WEDGE: T = TOP OF WALK
P = PENDANT

TOP OF CONCRETE ELEV. TOC

FROM OTHERS, ELEV.
NEW ELEV.

	TOP OF PARAPET ELEV.	T/P
1	78.00	1.00
2	78.00	1.00
3	78.00	1.00
4	78.00	1.00
5	78.00	1.00
6	78.00	1.00
7	78.00	1.00
8	78.00	1.00
9	78.00	1.00
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100	78.00	1.00

TOE	TOP OF WALL	THIN SO SOIL
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364	365	366

Drainage Slope
1.0%

WINDY CONTOUR
STORM CATCH BASIN

STORM CUNGS INLET
STORM SEWER END SECTION

STORM SALMON WASH-COOL
HIGH POINT

CHONG LINTS

NOTE:
FROM EXISTING OR OTHER DATA FOR CONSTRUCTION OF
SURVEY OR EXISTING CONDITIONS PLAN.

ATOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH THAT ARE NECESSARY TO GRADE THE SITE, PRIOR TO THE

SHOWN ARE TO FINISH GRADE OR TO MATCH DESTINO /
IS AS SHOWN.

ANY CONSTRUCTION ACTIVITIES OUTSIDE THE SITE BOUNDARIES SHALL BE THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.

OF THE AUTHORIZED PUBLIC AGENCY HAVING JURISDICTION OF THE PROJECT, PERMIT MUST BE SECURED FROM THE AGENCY TO THE START OF CONSTRUCTION.

FOR EROSION CONTROL PLAN AND SOIL EROSION CONTROL AND GRADING OPERATIONS SHALL BE, FDS SHOULD WITH THE SOILS INVESTIGATION AND REPORT.

THAT EXCEED 1 ON A SLOPE MUST BE STABILIZED

MANUFACTURE SPECIFICATIONS OVER SEED.

of foreign in these areas unless otherwise noted
LAK

THE SHEETROCK® FOR EXISTING UTILITY INDICATES
TYPICALLY, ANY TRENCHES FOUND TO HAVE SOFT, INSTAB
LE MATERIAL, IN THE OPINION OF THE THIRD PART
Y, ARE TO BE FORTIFIED WITH ONE OF THE FOLLOWING METHODS:

CAN BE USED OF THE SPECIALIZED COMPACTION REQUIRED WITH SUITABLE MATERIAL.

ORGANICS, OR OTHER DILUTIOUS MATERIALS.

ON THE OBSERVATION OF A GEOTECHNICAL/PARAMENT E

UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PROHIBITED. FOUNDATIONS SHALL BE PROTECTED FROM WEATHER AND WEAR. FOUNDATIONS SHALL BE PROTECTED FROM WEAR AND WEAR. FOUNDATIONS SHALL BE PROTECTED FROM WEAR AND WEAR.

UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY TO
ALLOW PROPER FLOW OF WATER OVER THE UNDERCUTTING.

UNDERCUTTING SHALL BE INDICATED AS RECOMMENDED
IN THE ENGRAVING REPORT FOR THE PROJECT.

ACCORDING TO THE JOB.

EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT THE
COST TO THE OWNER.

MidMichigan Medical Center - West Branch
Wound Care Facility

2375 SOUTH M-30 WEST BRANCH, MI



THREE RIVERS
COMPOSITION
(Copyright © 2007) All rights reserved.

PROJECT NUMBER	E21-462
SHEET INFORMATION	DRAWN BY: B. WATKINS CHECKED BY: K. ROBERTSON SCALE: 1" = 20'
SHEET TITLE	GRADING PLAN

C4.0



THREE RIVERS
CONFLUENCE
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1403 N. Valley Center Drive
Bay City, MI 48707
989.666.3100
www.m2000vps.com

2375 SOUTH M-30 WEST BRANCH, MI

ISSUED	SIGN. CD	REVIEW
3/26/21		SITE CD REVIEW
4/05/21		SITE PLAN APPROVAL
4/06/21		SITE PLAN APPROVAL
4/21/21		PERMITS
5/07/21		SITE PLAN APPROVAL

PROJECT NUMBER
E21-462

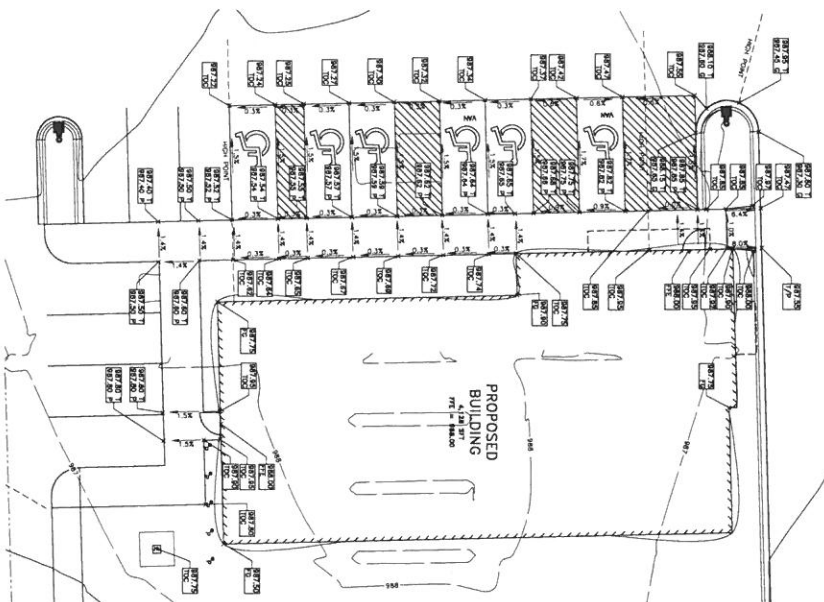
SHEET NO. 004/010
DRAWN BY: B. WATNER
CHECKED BY: K. ROUSION
SCALE: 1" = 12'

SHEET TITLE
GRADING DETAIL A
PLAN

SHEET NUMBER

C4.1

WADE TRIM PROJECT #THC2070-01



PROPOSED LEGEND

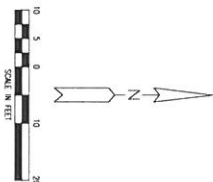
CORR. ELEVATION
WHERE: T = TOP OF CLAM,
G = CUTLINE ON PAINT,
THICKENED EDGE WALK ELEV.,
WHEELS = TOP OF WALK.
P = PARADEWAY.

SPOT ELEV.:

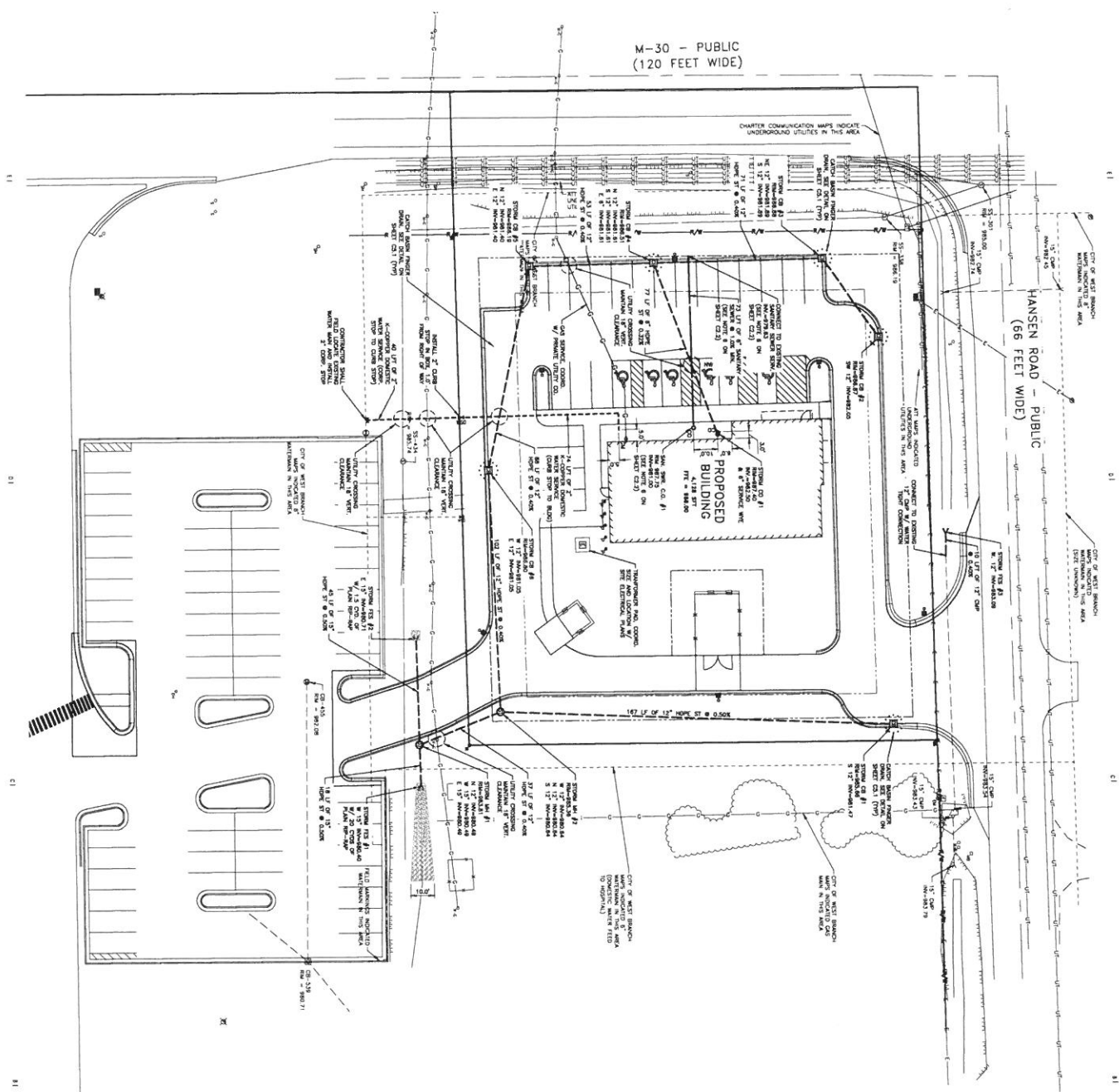
100.50
100.50
100.50
100.50
100.50

MATERIAL FOR THE CURB/CUTTING:

NOTE: FIRM LISTING TEXTURES ARE INDICATED BY
SLANTY OF DRAWING CONDITIONS PLAN.



Know what's below.
Call before you dig




SPIN	S_z	S_z	NO.	MOVIES	MOVIES	DELIVER
STON 0 A	0 ⁺	0 ⁺	900.00	5 12' 00.00 A	244.010.00	197.000.00 B
STON 0 B	0 ⁻	0 ⁻	900.00	5 12' 00.00 B	197.000.00 B	244.010.00
STON 1 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	347.001.00	197.000.00 B
STON 1 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	347.001.00
STON 2 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	340.002.00	197.000.00 B
STON 2 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	340.002.00
STON 3 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	340.003.00	197.000.00 B
STON 3 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	340.003.00
STON 4 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	340.004.00	197.000.00 B
STON 4 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	340.004.00
STON 5 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	347.005.00	197.000.00 B
STON 5 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	347.005.00
STON 6 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	347.006.00	197.000.00 B
STON 6 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	347.006.00
STON 7 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	347.007.00	197.000.00 B
STON 7 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	347.007.00
STON 8 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	347.008.00	197.000.00 B
STON 8 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	347.008.00
STON 9 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	347.009.00	197.000.00 B
STON 9 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	347.009.00
STON 10 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	347.010.00	197.000.00 B
STON 10 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	347.010.00
STON 11 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	347.011.00	197.000.00 B
STON 11 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	347.011.00
STON 12 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	347.012.00	197.000.00 B
STON 12 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	347.012.00
STON 13 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	347.013.00	197.000.00 B
STON 13 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	347.013.00
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STON 16 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	347.016.00	197.000.00 B
STON 16 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	347.016.00
STON 17 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	347.017.00	197.000.00 B
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STON 18 A	0 ⁺	0 ⁺	800.00	5 12' 00.00 A	347.018.00	197.000.00 B
STON 18 B	0 ⁻	0 ⁻	800.00	5 12' 00.00 B	197.000.00 B	347.018.

[illegible]

PROPOSED LEGEND

MidMichigan Medical Center - West Branch
Wound Care Facility
2375 SOUTH M-30 WEST BRANCH, MI



**WADE
TRIM**
1403 S. Valley Center Drive
Bay City, MI 48707
989.666.3100
www.wadeandtrim.com



THREE RIVERS
CORPORATION
COMMUNITY & ENVIRONMENTAL
ALLIED SERVICES

PROJECT NUMBER
E21-462

SHEET INFORMATION
DESIGNED BY: B. WARTER
CHECKED BY: K. ROBERTSON
SCALE: 1" = 50'

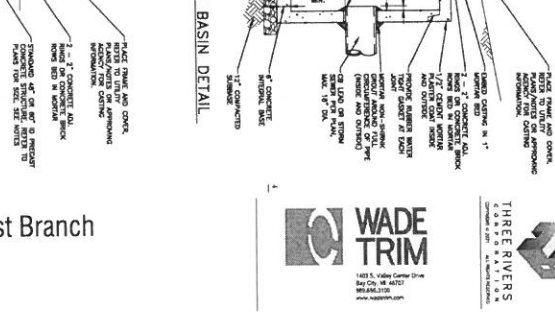
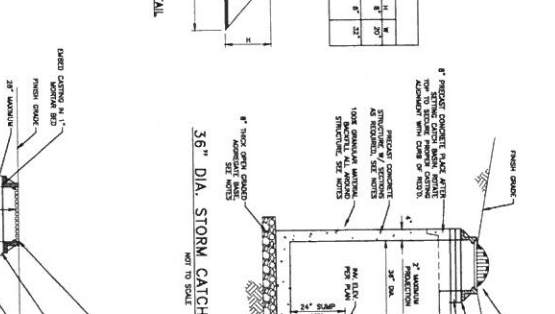
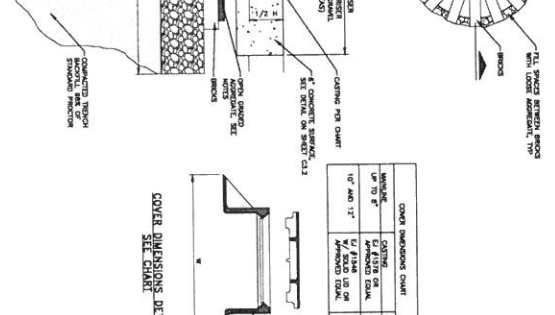
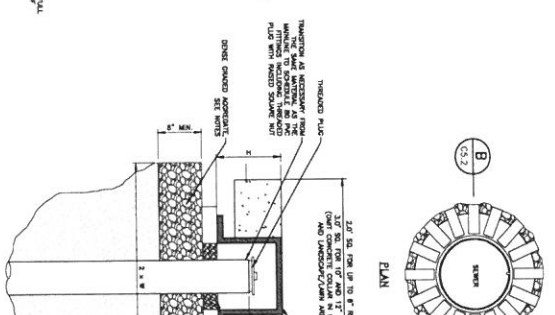
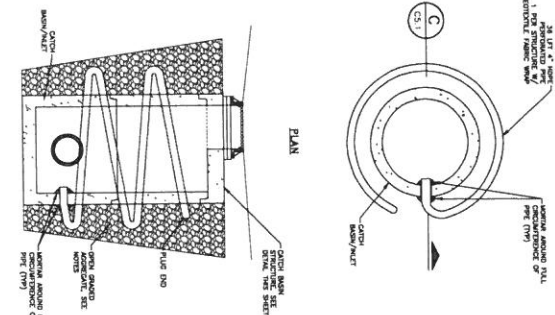
SHEET TITLE
UTILITY PLAN

SHEET NUMBER

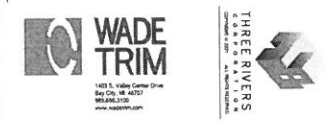
C5.0

UTILITY NOTES

1. ALL TRENCHES SHALL BE CONFORM TO THE FOLLOWING REQUIREMENTS:
 - A. TRENCHES SHALL BE 12" DEEP MINIMUM UNLESS OTHERWISE SPECIFIED.
 - B. TRENCHES SHALL BE 12" WIDE MINIMUM UNLESS OTHERWISE SPECIFIED.
 - C. TRENCHES SHALL BE 12" DEEP MINIMUM UNLESS OTHERWISE SPECIFIED.
 - D. TRENCHES SHALL BE 12" WIDE MINIMUM UNLESS OTHERWISE SPECIFIED.
 - E. TRENCHES SHALL BE 12" DEEP MINIMUM UNLESS OTHERWISE SPECIFIED.
 - F. TRENCHES SHALL BE 12" WIDE MINIMUM UNLESS OTHERWISE SPECIFIED.
 - G. TRENCHES SHALL BE 12" DEEP MINIMUM UNLESS OTHERWISE SPECIFIED.
 - H. TRENCHES SHALL BE 12" WIDE MINIMUM UNLESS OTHERWISE SPECIFIED.
 - I. TRENCHES SHALL BE 12" DEEP MINIMUM UNLESS OTHERWISE SPECIFIED.
 - J. TRENCHES SHALL BE 12" WIDE MINIMUM UNLESS OTHERWISE SPECIFIED.
 - K. TRENCHES SHALL BE 12" DEEP MINIMUM UNLESS OTHERWISE SPECIFIED.
 - L. TRENCHES SHALL BE 12" WIDE MINIMUM UNLESS OTHERWISE SPECIFIED.
 - M. TRENCHES SHALL BE 12" DEEP MINIMUM UNLESS OTHERWISE SPECIFIED.
 - N. TRENCHES SHALL BE 12" WIDE MINIMUM UNLESS OTHERWISE SPECIFIED.
 - O. TRENCHES SHALL BE 12" DEEP MINIMUM UNLESS OTHERWISE SPECIFIED.
 - P. TRENCHES SHALL BE 12" WIDE MINIMUM UNLESS OTHERWISE SPECIFIED.
 - Q. TRENCHES SHALL BE 12" DEEP MINIMUM UNLESS OTHERWISE SPECIFIED.
 - R. TRENCHES SHALL BE 12" WIDE MINIMUM UNLESS OTHERWISE SPECIFIED.
 - S. TRENCHES SHALL BE 12" DEEP MINIMUM UNLESS OTHERWISE SPECIFIED.
 - T. TRENCHES SHALL BE 12" WIDE MINIMUM UNLESS OTHERWISE SPECIFIED.
 - U. TRENCHES SHALL BE 12" DEEP MINIMUM UNLESS OTHERWISE SPECIFIED.
 - V. TRENCHES SHALL BE 12" WIDE MINIMUM UNLESS OTHERWISE SPECIFIED.
 - W. TRENCHES SHALL BE 12" DEEP MINIMUM UNLESS OTHERWISE SPECIFIED.
 - X. TRENCHES SHALL BE 12" WIDE MINIMUM UNLESS OTHERWISE SPECIFIED.
 - Y. TRENCHES SHALL BE 12" DEEP MINIMUM UNLESS OTHERWISE SPECIFIED.
 - Z. TRENCHES SHALL BE 12" WIDE MINIMUM UNLESS OTHERWISE SPECIFIED.



MidMichigan Medical Center - West Branch
Wound Care Facility
 2375 SOUTH M-30 WEST BRANCH, MI



END SECTION & RIPRAP DETAIL

CLEAN OUT DETAIL - TYPE I

FLEXIBLE PIPE TRENCH DETAIL

CS.1

Zoning Administrator review for Mid Michigan amendment

The updated site plan calls for the addition of an enclosed oxygen tank area. The tanks would be considered an accessory structure. The building will be moved to the west to allow for the room for the tanks. By moving the building, it places it more centralized in the parcel and still meets all setbacks.

LOT/BUILDING RESTRICTIONS

The parcel is located in the general business district (G-B district) and the building will house a wound care facility for MidMichigan Hospital. The use of the building would fall under health care building which is permitted by right in the G-B district.

The building is on a corner lot so the sides on Hansen and M-30 would both be considered the front and both require 25' setbacks. The rear (south side facing the hospital) requires a 25' setback and the right side requires a 20' setback. The building still meets all set back requirements with the front setback off on M-30 going from 144'4" to 79'4" , the front setback off of Hansen staying at 44'9", the side setback (east side towards church) going from 20' to 85' with the tank structure till being 20' from the lot line, and the rear setback (south side) staying at 62'5".

The lot coverage of the building stays at 7.6% (8,176 building sf/34,729 lot sf) which is less than the 75% max allowed.

The building height remains unchanged at 15' which is less than the maximum of 45' allowed.

PARKING REQUIREMENTS – NO CHANGES

The parking call for 1 spot for every 200sf of building which computes to a minimum of 20.59 spots. The plan is the same and has 27 spots which meets the guidelines. The State of Michigan requires a minimum of 3 handicap spaces for every 59 parking spots. The plan still has 6 which meets the State requirement.

Building is still less than 10,000 sf so bicycle parking is not required

MISCELLANEOUS REQUIREMENTS – NO CHANGES

The proposed lighting is 23' high which is less than the maximum allowed of 25'. The light fixtures are to be LED type that will not create light pollution or spread onto neighboring properties.

The plans meet all landscaping requirements of section 3.21

The plans meet the requirements of the driveway according to section 3.29 E(7) and 3.29 E(8)

The plans meet the green belt requirements of section 3.29 E(10) which requires a 10' green belt around the parking lot.

They plan will have plenty of snow storage with the large green belt off of 30 as well as all four sides.

The plan shows a dumpster off of the south east corner of the building and the plan has plan specifications on page C3.1 that meet the requirements of section 3.18 A

Mike Killackey and I had a meeting with the engineer for the project and went over the stormwater runoff and drainage. Originally the plan called for a retention pond but through our meetings, were able to eliminate the pond and get the run off to follow the same pattern as the current building. Superintendent Killackey approved the current plan and all run off and drainage now conforms to sections 3.31 and 3.32.

Chief Walters was shown the plans and he noted there are no lines of sight or safety issues with the plan.

There are no sidewalks on M-30 or Hansen so I would waive all sidewalk requirements.

CONCLUSION

I don't not see any issues with the updated plans and do not see anything in violation of our ordinance. I would recommend approval of the site plan changes as submitted.

**CITY OF WEST BRANCH
PLANNING MEETING
MAY 11, 2021**

PLEASE TAKE NOTICE that the regular meeting of the West Branch City Planning Commission scheduled for Tuesday, May 11, 2021 starting at 6:00 pm will be conducted in person and virtually (online and/or by phone), due to health concerns surrounding Coronavirus/COVID-19 pandemic.

Public comment will be handled by the "Raise Hand" method as instructed below within Participant Controls.

To comply with the Americans with Disabilities Act (ADA), any citizen requesting accommodation to attend this meeting, and/or to obtain this notice in alternate formats, please contact the City Clerk by phone at (989) 345-0500 from 8:00 am-4:30 pm Monday- Friday or by email at clerk@westbranch.com, at least five business days prior to the meeting.

Zoom Instructions for Participants

To join the conference by phone:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID number** (also provided below) when prompted using your touch-tone (DTMF) keypad.

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provided below. The details include a link to "**Join via computer**" as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

To join the videoconference:

2. At the start time of your meeting, enter the link to **join via computer**. You may be instructed to download the Zoom application.
3. You have an opportunity to test your audio at this point by clicking on "Test Computer Audio." Once you are satisfied that your audio works, click on "Join audio by computer."

You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID provided below.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID number** (also provided below) when prompted using your touch-tone (DTMF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your 2-digit participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen, you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera ("Start/Stop Video")
- Invite other participants
- View Participant list – opens a pop-out screen that includes a "Raise Hand" icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between "speaker" and "gallery" view. "Speaker view" shows the active speaker. "Gallery view" tiles all of the meeting participants.

Meeting Information:

Topic: Planning Commission meeting

Time: May 11, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82429025363?pwd=MmZNd2tnWk5yazhjbVdzZjZRFQyUT09>

Meeting ID: 824 2902 5363

Passcode: 973171

One tap mobile

+13126266799,,82429025363#,,,,*973171# US (Chicago)

+16465588656,,82429025363#,,,,*973171# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 824 2902 5363

Passcode: 973171

Find your local number: <https://us02web.zoom.us/j/82429025363?pwd=MmZNd2tnWk5yazhjbVdzZjZRFQyUT09>

CITY COUNCIL MEMBERS

Chairperson Cori Lucynski – lucynskiwbplanning@westbranch.com

Mike Jackson -- jacksonwbcouncil@westbranch.com

Kara Fachting --- fachtingwbplanning@westbranch.com

Yvonne DeRoso --- derosowbplanning@westbranch.com

Bob David -- davidwbplanning@westbranch.com

Rusty Showalter – showalterwbplanning@westbranch.com 1

Tiffany Schmieder-Kups – schmieder-kupswbcouncil@westbranch.com

And as always, minutes of all Planning Commission Meetings can be found on our website at www.westbranch.com, under the Government Tab.