

- AGENDA -

REGULAR MEETING OF THE WEST BRANCH PLANNING COMMISSION TO BE HELD AT THE WEST BRANCH CITY HALL, 121 N. FOURTH ST. ON TUESDAY, NOVEMBER 9, 2021, BEGINNING AT 6:00 PM

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance.
- IV. Public Hearing
 - A. Mid-Michigan special use permit
- V. Additions to the Agenda
- VI. Public Comment – Agenda Items Only – 3 Minute Limit (general rule)
- VII. Approval of Minutes from October 12, 2021
- VIII. Site Plan review
- 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

CITY OF WEST BRANCH PLANNING COMMISSION NOTICE OF PUBLIC HEARING
FOR A SPECIAL USE PERMIT.

The City of West Branch Planning Commission will conduct a public hearing on Tuesday, November 9, 2021 at 6:00 pm at the City Hall, 121 N. Fourth St., West Branch, MI 48661 for the purpose to consider the application for a special land use permit for the construction of a walk-in clinic. The property where the special land use permit is requested is described as follows:

MidMichigan Health Systems
335 and 337 E. Houghton Ave
West Branch, MI 48661

Property ID#'s involved:

052-207-011-00	052-207-055-00
052-207-054-00	052-207-051-00
052-207-011-50	052-207-043-00
052-207-039-50	052-207-040-00
052-207-040-10	

Full plans can be found online at www.westbranch.com or are available for review at City Hall, 121 N. Fourth St., West Branch, MI 48661. Comments may be submitted in writing through the date of the public hearing referenced above or made in person at the public hearing.



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

APPLICATION FOR SPECIAL USE/VARIANCE/ZONING CHALLENGE

Name of Applicant Lapham Associates Attn. Scott Bell
Address 116 S. 3rd Street, West Branch, MI 48661
Phone Number (989) 345-5030 Email Address Scott.Bell@laphamassoc.com

If application is completed by a person other than the owner of the property in question, please use the back of this form to state the interest the applicant has in the property, and also indicate whether the applicant has permission from the property owner to challenge a zoning decision on the property owner's behalf.

Property address/location 335 E. Houghton Ave.
Description of initial zoning request SUP For Health Care Facility
Reason initial zoning request was denied N/A

Action requested:

- ☐ Appeal of decision to higher board [\$250 fee]
- ☒ Special use permit [\$250 fee]
- ☐ Variance [\$250 fee]
- ☐ Amendment to zoning ordinance [\$250 fee]

By signing below, I, the aforementioned applicant, do hereby certify that all foregoing statements and attached supporting documents, including site plans, are true and correct, to the best of my knowledge.

Scott Bell
Signature of Applicant

10/11/2021
Date

Fee Paid \$ 250

Fee Received By AS For Office Use Only

Date Paid 10/15/21 Final Disposition _____

West Branch Medical Arts Center



MidMichigan Health

UNIVERSITY OF MICHIGAN HEALTH SYSTEM

Prepared For

Bickel Architectural Design

Section 19, T.22N., R.02E., City of West Branch, Ogemaw County, Michigan

SITE ADDRESS: 335 E. Houghton Ave., West Branch, MI 48661

Property Description:

Description ...

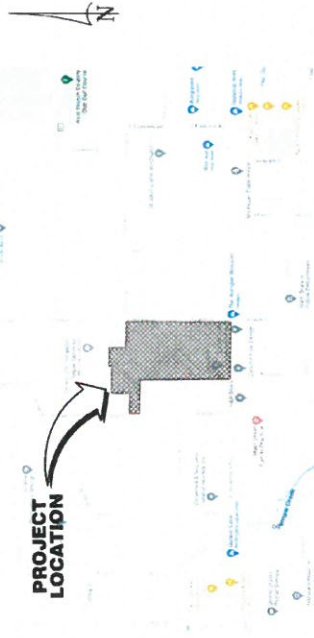
Sheet Index:

- C-1 Cover Sheet
- C-2 General Notes
- C-3 Topographic Survey
- C-4 Demolition Plan
- C-5 Site Plan
- C-6 Site Details
- C-7 Grading Plan
- C-8 Utility Plan
- C-9 Stormwater Management Plan
- C-10 Site Lighting & Photometrics
- C-11 SEEG Plan
- C-12 SEEC Key
- N-1 Specifications
- N-2 Specifications

Strike through plan sheets not included in Site Plan Submittal for Zoning Permit

Submission Table:

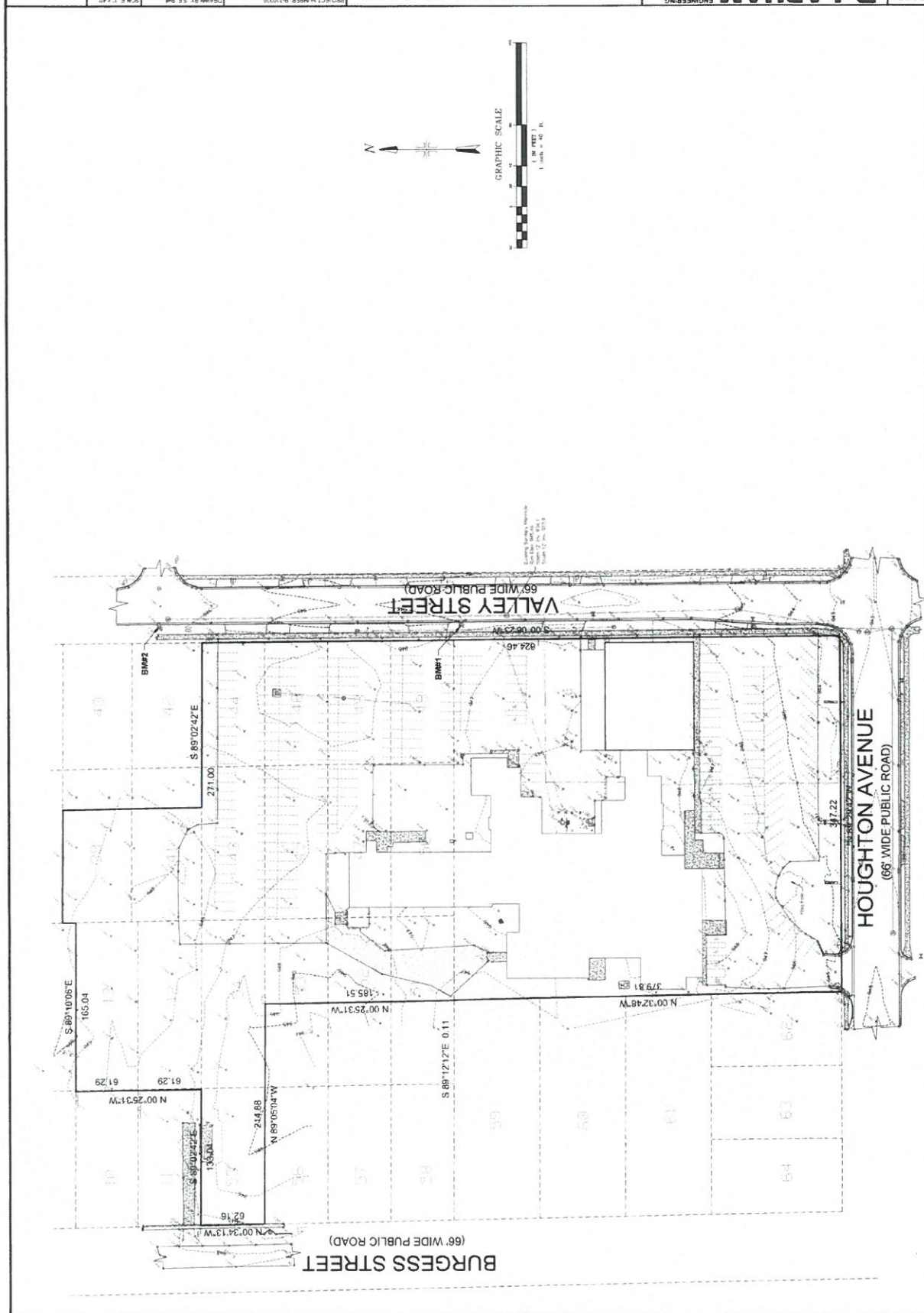
Sept. 29, 2021 Submit Preliminary site plan to City of West Branch for approval.

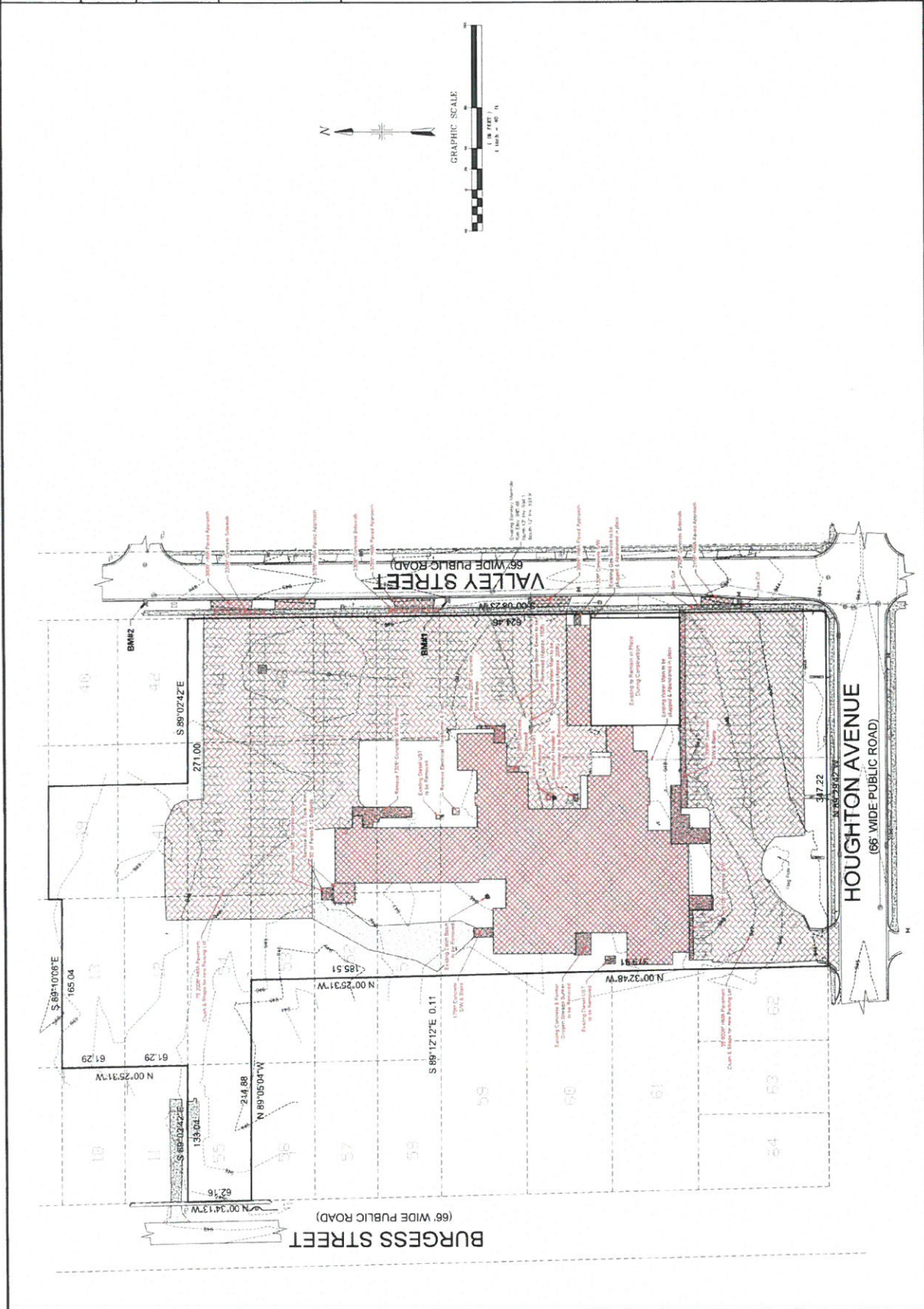


LOCATION MAP
N.T.S.



C-1	
LAPPHAM ASSOCIATES ENGINEERING PLANNING ENVIRONMENTAL SURVEYING P (989) 345-5000 F (989) 345-1302 116 South 3rd Street West Branch, MI 48661 www.lapphamassoc.com © 2021 LAPPHAM ASSOCIATES UNAUTHORIZED COPIES OR REPRODUCTION OF THIS DOCUMENT IS PROHIBITED	MidMichigan Health West Branch Medical Arts Center Bickel Architectural Design 918 South Gray Midland, MI 48640
Cover Sheet	
PROJECT NUMBER: 2021-01	DATE: 09/29/21
DESIGNED BY: S.E. KIM	CHECKED BY: S.E. KIM
DRAWN BY: S.E. KIM	SCALE: N/A
SHEET: 1 OF 1	



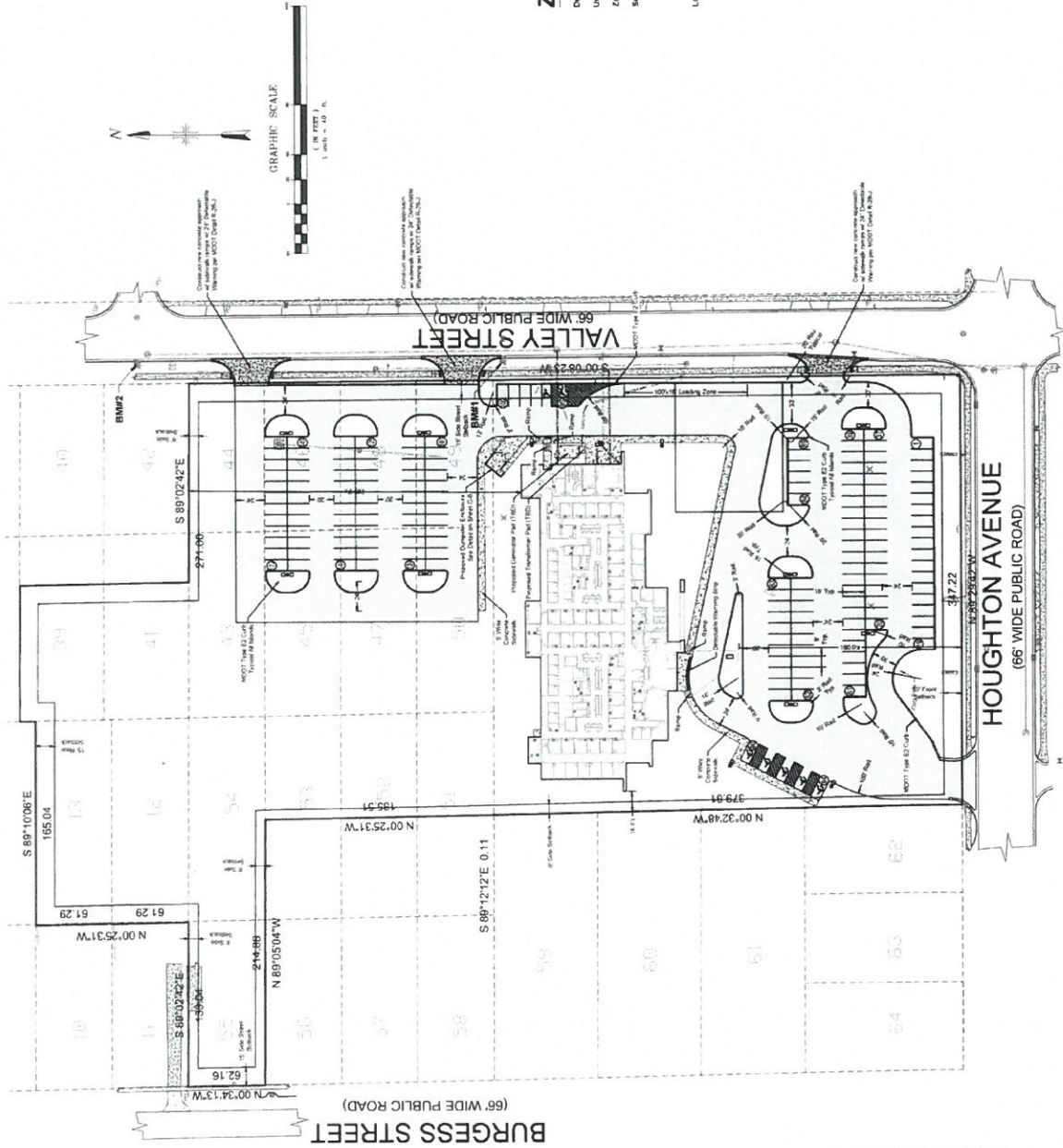


Site Plan Notes:

- These plans and specifications are subject to modification during construction when conditions develop that were not apparent during the design and preparation of these plans. All modifications must be approved by local jurisdiction prior to construction and/or implementation.
- In the event of any discrepancy between any drawing and the figures written thereon, the figures shall be taken as correct.
- Should it appear that the work to be done or any matter relative thereto is not sufficiently detailed or explained on these plans, the contractor shall contact the engineer for such further explanations as may be necessary.
- Before commencement of work, the contractor shall review all plans and specifications and the job site. The contractor shall notify the owner and the engineer of any discrepancies that may require modification to these plans or of any field conflicts.
- Contractor agrees that in accordance with generally accepted construction practices, the contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement shall be made to apply continuously and not be limited to normal working hours.
- Contractor shall obtain all necessary permits prior to commencing construction involving rights-of-way, and for the construction, modification, or connection to facilities, all existing utility, existing, equipment, and matter shall conform to local jurisdiction rules and specifications.
- Where soil or geologic conditions encountered in grading operations are different from those shown on these plans, the contractor shall submit a report of soil or geologic conditions along with proposed changes for approval and shall be accompanied by an engineer's opinion as to the safety of the use from the possibility of land slippage, settlement and seismic activity.
- Meet all current applicable ADA requirements for parking, signage, ramps, sidewalks, and warning notification on sidewalks approaching drives as required.

Zoning Notes:

Developer:	Mid Michigan Health
Use:	Medical Clinic
Zoning:	MU - Medium Use District
Setbacks:	Front Setback 15' Side Setback 8' Rear Setback 15' Max. Bldg Height 45'
Lot Coverage:	Allowable 60% Maximum Buildings



MDOT E2 CURB
SCALE: 1/2" = 1'-0"

MDOT F4 CURB
SCALE: 1/2" = 1'-0"

BITUMINOUS PAVEMENT DETAIL
SCALE: 1/2" = 1'-0"

ADA SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"

TYPICAL CONC. SIDEWALK DETAIL
SCALE: 1/2" = 1'-0"

TYPICAL SIDEWALK DETAIL
SCALE: 1/2" = 1'-0"

ACCESSIBLE PARKING STALLS
SCALE: 1/2" = 1'-0"

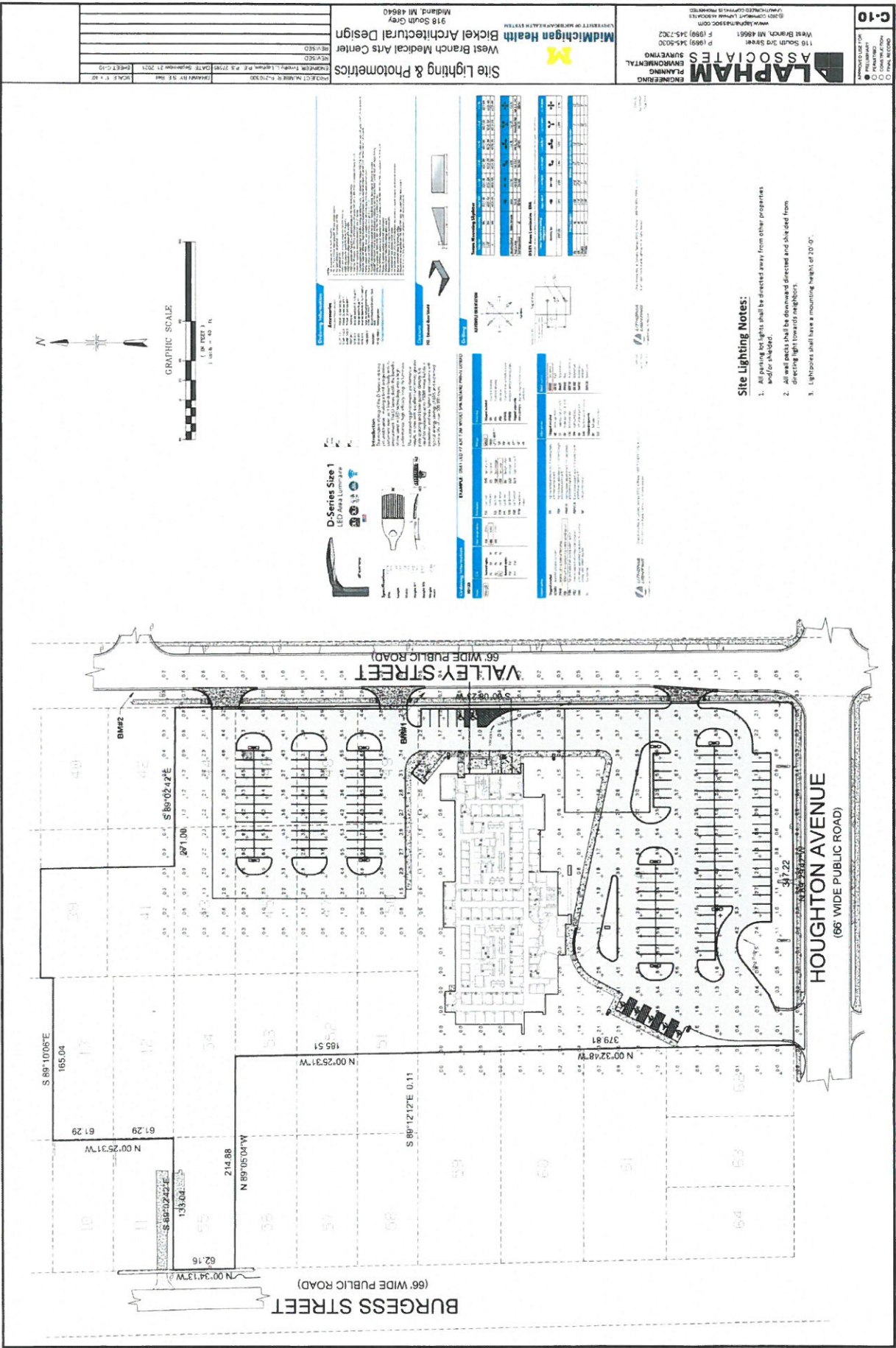
V DITCH DETAIL
SCALE: 1/2" = 1'-0"

TYPICAL BOLLARD
SCALE: 1/2" = 1'-0"

BARrier FREE RAMP - TYPE I
SCALE: 1/2" = 1'-0"

DUMPSTER ENCLOSURE DETAIL
SCALE: 1/2" = 1'-0"

LIGHT POLE BASE
SCALE: 1/2" = 1'-0"



D-Series Size 1 LED Area Lighting



Introduction: The D-Series Size 1 LED Area Lighting fixture is a high-quality, energy-efficient lighting solution for outdoor areas. It features a durable, weather-resistant housing and a long-life LED light source. The fixture is designed for easy installation and maintenance.

Specifications:

- Model: D-Series Size 1
- Light Source: LED
- Power: 100W
- Voltage: 120V
- Color Temperature: 5000K
- Beam Angle: 120°
- Mounting: Pole Mount
- Height: 10' - 12'

EXAMPLE: ILLUMINANCE OF THE WALKWAY (FOOT COUNCILS)

Area	Foot Candles
Walkway	1.0
Parking Lot	0.5
Driveway	0.3
Landscaping	0.2

Lighting Schedule

Area	Lighting Schedule
Walkway	On from 6:00 PM to 10:00 PM
Parking Lot	On from 6:00 PM to 10:00 PM
Driveway	On from 6:00 PM to 10:00 PM
Landscaping	On from 6:00 PM to 10:00 PM

Site Lighting Notes:

- All parking lot lights shall be directed away from other properties and/or shaded.
- All wall washes shall be downward directed and shielded from directing light toward neighbors.
- Light poles shall have a mounting height of 10' - 12'.

LAPHAM ASSOCIATES
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MidMichigan Health
West Branch Medical Arts Center
Bickel Architectural Design
916 South Grey
Midland, MI 49640

PROJECT NAME: R-1717030	DRAWN BY: S. B. B.	SCALE: 1" = 40'
DATE: 08/17/2021	CHECKED BY: S. B. B.	SCALE: 1" = 40'
REVISION:		
DATE:		
BY:		
CHECKED BY:		
DATE:		

C-10
CONSTRUCTION
PERMITS
THAT RECORD

Section 6.5 Special Use Approval Standards

Before rendering a decision on a Special Use, the Planning Commission shall review the proposed Special Use in terms of the applicable Supplemental Regulations in **Article 7** for specified Special Uses and the following:

A. General.

1. The property subject to the application is located in a zoning district in which the proposed Special Land Use is allowed.
2. The proposed use will be harmonious and in accordance with the general objectives or any specific objectives of the Master Plan.
3. The proposed use will be consistent with the intent and purposes of this Ordinance.

B. Compatibility with Adjacent Uses.

1. The proposed use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
2. The proposed use will not be hazardous or disturbing to existing uses or uses reasonably anticipated in the future and shall not disrupt the orderly and proper development of the neighborhood as a whole.
3. The proposed use will be an improvement in relation to property in the immediate vicinity and to the City as a whole.

C. Public Services.

1. The proposed use will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.
2. The proposed use will not create excessive additional public costs and will not be detrimental to the economic welfare of the City.

D. Impact of Traffic on Street System.

1. The location and design of the proposed use shall minimize the negative impact on the street system in consideration of items such as vehicle trip generation (i.e. volume), types of traffic, access location and design, circulation and parking design, street and bridge capacity, traffic operations at proposed access points, and traffic operations at nearby intersections and access points.
2. The proposed use shall not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.

REGULAR MEETING OF THE WEST BRANCH PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS OF CITY HALL, 121 NORTH FOURTH STREET, ON TUESDAY, OCTOBER 12, 2021.

Vice Chairperson Bob David called the meeting to order at 6:00 p.m.

Present: Bob David, Kara Fachting, Cori Lucynski (Virtual in West Branch due to COVID), and Rusty Showalter

Absent: Yvonne DeRoso, Josh Erickson, and Mike Jackson

Others officers in attendance: City Manager John Dantzer

All stood for the Pledge of Allegiance.

AT 6:02 pm, Vice Chairperson David opened the public hearing to take comment on amendments to the zoning ordinance.

No one in attendance wished to speak on the zoning ordinance amendment changes.

MOTION BY DAVID, SECOND BY FACHTING, TO CLOSE THE PUBLIC HEARING.

Yes — David, Fachting, Lucynski, Showalter

No – None

Absent – DeRoso, Erickson, Jackson

Motion carried

MOTION BY FACHTING, SECOND BY SHOWALTER, TO APPROVE THE MINUTES FROM THE REGULAR MEETING HELD SEPTEMBER 14, 2021

Yes — David, Fachting, Lucynski, Showalter

No – None

Absent – DeRoso, Erickson, Jackson

Motion carried

Tim Lapham presented plans for the Mid-Michigan walk-in clinic as part of a site permit plan review.

Member David noted his concern for the large green belt area and wished it could be developed as well and would be a great place to add additional housing in the City. Mr. Lapham noted he believed the green belt area was planned for future expansion.

The Commission discussed if there was a need for Member Lucynski to abstain from voting since she is an employee of Mid-Michigan. It was the consensus that she did not need to abstain because she

MOTION BY SHOWALTER, SECOND BY FACHTING, TO APPROVE THE MIDMICHIGAN SITE PLAN AS PRESENTED.

Yes — David, Fachting, Lucynski, Showalter

No – None

Absent – DeRoso, Erickson, Jackson

Motion carried

* * * * *

A sign permit variance was reviewed on behalf of Made in the USA. It was noted a variance was needed because the sign was planning to extend 6' above the top of the building.

The Commission discussed concerns with possible issues that strong winds could play on the section sticking above the roof.

MOTION BY FACHTING, SECOND BY LUCYNSKI, TO APPROVE THE SIGN PERMIT VARIANCE CONTINGENT UPON THE APPLICANT GETTING ENGINEERIGN APPROVAL FOR THE SAFETY OF THE SIGN.

Yes — David, Fachting, Lucynski, Showalter

No – None

Absent – DeRoso, Erickson, Jackson

Motion carried

* * * * *

Manager Dantzer noted Mid-Michigan would still need a use permit approved in addition to the site plan review approval. He further noted it would be on the agenda for their next meeting due to there not being enough time to publish the special use notice in time for the October meeting.

* * * * *

Meeting was adjourned at 6:22 pm