

**MINUTES OF THE MEETING OF THE  
MIDLAND CITY PLANNING COMMISSION  
WHICH TOOK PLACE ON  
TUESDAY, AUGUST 23, 2016, 7:00 P.M.,  
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order at 7:00 p.m. by Chairman McLaughlin
2. The Pledge of Allegiance was recited in unison by the members of the Commission and the other individuals present.

**3. Roll Call**

**PRESENT:** Bain, Hanna, Heying, Koehlinger, Mayville, McLaughlin, and Stamas

**ABSENT:** Pnacek and Tanzini

**OTHERS PRESENT:** Brad Kaye, Assistant City Manager for Development Services; Grant Murschel, Community Development Planner; and two (2) others.

**4. Approval of Minutes**

Moved by Hanna and seconded by Mayville to approve of the minutes of the regular meeting of July 26, 2016. Motion passed unanimously.

**5. Public Hearing**

- a. **Conditional Use Permit No. 57** – initiated by Aaron Deckrow to permit a drive-thru window lane for a coffeehouse on property located at 711 Ashman Street.

Murschel gave the staff presentation. He explained that the proposal is a retrofitted drive-thru onto an existing developed site. The proposed plan is compliant with the objective criteria established within the site plan standards and the standards of the RC zoning district. He explained the reasoning for the required directional signage and for the pavement markings to facilitate pedestrians through the site.

Bain wondered if the Commission had the ability to require limited hours of operation so that the drive-thru was not operating late at night. Murschel indicated that the Commission can place conditions of approval such as that if they so choose. Heying wondered about a directional change to the curb-cut on Ashman Street to better direct existing vehicles. Murschel indicated that the City Engineering Department had reviewed the plan and did not think it was necessary for the dimensions of the driveway to change and that directional signage will be adequate.

Aaron Deckrow, property owner of 711 Ashman Street, spoke as the applicant. He indicated that the business is intending to have hours of operation from 6:00 a.m. to 9:00 p.m. He also spoke about the work his team did with City staff to arrive at this proposal. The curb cut onto Ashman Street is primarily used as an exit currently so in practice it will not change much. He has spoken with the tenants in the abutting houses, which he owns, and they are in support of having a coffeehouse be located near them.

No one spoke in support or opposition of the proposal. The public hearing was closed.

A motion was made by Heying to waive the procedural requirements to permit consideration of the proposed application. The motion was seconded by Hanna. The motion was approved unanimously.

Stamas indicated that he believes it would be arbitrary to require the drive-thru to have limited hours given the other businesses in the area that do not have limited hours currently. Heying agreed and further stated that he feels comfortable with the proposal as the owner appears to have worked with the tenants in the building and in the abutting residences to make it work.

It was moved by Heying and supported by Hanna to recommend approval of Conditional Use Permit No. 57 initiated by Aaron Deckrow to permit a drive-thru window lane for a coffeehouse on property located at 711 Ashman Street contingent on:

1. Approval is granted to the proposed drive-thru restaurant in compliance with the accompanying site plan. Any additional uses of the property shall be reviewed and approved in accordance with the standards of the City of Midland Zoning Ordinance, including the requirements for site plan approval under Article 27.

YEAS: Bain, Hanna, Heying, Koehlinger, Mayville, McLaughlin, and Stamas  
NAYS: None  
ABSENT: Pnacek and Tanzini

Hanna provided some history on the subject property much to the enjoyment of the property owners.

**6. Old Business**

None

**7. Public Comments (unrelated to items on the agenda)**

None

**8. New Business**

- a. 2017 Meeting Schedule

Kaye indicated that this schedule follows consistently with the required second and fourth Tuesday's of each month, with the exception being the standard one meeting in the month of December.

It was moved by Heying and seconded by Hanna to approve the proposed 2017 Meeting Schedule. The motion was approved unanimously.

**9. Communications**

Michigan Planner and Planning & Zoning News magazines were distributed to the Commissioners.

**10. Report of the Chairperson**

None

**11. Report of the Planning Director**

Kaye advised that staff continue to work on securing a presentation for the Planning Commission on access management approaches. Staff are also trying to coordinate a work session in September for the purpose of discussing procedural and administrative documentation.

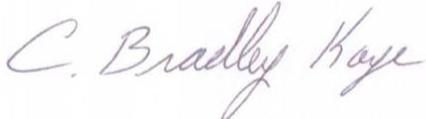
**12. Items for Next Agenda – September 13, 2016**

- a. Site Plan No. 353 initiated by Wahlack, LLC for site plan review and approval for the construction of Larkin Village, a development which contains 28 two family dwellings, located at 204 Commerce Drive.

**13. Adjourn**

It was motioned by Hanna seconded by Mayville to adjourn at 7:37 p.m. Motion passed unanimously.

Respectfully submitted,



C. Bradley Kaye, AICP, CFM  
Assistant City Manager for Development Services

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION