

AGENDA

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION,
TO TAKE PLACE ON TUESDAY, APRIL 26, 2022 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call
4. Approval of the Minutes
 - a. [Regular Meeting – April 12, 2022](#)
5. Public Hearings
6. Old Business
7. Public Comments (unrelated to items on the agenda)
8. New Business
 - a. [2021 Annual Report](#)
 - b. [Current Status of City Planning](#)
9. Communications
10. Report of the Chairperson
11. Report of the Planning Director
12. Items for Next Agenda – April 26, 2022
 - a. **Zoning Petition No. 638** - initiated by Peter Poznak on behalf of Crisann Breed to rezone properties located at 1320 and 1400 W. Main Street from RB Multiple Family Residential B to COM Community zoning.
13. Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, APRIL 12, 2022, 2022 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order at 7:00 p.m. by Chairman Koehlinger
2. Pledge of Allegiance to the Flag
3. **Roll Call**

PRESENT: Bain, Sajbel, Broderick, Fields, Koehlinger Pnacek, Mayville, and Deckrow

ABSENT: None

OTHER PRESENT: Grant Murschel, Director of Planning & Community Development; Ryan Smith, Community Development Planner and ten (10) others.

Koehlinger announced that Site Plan No. 407, Hunters Ridge, has been voluntarily withdrawn by the applicant and will therefore not be discussed this evening. The site plan will be rescheduled for public hearing once the information requested to complete the site plan has been submitted to City staff by the applicant.

4. **Approval of Minutes**

Sajbel moved to approve the minutes of March 22, 2022 with change of adjournment time, Fields seconded the motion.

Motion carries 8-0.

5. **Public Hearings** –

- a. **Site Plan No. 417** - initiated by CPM Construction for site plan review and re-approval of an 83 room, 58,635 square foot Home2Suites hotel located at 803 Ted Doan Drive (originally approved March 18, 2019)

Smith gave an overview of Site Plan No. 417 –

Bain asked about the parking lot lighting, Smith commented that the photometric plan that was submitted indicates this problem will be resolved within the building permitting process.

Petitioner:

Anant Patel, 15701 Johnson Creek, Northville MI:

Mr. Patel asked the board if they had any additional questions, there were none.

Comments in support – None

Comments in opposition – None

Koehlinger closed the public hearing.

Murschel indicated that since this site plan has been previously approved and that matters surrounding it have not largely changed the Commission could waive the rules of procedure and vote on it that evening.

Fields made a motion to waive the rules of procedure to deliberate and vote on this petition tonight, Mayville seconded the motion:

Yeas: Bain, Pnacek, Fields, Koehlinger, Broderick Mayville Sajbel, and Deckrow

Nays: None

Absent: None

Motion carries 8-0

Pnacek made a motion to approve Site Plan No. 417 with the five (5) listed contingencies, Fields seconded the motion:

1. Parking lot striping must meet City of Midland standards found in the zoning ordinance for standard spaces, barrier free and van accessible barrier free.
2. The relocation of a single fire hydrant as directed by the Fire Marshal.
3. A final stormwater management plan and permit must be resubmitted and approved by the City Engineering Department.
4. A final soil erosion and sedimentation control permit must be approved by the City Building Department.
5. A photometric plan must be approved by the City Building Department.

Yeas: Bain, Pnacek, Fields, Koehlinger, Broderick Mayville Sajbel, and Deckrow

Nays: None

Absent: None

Motion carries 8-0

6. **Old Business** -

- a. **Site Plan No. 415** - initiated by Fleis & VanderBrink for site plan review and approval of a 5,484 sq. ft. veterinary clinic located at 709 E Wackerly Street

Sajbel made a motion to recommend to approve Site Plan No. 415 with the three (3) listed contingencies, Broderick seconded the motion:

1. A shared vehicle access agreement to the satisfaction of City Planning Department and recorded at the Midland County Register of Deeds.
2. A final stormwater management plan and permit is required to the satisfaction of the City Engineering Department.
3. A soil erosion and sedimentation control permit is required to the satisfaction of the City Building Department.

Yeas: Bain, Pnacek, Fields, Koehlinger, Broderick Mayville Sajbel, and Deckrow

Nays: None

Absent: None

Motion carries 8-0

- b. **Site Plan No. 416** - initiated by Cobblestone Commercial Construction, LLC for site plan review and approval of phase 1 of a new dental office located at 6109 and 6115 Merlin Court.

Murschel gave an update of Site Plan No. 416 –

Bain made a motion to recommend to approve Site Plan No. 416, Sajbel seconded the motion:

1. A shared vehicle access agreement to the satisfaction of City Planning Department and recorded at the Midland County Register of Deeds.
2. A final stormwater management plan and permit is required to the satisfaction of the City Engineering Department.
3. A soil erosion and sedimentation control permit is required to the satisfaction of the City Building Department.

Yeas: Bain, Pnacek, Fields, Koehlinger, Broderick Mayville Sajbel, and Deckrow

Nays: None

Absent: None

Motion carries 8-0

7. **Public Comments** (unrelated to items on the agenda) – none
8. **New Business** – none
9. **Communications** – none
10. **Report of the Chairperson** – none
11. **Report of the Planning Director** – Murschel spoke about the City Council action for the CUP for Popeyes Chicken and the PUD for Greater Midland Community Center that was recently before this board. Murschel also gave an update on his departure from the City of Midland for another role in the community.
12. **Items for Next Agenda – April 26, 2022** –
13. **Adjournment:**

It was moved by Deckrow and seconded by Sajbel to adjourn at 7:27 pm.


Yeas: Bain, Sajbel, Mayville, Broderick, Fields, Deckrow, Pnacek, and Koehlinger

Nays: None

Absent: None

Motion carries 8-0.

Respectfully submitted,



Grant Murschel
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION



2021 ANNUAL REPORT

CITY OF MIDLAND PLANNING COMMISSION

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Grant Murschel, Director of Planning and Community Development

Ryan Smith Community Development Planner

Beth Robb, Community Development Grant Administrator

Ryan Chapman, Housing/Building Technician

Rachel Guentensberger, Office Assistant

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INTRODUCTION

Section 19 (2) of the Michigan Planning Enabling Act provides that: A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

This document serves as a summary report of the activities of the planning commission and zoning board of appeals for the calendar year of 2021. This document is intended to summarize the general status and open-meeting decisions made by the City Planning Commission (PC).

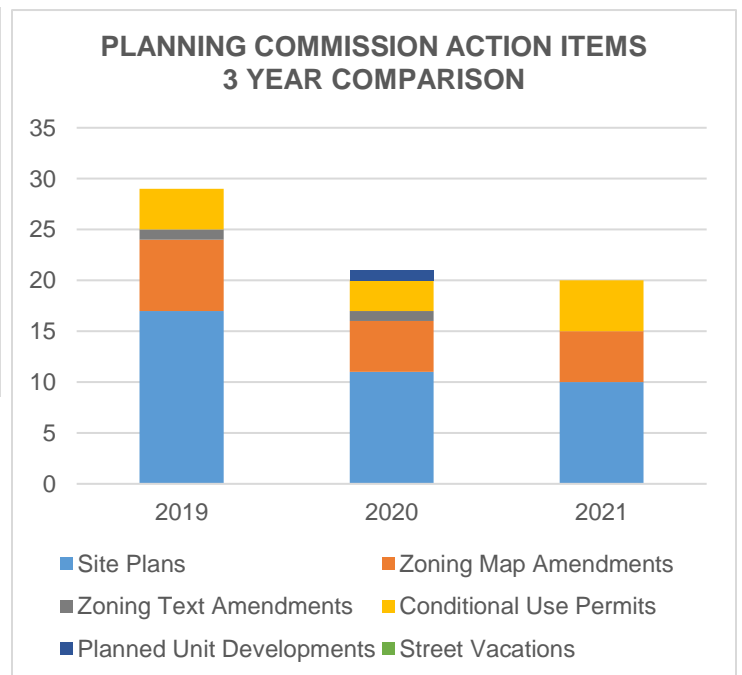
SUMMARY FINDINGS

During the 2021 calendar year, the City Planning Commission took action on 20 different zoning and development approvals. This included the annual Capital Improvement Plan, nine (9) site plans, five (5) zoning map amendments, five (5) conditional use permits, and one (1) planned unit development.

The Commission kick-offed the City Modern comprehensive master planning process in January 2021 as planned for in the latter parts of 2020. The first phase of City Modern, Imagine It, started and was completed during the year. This phase resulted in the identification of a number of themes that were aligned within three broad focus areas: Neighborhoods & Livability, Transportation & Mobility, and Sustainability & Resiliency.

The work plan for City Modern includes five (5) phases. Following Imagine It is the second phase of Plan It. This phase includes diving deeper into the themes that were identified within the first phase.

Action item	2019	2020	2021
Site Plans	17	11	10
Zoning Map Amendments	7	5	5
Zoning Text Amendments	1	1	0
Conditional Use Permits	4	3	5
Planned Unit Developments	0	1	0
Street Vacations	0	0	0
Total	29	21	20



PLANNING COMMISSION MEMBERS 2021

Name	Appointment Expiration Date
Andrew Koehlinger, Chair	6/30/23
Ted Sajbel, Vice Chair	6/30/22
Greg Mayville	6/30/22
Jamie Broderick	6/30/22
Jeremy Rodgers	6/30/22
James Bain Jr.	6/30/23
Shawn Pnacek	6/30/24
Aerial Fields	6/30/24
Aaron Deckrow	6/30/24

PLANNING COMMISSION ACTIVITY

Acting in a largely advisory capacity to the City Council, the Planning Commission routinely offers recommendations on land use policy and implementation. The Planning Commission works diligently to offer rational and unbiased advice to the City Council.

The Planning Commission consists of nine members who are appointed by the City Council. The Commission conducts regular, public meetings in City Council Chambers on the main floor of City Hall on the second and fourth Tuesdays of each month at 7:00 p.m. These meetings are televised live by MCTV Channel 188 and can also be viewed on this channel at later dates and times. Meeting agendas are posted on the City Hall bulletin board by 5:00 p.m. on the Friday preceding the meeting. The agendas, minutes and meeting videos are also posted on the City of Midland’s web site.

During 2021, the Planning Commission conducted seventeen (17) regular meetings. Over the course of the year, six (6) meetings were cancelled for lack of business. The following is a summary of Planning Commission Action from the past year:

Date	Petition #	Business Item
1/12/21	SP 379	Site Plan No. 379 Bickford Senior Living Expansion Extension Request – approval of a one (1) year extension for the Site Plan # 379, for a 10,663 sq. ft. addition to Bickford Senior Living Facility located at 101 Joseph Drive.
1/26/21	2021-27 CIP	Capital Improvement Plan 2021-2027 was presented by City staff and recommended unanimously for approval. City Council approved the Capital Improvement Plan 2020-2026 on February 10, 2020.
2/23/21	City Modern	2021-2025 Parks & Recreation Plan Overview & City Modern Update
3/9/21	SP 405	Site Plan No. 405 – the request by Lapham Associates for site plan review and approval of an 11,076 sq. ft. Early Explorers Child Care and Learning Center located at 300 Joseph Drive. Approved March 23, 2021.

Date	Petition #	Business Item
3/23/21	SP 406	Site Plan No. 406 - the request by TSSF Architects for site plan review and approval of a 2,486 sq. ft. Health Advantage Credit Union located at 4924, 5004 and 5006 Eastman Avenue. Approved April 13, 2021.
4/13/21	CUP 70	Conditional Use Permit No. 70 – the request of Wendy Dials to allow the continued use as a single-family residential home located at 3921 Bay City Road in an RB Multiple Family Residential B zoning district. Approved by City Council May 24 14, 2021.
5/11/21	CUP 71	Conditional Use Permit No. 71 – the request of Katie Norris to allow the continued use of a single-family residential home at property located at 1318 Lincoln Street in a RB Multiple Family Residential B zoning district. Approved by City Council on June 14, 2021.
5/11/21	CUP 72	Conditional Use Permit No. 72 – request of Pnacek Property Solutions LLC to allow the development of a Child Care Center at property located at 5305 Perrine Road. In an RA-1 Single-Family Residential zoning district. Approved by City Council June 14, 2021.
6/8/21	SP 390	Site Plan No. 390 - approval of a one (1) year Windemuller Electric Addition Site Plan extension request.
6/22/21	City Modern Master Plan	City Modern Master Planning
7/13/21	CUP 73	Conditional Use Permit No 73 - initiated by Great Lakes Bay Construction Inc. to approve a Conditional Use Permit to allow the development of a drive thru coffee shop at property located at 6615 Eastman Avenue. Approved by City Council on August 9, 2021.
8/10/21	CUP 74	Conditional Use Permit No. 74 – the request of David Laurette to approve a Conditional Use Permit for an existing single-family residential home at property located at 4917 Hedgewood Drive in an OS Office Service district. Approved by City Council on September 13, 2021.
8/10/21	SP 408	Site Plan No. 408 - initiated by JBS Contracting for site plan review and approval of a 17,000 sq. ft. shop addition to Precision Torque Control located at 220 Arrow Cove. Approved August 24, 2021.
8/24/21	SP 409	Site Plan No. 409 – initiated by Shaheen Development for site plan review and approval of a 15,200 sq. ft. office development located at 415 Rodd Street, the block bound by Rodd Street, McDonald Street, Indian Street, and Buttles Street. Approved September 14, 2021.
8/24/21	ZP 633	Zoning Petition No. 633 – initiated by Dollar General Corporation to rezone property located at 2601 Washington Street from split zoning of OS Office Service and RC Regional Commercial zoning to zoning entirely of RC Regional Commercial subject to conditions offered by the petitioner. Approved by City Council on October 11, 2021.

Date	Petition #	Business Item
9/14/21	ZP 634	Zoning Petition No. 634 – initiated by Cobblestone Commercial LLC to rezone properties located at 6109 and 6115 Merlin Ct. from split zoning of OS Office Service and CC Community Commercial zoning to zoning entirely of CC Community Commercial. Approved by City Council on October 18, 2021.
9/28/21	SP 411	Site Plan No. 411 – initiated by Deshano Development for site plan review and approval of a 46,997 sq. ft., 50 unit, residential apartment development located at 221 E Patrick Road. Approved on October 21, 2021.
9/28/21	SP 413	Site Plan No. 413 – initiated by William A Kibbe and Associates for site plan review and approval of a 7,744 sq. ft., six unit, residential loft development located at 311 and 315 Rodd Street. Approved on October 12, 2021.
9/28/21	SP 414	Site Plan No. 414 – initiated by D&M Site for site plan review and approval of a service driveway connecting Fast Ice Drive to the Costco Access Driveway at property located at 4600 Bay City Road. Approved on October 12, 2021.
10/12/21	SP 412	Site Plan No. 412 – initiated by Holland Engineering for site plan review and approval of a 4,500 sq. ft. car wash located at 1303 and 1405 S Saginaw Road. Approved on December 14, 2021.
10/12/21	ZP 635	Zoning Petition No. 635 - initiated by Mark Bone to rezone property located at 411 W Indian Street from OS Office Service to D Downtown zoning. Approved by City Council on November 8, 2021.
11/23/21	ZP 636	Zoning Petition No. 636 - initiated by Cal Ieuter to rezone properties located at 409 and 415 E. Buttles Street, and 411 and 415 Cronkright Street from OS Office Service to D Downtown zoning. Approved by City Council on January 10, 2022.
12/14/21	ZP 637	Zoning Petition No. 637 - initiated by Greater Midland Community Centers, Inc. to rezone properties located at 1514, 1602, 1606, 1610, and 1614 State Street; and part of 2205 Jefferson Avenue from RA-4 One & Two Family Residential to COM Community zoning. Approved by City Council on January 10, 2022.