

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, MAY 10, 2022, 2022 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order at 7:01 p.m. by Chairman Koehlinger

2. Pledge of Allegiance to the Flag

3. **Roll Call**

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

ABSENT: Pnacek

OTHER PRESENT: Ryan Smith, Community Development Planner; Brad Kaye, City Manager and four (4) others.

4. **Approval of Minutes**

Sajbel moved to approve the minutes of April 26, 2022. Broderick seconded the motion.

Motion carries 7-0.

5. **Public Hearings** –

- 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.

Smith gave an overview of zoning petition No. 638.

Petitioner:

Peter Poznak with PDKST 143 McDonald St Midland, MI on behalf of Crisann Breed:

Mr. Poznak provided some history of Dahlia Hill, the neighboring property to the parcels, and the subject parcels. Dahlia Hill was incorporated in 1998. 1320 W Main Street has been used as a studio and museum by the property owner for many years and has not been used as a single family home since at least 2000. The property located at 1400 W Main has been used as a single family residence and will continue to be used as a rental for the foreseeable future. This parcel is included in the petition for rezoning for possible future expansion of the studio for office space for the Equiline Museum. The request for the zoning change by the petitioner is intended to ensure the proper use in the zoning district and will keep the future expansion secured and amenable.

Bain asked about the ownership of the parcels located at 1320 and 1400 W Main Street. Mr. Poznak explained that the Charles Breed estate owns the property at 1400 W Main Street while the Equiline Design company owns the property located at 1320 W Main Street. The Charles Breed Estate owns 100% of the shares of the Equiline Design company.

Comments in support – None

Comments in opposition –

Marty McGuire, 2910 Valley Drive Midland MI:

Mr. McGuire lives near the subject parcels. He spoke about his concerns that this rezoning request does not fit the proposed use for the parcels. He feels it is changing the zoning from one non-conforming use to another non-conforming use. Concerned about adding a large COM Community zoned area of property and what that could potentially be used for in the future.

Petitioner rebuttal:

Peter Poznak explained that the COM Community zoning district does not need to be something that is community-owned it is rather a district that supports the types of uses that are beneficial to the community. Mr. Poznak believes the prospect of their ever being any high density residential on those two properties, if the zoning petition fails, is low.

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

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

Nays: None

Absent: Pnacek

Motion carries 7-0

Mayville made a motion to recommend Zoning Petition No. 638 to City Council for approval, Sajbel seconded the motion:

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

Nays: None

Absent: Pnacek

Motion carries 7-0

6. **Old Business** - none
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** – Urban 3 final proposal is ready to be jointly presented by the City Council and the Planning Commission. There will be a poll sent out to determine the scheduling for the meeting. City Manager, Brad Kaye spoke about the procedures of the interim period while the Planning Director position is being filled. He also spoke about the two upcoming vacancies on the Planning Commission and the search to fill them.
12. **Items for Next Agenda – May 24, 2022** –
 - a. **CUP No. 76** - The request of Michele’s Montessori School to approve a Conditional Use Permit for a child care center at 1025 E Wheeler Street. The property is split zoned RA-1 Residential and COM Community.
13. **Adjournment:**

It was moved by Sajbel and seconded by Deckrow to adjourn at 8:02 pm.
Motion carries 7-0.

Respectfully submitted,



Ryan Smith
Community Development Planner

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION