

**MINUTES OF THE REGULAR MEETING OF THE  
MIDLAND CITY PLANNING COMMISSION,  
ON TUESDAY, JANUARY 11, 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, Koehlinger, Sajbel, Broderick, and Deckrow

**ABSENT:** Mayville, Fields, Pnacek, and Rodgers

**OTHER PRESENT:** Grant Murschel, Director of Planning & Community Development; Ryan Smith, Community Development Planner and eight (8) others.

4. **Approval of Minutes**

Broderick moved to approve the minutes of December 14, 2021, Sajbel seconded the motion.

Motion carries 5-0.

5. **Public Hearings** –

- a. **Planned Unit Development - PUD No. 19** – initiated by Landmark Assisted Living & Memory Care for a mixed use redevelopment of 800 Rockwell Drive and 5217 & 5221 Bay City Road.

Murschel gave the staff presentation for PUD No. 19.

Bain asked for clarity on the process of approval, Murschel indicated that when/if this concept plan is recommended for approval by this board, it is then sent to City Council for approval. Following approval of the concept plan by City Council, the applicant would then be required to provide a more detailed plan for City Council's review and approval. The public hearing held by the City Council is for review of the concept plan and the detailed plan is reviewed by the Council only.

Broderick asked if the parcels redevelopment meets the 3 acre requirement without the campground, Murschel indicated that was correct.

Koehlinger asked what zoning district typically permits the use of a nursing homes. Murschel indicated OS with conditional use, and also RB with conditional use. Koehlinger stated that the reason we are using this PUD is because the permitted use is not allowed in RC. Murschel elaborated that the design is also beneficial to the City and the use.

**Petitioner:** Nilesh Malaviya, Saginaw, MI

Mr. Malaviya indicated that the market report shows assisted living and memory care unit shortage. Bain asked the rationale behind keeping the RV parks and lake. Just an extra for the property, not a priority for making money. RV parks are popular and needed in the area. Access will not be given to the green spaces/beach/recreation spaces of the assisted living properties. The petitioner states that they specialize in beautifying buildings.

**Comments in support** – Dave Keyser 5321 Cortland St. Midland MI

A lot of hotel use has moved out of this area. This building has limited use based of the structure (load bearing interior walls) which limit it's use to a hotel, apartment building or some other type of residential use. This building would need to be torn down to allow for other purposes.

**Comments in opposition** – Christine Rapanos 1400 Avalon Street, Midland MI

Objection to this development because of the regional commercial designation. Hotels are in fact in high demand. Assisted living does not fit next to the recreational or commercial use. People will probably complain about the light and noise that is associated with the current uses in the

area. Worry what this PUD approval will perhaps bring in. I don't feel that this compliments the surrounding use. My business is going to hurt. The question was asked if they would place an assisted living development right near Meijer and Walmart?

Elaine Rapanos 1400 Avalon Street, Midland MI:

She is the owner of the parking lot. She feels the redevelopment will be very expensive. Would like to investigate the development's financial sources and history and experience with assisted living. She states that there are idle people hanging around the vacant property and spilling over into the neighboring recreational properties. She questions if there is an approved permit from the state for an assisted living facility?

**Petitioner Rebuttal:** Niles Malaviya, Saginaw, MI

Petitioner states that there are many partners for this project, so there should be no financial worry. He feels his company is very experienced in what they are doing. In terms of noise complaints the facility is indoors so the petitioner believes this should not be an issue, since the brick building should provide sound masking.

Koehlinger closed the public hearing.

Broderick would like to do more research about the applicants other properties as to how well they are performing. She commented that this looks good on paper but potential hardship if funding or use declines. She is concerned with how this property will be managed especially with the possible change of uses.

Murschel cautions the commission from making a decision solely on the operational concerns. It may be more appropriate for the Planning Commission to see renderings or examples of other hotels that may have been converted to assisted living, from the applicant.

Sajbel asked if the mixed use wasn't there would the Planning Commission see this application?

Yes, it could just come to this board with a PUD without the retail use.

The applicant has been asked to provide more examples of similar projects that the applicant/developers have completed. Also, commissioner would like more information on the proposed commercial use.

Deliberation and consideration will be postponed tonight and will be reevaluated a next meeting scheduled for January 25, 2022.

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** – Mr. Murschel stated that covid protocol and case load in the area has delayed city modern updates and coffee chats with commissioners. Doodle polls will be coming out soon.
12. **Items for Next Agenda – January 25, 2022** – City's Capital Improvement Plan will be coming to commission at the next meeting.

**Adjournment:**

It was moved by Bain and seconded by Sajbel to adjourn at 8:03 p.m.

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

Nays: None

Absent: Mayville, Fields, Pnacek, and Rodgers

Motion carries 5-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant Murschel". The signature is written in a cursive style with a large initial "G".

Grant Murschel  
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION