

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, JANUARY 25, 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, Fields, Pnacek, and Deckrow

ABSENT: Mayville and Rodgers

OTHER PRESENT: Grant Murschel, Director of Planning & Community Development; Ryan Smith, Community Development Planner and eleven (11) others.

4. **Approval of Minutes**

Sajbel moved to approve the minutes of January 11, 2022, Broderick seconded the motion.

Motion carries 7-0.

5. **Public Hearings** – none

6. **Old Business** -

- 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 an updated presentation of PUD No.19.

Bain states that he notices changes to the site plan around the retention pond. Murschel stated that these changes are due to the updated measurements regarding the landscaping space and area around the existing stormwater management pond.

Koehlinger reopened the Public hearing for Planned Unit Development - PUD No. 19:

Petitioner: Nilesh Malaviya, Saginaw, MI and Dave Keyser 5321 Cortland St. Midland MI:

Sample projects were presented by the petitioners, including list of ongoing projects and completed projects. The petitioner indicated that they had a meeting with surround property owners to try and settle some disputes and concerns surround this development.

Broderick asked about the Parkdale development and what the current percent of occupation. The petitioner indicated it is currently 60% occupied.

Bain and Koehlinger brought up questions surrounding the proposed commercial space. The petitioner would like a commercial space that fits the residents of the facility. e.g. pharmacy, dry cleaners, medical supply place, etc.

Bain asks if there is any known asbestos on the properties. The petitioners are not sure, yet. That type of review will be part of the next steps of development. Fields questions the need for this type of development, the petitioner feels there is a shortage of this type of care in Midland with his research showing that this development will fill an essential need here.

Comments in support – none.

Comments in opposition – **John Mighion 44823 Marigold Dr., Sterling Heights, MI:**

Mr. Mighion spoke about the historical vision of this area for commercial purposes has been established. He feels that recreational facilities have been being developed and should continue to

be developed. He does not believe that the proposed use mixes well next to the current recreational uses. Mr. Mighion noted that the petitioner was at first working well with the surrounding property owners but now they are saying they will have to “look into things”.

Christine Rapanos, 1400 Avalon Street, Midland MI Midland, MI

Ms. Rapanos indicated that she shares common parking and access area and this inflicts more consequences on the surrounding properties more than if there was a greater separation (i.e. their own access drive, no shared parking lot). She feels that more questions should be asked and looked into before such a big decision is made.

Petitioner Rebuttal: Niles Malaviya, Saginaw, MI

The petitioner indicates that the Parkside facility just opened in August, 2021. He states that the occupancy needs time to increase. He feels that the approval of the PUD would not have a negative effect on the surrounding zoning and use.

Koehlinger closed the public hearing.

Murschel reviewed some of the questions that were provided on the communication received in opposition of this petition. The question regarding whether the City of Midland has a mechanism to prevent these properties from becoming hospice centers or apartments. Mr. Murschel indicated that any sort of change in use would require going through the Planning Commission, with further approval at City Council. There was a question about the exterior of the building being upgraded. Mr. Murschel indicated that because this is a proposed change of use, the developers would have to meet all building code requirements for any renovations.

Murschel encouraged the Planning Commission not to base their decision on the market because a petitioner pursuing approval of any development project has done their research on the market sustainability of the area.

Bain spoke about the conversion of a hotel to assisted living, he feels that a PUD feels like the right way to do that. Bain agrees that there is a demand for an assisted living. He knows that it is sensitive with the mixing of uses with recreation right next door. However, he feels the adaptive reuse of the hotel is ideal through the PUD process. He notes that this PUD may not be consistent with a 30 year vision but a lot can happen within the coming years.

Pnacek, agrees with Bain and is reassured with the answers to the questions regarding the change of use needing additional approval.

Fields asked about the change of the Master Plan and if something is approved what effect would it have on the surrounding properties moving forward. Murschel spoke about the best practices that have emerged and this really does become a subjective decision that has to be reached by this Commission weighing all of the information provided.

Fields and Broderick both stated that they believe this area is identified as commercial that should ideally what is placed there.

Bain made a motion to recommend the Planned Unit Development - PUD No. 19 to City Council for review and approval, Sajbel seconded the motion:

Yeas: Bain, Pnacek, Sajbel, and Deckrow

Nays: Fields, Koehlinger, Broderick

Absent: Mayville, Rodgers

Motion carries 4-3.

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 stated that the Urban3 results will be results coming soon. City Modern Master Plan public input in-person sessions have been postponed until COVID-19 slows down. Work is still being done on the Master Plan.

12. Items for Next Agenda – February 8, 2022 –

CIP presentations from department heads will be at the next meeting. This year, the Concept 5 sewer program will be included in the CIP.

13. Adjournment:

It was moved by Pnacek and seconded by Fields to adjourn at 8:04 p.m.

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

Nays: None

Absent: Mayville, Rodgers

Motion carries 7-0.

Respectfully submitted,



Grant Murschel
Director of Planning & Community Development

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