

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, MARCH 9, 2021 7:00 P.M.**

MEETING HELD ELECTRONICALLY DUE TO THE COVID-19 PANDEMIC

<https://zoom.us/join> | Webinar ID: 897 4124 4119 and Password: 840082

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

2. **Roll Call**

PRESENT: Mayville (Midland, MI), Bain (Midland, MI), Heying (Midland, MI), Sajbel (Midland, MI), Broderick (Midland, MI), Pnacek (Midland, MI), Koehlinger (Midland, MI) and Rodgers (Midland, MI)

ABSENT: None

OTHERS PRESENT: Grant Murschel, Director of Planning & Community Development; and three (3) others.

3. **Approval of Minutes**

Heying moved to approve the minutes, Rodgers seconded the motion to approve the minutes of the regular meeting of February 23, 2021.

Yeas: Mayville, Heying, Sajbel, Broderick, Koehlinger, Pnacek, Rodgers and Bain

Nays: None

Motion carries 8-0

Pnacek acknowledged a conflict of interest in regard to Site Plan No. 405 and removed himself from the meeting.

4. **Public Hearings –**

a. **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.

Mr. Murschel gave an overview of the petition.

Bain asked questions relating to vehicle and DART access. Koehlinger asked about the need for the second driveway. Mr. Murschel spoke about the size of the lot and the future ability to split the lot into two or more parcels, a secondary access point would be needed in that case. Heying stated that the development is a bit tight on the lot. He asked for clarification for the fire access, etc. Mr. Murschel indicated that the Fire Marshall does review the plans to insure that they meet the criteria needed for approval; as proposed, this plan meets the fire access and all other site requirements for the fire code. Mayville asked about the depth of the stormwater basin, Mr. Murschel stated that the Engineering Dept. has reviewed this plan and, based off the preliminary information, a fence would not be required surrounding the basin due to the slope of the sides.

Petitioner: Scott Bell with Lapham Associates, 116 South 3rd St, West Branch, MI

Mr. Bell spoke about the prospect of adding a second tenant. Bain asked about the hours of operation, Bell indicated that this would not be a 24 hour a day operation, it would be more geared toward 9:00 am to 5:00 pm workers.

Public Comments in support: None

Public Comments in opposition: None

Mayville closed the public hearing.

In line with the Rules of Procedure for the Planning Commission, a final decision on Site Plan No. 405 will take place at the next scheduled meeting, March 23, 2021.

Pnacek rejoined the meeting.

5. **Old Business** – none

6. **Public Comments** (unrelated to items on the agenda) – none

7. **New Business** –

a. **2020 Planning Commission Annual Report:**

Mr. Murschel reviewed the 2020 Annual report. Bain pointed out a few discrepancies with the report. Board discussion also suggested adding an “Impact” category to show the items that have gone before this board that have been brought to fruition. Koehlinger asked for perhaps a trends table to show an annual comparison of the workload.

Murschel indicated that the report would be revised and brought back for final approval at an upcoming meeting.

b. **Boards & Commissions Code of Conduct:**

Mr. Murschel spoke about the conduct code that was adopted by City Council. City Council is asking all boards and commission members to review and sign the document.

8. **Communications** – none

9. **Report of the Chairperson** – none

10. **Report of the Planning Director** – A quick update about City Modern survey that will go out this week. The City Modern website should also be live later in the week. Mr. Murschel spoke about the appointment of Aerial Fields to the Planning Commission to fill the board’s current vacancy. Mr. Murschel also noted this would be the last meeting to be attended by commissioner Heying. He is the second longest serving member of the Planning Commission currently. He has been a tremendous asset to the Planning Commission during his tenure.

11. **Items for Next Agenda – March 23, 2021**

a. 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.

12. **Adjournment**

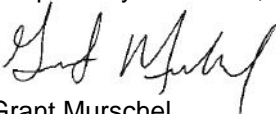
It was moved by Heying and seconded by Pnacek to adjourn at 7:55 p.m.

Yeas: Mayville, Heying, Sajbel, Broderick, Koehlinger, Pnacek, Rodgers and Bain

Nays: None

Motion carries 8-0

Respectfully submitted,



Grant Murschel
Director of Planning & Community Development

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