

**MINUTES OF THE REGULAR MEETING OF THE  
MIDLAND CITY PLANNING COMMISSION,  
ON TUESDAY, MARCH 22, 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, and Deckrow

**ABSENT:** Pnacek, Mayville

**OTHER PRESENT:** Grant Murschel, Director of Planning & Community Development; Ryan Smith, Community Development Planner and twenty nine (29) others.

4. **Approval of Minutes**

Fields moved to approve the minutes of March 8, 2022 Sajbel seconded the motion.

Motion carries 6-0.

5. **Public Hearings** –

- a. **Site Plan No. 407** - the request by Monument Engineering Group Associates for site plan review and approval of phase one of Hunters Ridge, a six (6) unit, single-family development located at 6923 Perrine Road.

Murschel gave an overview of Site Plan No. 407 –

**Petitioner:**

**Britney Shea with Monument Engineering, 7213 Timberline Drive, Flint MI:**

Ms. Shea gave an overview of the project, speaking mostly about the wetland areas on the site as well as site drainage.

Koehlinger asked about the possible future relocation of the Hahn drain, Shea indicated that it will mostly likely be more of a realignment not a complete relocation.

**Comments in support** – None

**Comments in opposition** –

**Eckel Lane 7443 Rock Hollow Midland MI:**

Mr. Lane is the president of the Boulder Creek Condominium Association and he spoke about the potential impact of this development on the Boulder Creek subdivision. He is concerned with the drainage of the proposed properties into the Hahn Drainage area and possible wetlands on the site.

**Mark Heires, 4111 Boulder Creek Dr. Midland MI:**

Mr. Heires spoke about the 2017 flooding event and its impact on the subdivision. He also spoke about his concerns with the placement of the homes with the new development vs. the existing homes in Boulder Creek subdivision.

**Susan Montesi 4110 Boulder Creek Dr. Midland, MI:**

Ms. Montesi asked if the City and this board would be held responsible if the Boulder Creek subdivision sees an increase in water issues on their properties because of an approval of this development.

**Darryl Frickey 4800 Tiger Tail, Midland, MI:**

Mr. Frickey spoke about the drainage easement from Summerset Pines subdivision, and the critical need for that drainage to be maintained. He spoke about the potential safety of phase 2 and its proximity to the Hahn Drain.

**Jacob Keister 6715 Perrine Rd Midland, MI:**

Mr. Keister spoke about his proximity of the new development to his property and the Hahn drain storm basin flooding.

**Eckel Lane 7443 Rock Hollow Midland MI:**

Mr. Lane wanted to make another point about the Hahn drain that runs between Aspen and Boulder Creek is up for cleaning by the County Drain commission and that may make the drain work harder on the end nearest the proposed development.

Koehlinger closed the public hearing.

**Petitioner rebuttal:**

**Britney Shea with Monument Engineering, 7213 Timberline Drive, Flint MI:**

Ms. Shea spoke to some of the concerns about the drainage on the proposed properties and the Hahn drain in general. She also spoke about the lot sizes and that there will actually be fewer houses overall in the development that could potentially place there by other types of development.

Koehlinger asked about the EGLE permitting process, and where the developer is currently with the approval process. Ms. Shea was unsure about which step of the approval process they are at this time.

Murschel spoke about the drainage concerns, not only on the proposed development but also the existing developments. Murschel indicated that before the board decides on this development we will need additional drainage information pertaining to volume and capacity of the proposed drainage and retention plan. The applicant will also need to provide the EGLE wetlands survey.

Site Plan No. 407 will return for further review at the April 12, 2022 meeting.

- b. **Planned Unit Development No. 20** - initiated by Greater Midland Community Center for Concept and Detail Plan review and approval for a redevelopment of 2205 & 2009 Jefferson Avenue and 1614, 1610, 1606, 1602, & 1514 State Street. The proposed redevelopment is for a new community center to contain indoor recreation, fitness, early childhood education, and general community spaces.

Murschel gave an overview of Planned Unit Development No. 20 –

Koehlinger asked if this is a combined approval of both concept plan and detailed plan. Murschel indicated that an approval here would move the PUD to City Council for final approval.

**Petitioner:**

**Steve Gedert, Neumann/Smith Architecture 400 Galleria Officentre Suite 555, Southfield, M**

Mr. Gedert gave a few more detailed comments about the overall plan and proposed layout.

**Comments in support** – None

**Comments in opposition** – None

Koehlinger closed the public hearing.

Sajbel made a motion to waive the rules of procedure and render a decision this evening, seconded by Fields.

Motion carries 6-0

Bain made a motion to recommend review and approval of the Planned Unit Development No. 20 as presented to the City Council, Sajbel seconded the motion:

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

Nays: None

Absent: Pnacek, Mayville

Motion carries 6-0.

- c. **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

Smith gave an overview of Site Plan No. 415 –

**Petitioner(s):**

**Dr. David White 1100 Nine Mile Rd Kawkawlin MI:**

Dr White spoke about the need for a new larger facility, and gave a few specifics about the working of the proposed office.

**Lisa Easterwood, Fleis 9475 N Holly Rd Grand Blanc, MI:**

Ms. Easterwood elaborated on the proposed site development.

**Comments in support** – None

**Comments in opposition** – None

Koehlinger closed the public hearing.

Site Plan No. 415 will return for final review at the April 12, 2022 meeting.

- d. **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.

Smith gave an overview of Site Plan No. 416 –

**Petitioner(s):**

**Matt Schauman with Cobblestone Homes, 4574 Garfield Rd, Saginaw MI:**

Mr. Schauman spoke about the plan and some of the future intentions for the site that are yet to be determined.

**Comments in support** – None

**Comments in opposition** – None

Koehlinger closed the public hearing.

Site Plan No. 416 will return for final review at the April 12, 2022 meeting.

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** – none
12. **Items for Next Agenda – April 12, 2022** –
  - 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 6923 Jefferson Avenue (*originally approved March 18, 2019*).
  - b. **Site Plan Nos. 407, 415 and 416**

13. **Adjournment:**

It was moved by Sajbel and seconded by Broderick to adjourn at 9:12 p.m.

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

Nays: None

Absent: Pnacek, and Koehlinger

Motion carries 6-0.

Respectfully submitted,



Grant Murschel  
Director of Planning & Community Development

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