

**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 Vice Chairman Koehlinger.

2. **Roll Call**

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

ABSENT: Fields and Mayville

OTHERS PRESENT: Grant Murschel, Director of Planning & Community Development; and seven (7) others.

3. **Approval of Minutes**

Pnacek moved to approve the minutes, Rodgers seconded the motion to approve the minutes of the regular meeting of March 9, 2021.

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

Nays: None

Motion carries 6-0

4. **Public Hearings**

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.

Mr. Murschel gave an overview of the petition.

Bain asked questions about the status of the walkway connection from Eastman to Mac Park. The walkway was formally vacated by the city many years ago, and what was previously the public easement is now privately owned. There are two other public access easements into Mac Park that remain.

Broderick asked about the parking spaces and if they are in line with the Zoning Ordinance. 9 spaces are 100 percent and 12 is 120 percent, the petitioner is asking for 16 spaces.

Petitioner:

Chris Bohinski with TSSF Architects, 122 N Washington Ave, Saginaw, MI

Mr. Bohinski spoke about the parking spaces that will be on the site. The client wants to make sure that they have enough spaces to provide adequate parking for both patrons and employees.

Public Comments in support:

Clara Hancock, 4919 Hidden Pines Ct, Midland MI

Neighboring property owner indicated support for this petition.

Mike Rybicki, MLR Engineering, Midland MI

Mr. Rybicki is the civil engineer for the project, he spoke about the need for the additional parking spaces. Also the grading plan was included in the stormwater proposal that was presented to the

Engineering Department. The sidewalk will need to be changed to five feet to comply with the zoning.

Public Comments in opposition: None

Koehlinger closed the public hearing.

In line with the Rules of Procedure for the Planning Commission, a final decision on Site Plan No. 406 will take place at the next scheduled meeting, April 13, 2021.

5. **Old Business**

Pnacek removed himself from the meeting due to a conflict of interest with the following item.

- 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.

Murschel gave an update in regard to this Site Plan.

Bain made a motion to recommend approval of Site Plan No. 405 –with the following contingencies. The motion was seconded by Sajbel.

1. A final stormwater management plan and permit amendment to the satisfaction of the City Engineering Department.
2. A final soil erosion and sedimentation control permit to the satisfaction of the City Building Department.
3. A revised landscaping plan to the satisfaction of the City Planning Department.
4. Public easement around the water main extension to the satisfaction of the City Engineering Department and City Attorney.
5. A shared access design and easement to the satisfaction of the City Planning Department.

Yeas: Sajbel, Broderick, Koehlinger, Rodgers and Bain

Nays: Fields and Mayville

Abstain: Pnacek

Motion approved 5-0

Pnacek returned to the meeting.

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

7. **New Business** – none

8. **Communications** – none

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

10. **Report of the Planning Director** – An update about City Modern survey that received 205 responses. The responses in full will be sent to the Planning Commission ahead of the next regular meeting.

11. **Items for Next Agenda – April 13, 2021**

- a. **Conditional Use Permit No. 70** – the request of Wendy Dials to allow the continued use as a single-family residential home located at 3921 Bay City Road. The subject property is zoned RB Residential B.
- b. **Updated 2020 Annual Report**
- c. **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 Rodgers and seconded by Sajbel to adjourn at 7:38 p.m.

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

Nays: None

Motion carries 6-0

Respectfully submitted,

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

Grant Murschel
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION