

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, APRIL 13, 2021 7:00 P.M.**

MEETING HELD ELECTRONICALLY DUE TO THE COVID-19 PANDEMIC

<https://zoom.us/join> Webinar ID: 838 5215 9955 Passcode: 088615

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

2. **Roll Call**

PRESENT: Bain (Midland, MI), Sajbel (Midland, MI), Koehlinger (Midland, MI), Broderick (Midland, MI), Pnacek (Midland, MI), Mayville (Midland, MI), Fields (Midland, MI), and Rodgers (Midland, MI) (*joined at 7:45 pm*)

ABSENT: None

OTHERS PRESENT: Grant Murschel, Director of Planning & Community Development; Tom Wyatt, Community Development Planner; Selina Tisdale Director of Community Affairs and three (3) others.

3. **Approval of Minutes**

Pnacek moved to approve the minutes, Sajbel seconded the motion to approve the minutes of the regular meeting of March 23, 2021.

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

Nays: None

Motion carries 7-0

4. **Public Hearings**

a. **Conditional Use Permit No. 70** – the request of Wendy and Jason 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.

Mr. Murschel gave an overview of the petition.

Sajbel asked about an ownership change and if the CUP would stay with the property. Yes, if this approved the change would transfer with a future sale. So both single family and RB uses will be allowed on the site.

Petitioner:

Wendy and Jason Dials, 3921 Bay City Rd, Midland, MI

Mrs. Dials spoke about the need for an addition to their home to accommodate added family members.

Public Comments in support: None

Public Comments in opposition: None

Mayville closed the public hearing.

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

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

Nays: None

Motion carries 7-0.

Sajbel made a motion to recommend approval of CUP No 70 with the single contingency, seconded by Bain.

1. The approved Conditional Use Permit applies only to the single-family residential use.

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

Nays: None

Motion carries 7-0

5. **Old Business**

- 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

Murschel gave an update in regard to this Site Plan.

Sajbel commented that this will be a great addition to the area. Koehlinger notes that he agrees that the parking increase is justified in this case.

Sajbel made a motion to recommend approval of Site Plan No. 406 –with the following contingency. The motion was seconded by Broderick.

1. A final stormwater management plan and permit amendment to the satisfaction of the City Engineering Department.

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

Nays: None

Motion carries 7-0

- b. **Updated 2020 Annual Report** – will bring update to the next Planning Commission meeting.

- c. **Results of Initial City Modern Survey**

Tom Wyatt, Community Development Planner for the City of Midland, gave an overview of the results of the Modern Survey. 205 responses were received and these will be added to the City Modern Website. The City of Midland will continue the initial visioning/public input phase.

Koehlinger asked if there were any comment themes or patterns among the responses. Wyatt spoke about the bullet points that were touched on often.

Fields asked about the demographics of the participants, Murschel stated that this is not a portion of this survey but in the future this will be.

Mayville asked if there were any surprising to unexpected responses. Wyatt stated that most answers were expected and in line with answers received in past surveys

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

7. New Business –

a. Center City Overlay District Updates

Selina Tisdale Community Affairs Director City of Midland, gave an overview of the Center City Overlay District amendments. Murschel spoke about the zoning language text changes that will occur with this update.

Sajbel made a motion to continue to work on the Center City Overlay District Updates. The motion was seconded by Pnacek.

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

Nays: None

Motion carries 8-0

8. Communications – none

9. Report of the Chairperson – none

10. Report of the Planning Director –

11. Items for Next Agenda – April 27, 2021

12. Adjournment

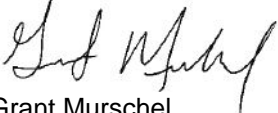
It was moved by Broderick and seconded by Fields to adjourn at 8:42 p.m.

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

Nays: None

Motion carries 8-0

Respectfully submitted,



Grant Murschel
Director of Planning & Community Development

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