

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, MAY 11, 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)

ABSENT: None

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

3. **Approval of Minutes**

Bain moved to approve the minutes, Rodgers seconded the motion to approve the minutes of the regular meeting of April 13, 2021.

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

Nays: None

Motion carries 8-0

4. **Public Hearings**

a. **Conditional Use Permit No. 71** – request of Katie Norris to approve a Conditional Use Permit to allow the continued use of a single-family residential home at property located at 1318 Lincoln Street. The subject property is zoned RB Residential B.

Mr. Murschel gave an overview of the petition.

Koehlinger 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: None

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 Rodgers.

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

Nays: None

Motion carries 8-0.

Rodgers made a motion to recommend approval of CUP No 71 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, Rodgers Mayville, Fields and Bain

Nays: None

Motion carries 8-0

- b. Conditional Use Permit No. 72** – request of Pnacek Property Solutions LLC to approve a Conditional Use Permit to allow the development of a Child Care Center at property located at 5305 Perrine Road. The subject property is zoned RA-1 Single-Family Residential.

Commissioner Pnacek declared a conflict of interest with this petition and removed himself from the meeting at this time.

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:

Patrick Pnacek 2525 N Eastman Avenue, Midland, MI

Mr. Pnacek spoke about the dire need for additional Child Care in Midland.

Public Comments in support: None

Public Comments in opposition:

Jim Harlow 5213 Perrine Road, Midland MI.

Mr. Harlow states his adamant opposition to this petition as he believes it will dramatically drop his property value and add traffic flow.

Mr. Pnacek stated that he looked into these types of concerns but still believes that this is a good fit for use.

Mayville closed the public hearing.

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

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

Nays: None

Abstain: Pnacek

Motion carries 7-0.

Bain commented that the Future Land use is compatible and that child care is a lower impact use than other uses.

Sajbel commented on the long vacancy of this structure it will be nice to see a new use.

Rodgers made a motion to recommend approval of CUP No 72 with the single contingency, seconded by Sajbel.

1. The approved Conditional Use Permit applies only to the Child Care Center use.

Yeas: Sajbel, Broderick, Koehlinger, Pnacek, Mayville, Fields and Bain
Nays: None
Abstain: Pnacek

Motion carries 7-0

Commissioner Pnacek rejoined the meeting.

5. **Old Business** - none
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** – Mr Murschel spoke a bit about the Master Planning survey that will launch later this month.
11. **Items for Next Agenda – May 25, 2021**
12. **Adjournment**

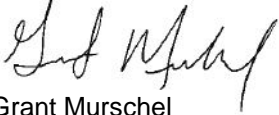
It was moved by Sajbel and seconded by Pnacek to adjourn at 7:59 p.m.

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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