

**MINUTES OF THE REGULAR MEETING OF THE  
MIDLAND CITY PLANNING COMMISSION,  
ON TUESDAY, JULY 13, 2021 7:00 P.M.,  
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order at 7:00 p.m. by Grant Murschel, Director of Planning & Community Development

2. Pledge of Allegiance to the Flag

3. **Roll Call**

**PRESENT:** Bain, Sajbel, Koehlinger, Pnacek, Fields, Rodgers, Deckrow, and Broderick

**ABSENT:** Mayville

**OTHER PRESENT:** Grant Murschel, Director of Planning & Community Development; Tom Wyatt, Community Development Planner; and seven (7) others

4. **Election of Officers:** Rodgers indicated that the Nominating Committee recommended Koehlinger to serve as Chair and Sajbel to serve as Vice Chair.

Motion by Bain, seconded by Sajbel to elected Andrew Koehlinger as Chair of the Planning Commission. Motion carries 8-0.

Koehlinger began chairing the meeting.

Motion by Rodgers, seconded by Broderick to elected Ted Sajbel as Vice Chair of the Planning Commission. Motion carries 8-0.

5. **Approval of Minutes**

Pnacek moved to approve the minutes of June 22, 2021, Rodgers seconded the motion.

Motion carries 8-0.

6. **Public Hearings** –

a. **Conditional Use Permit No 73** - initiated by Great Lakes Bay Construction Inc. to approve a Conditional Use Permit to allow the development of a drive thru coffee shop at property located at 6615 Eastman Avenue. The subject property is zoned RC Regional Commercial.

***Pnacek removed himself from the meeting due to a conflict of interest.***

Murschel gave the staff presentation for Conditional Use Permit No 73.

Bain asked some clarifying questions about the southbound turn lane on Eastman Avenues and traffic flow near the exit.

**Petitioner: Scott Bell – Lapham and Associates** – 515 E 5<sup>th</sup> Street, Clare, MI – Mr. Bell spoke about the proposed project. Sajbel asked if this location is in addition to the existing Biggby Coffee shop on Saginaw Rd. This site will be an additional location. Bain asked about the hours of operation for this Site. Norma Psycher with Biggby Coffee answered that the shop will be open Monday-Thursday 6 am – 8 pm; Friday and Saturday 6 am – 9 pm; and Sunday from 7 am -8 pm.

**Comments in support** – **Cory Psycher**, Co-owner of this Biggby Coffee location. Excited about the prospect of being able to reinvest into the community.

**Comments in opposition** – None.

Koehlinger closed the public hearing.

Bain made a motion to waive the rules of procedure and render a decision this evening, seconded by Rodgers. Motion carries 8-0.

Rodgers made a motion to recommend approval of Conditional Use Permit No 73 with one contingency item, seconded by Fields.

1. Approval is granted to the proposed drive-thru coffee shop in compliance with the accompanying site plan. Any additional uses of the property shall be reviewed and approved in accordance with the standards of the City of Midland Zoning Ordinance, including the requirements for site plan approval under Article 27.

Yeas: Bain, Sajbel, Koehlinger, Fields, Rodgers, Deckrow, and Broderick  
Nays: None

Motion carries 7-0.

***Pnacek returns to the meeting***

7. **Old Business** - none

***Pnacek rejoined the meeting.***

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

9. **New Business** – none

10. **Communications** – none

- a. **City Modern Master Planning Update**

Mr. Murschel updated the Commission about the survey for Neighborhoods and Livability. There has been 208 responses so far. The survey is open until July 31. The next Midland Moves event is on Thursday July 22<sup>nd</sup> at 5:30 pm to be held at Plymouth Park. The walk will be just over a half mile long. The City Planning staff has initiated a draft map to identify different neighborhoods in the city and provide neighborhood names to them. This is a draft and staff will be looking for public input with this map and the process.

- b. **Downtown Main Street Zoning**

Mr. Murschel brought the idea to the Commission to talk about the zoning on Main Street in downtown. In order to have a proper mix of business and uses that will drive foot traffic in the downtown area some cities regulate the uses that can go into the first floor level. Murschel asked members of the Commission to go down to Main Street sometime in the next month to explore and think about the mix of uses. This topic will be reconsidered in August.

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

12. **Report of the Planning Director** – none

13. **Items for Next Agenda – July 27, 2021** – none

14. **Adjournment**

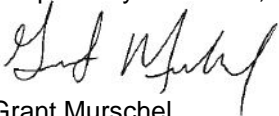
It was moved by Rodgers and seconded by Fields to adjourn at 7:52 p.m.

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

Nays: None

Motion carries 8-0

Respectfully submitted,



Grant Murschel  
Director of Planning & Community Development

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