

**MINUTES OF THE REGULAR MEETING OF THE  
MIDLAND CITY PLANNING COMMISSION,  
ON TUESDAY, AUGUST 10, 2021 7:00 P.M.,  
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order at 7:00 p.m. by Chairman Koehlinger
2. Pledge of Allegiance to the Flag
3. **Roll Call**

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

**ABSENT:** None

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

4. **Approval of Minutes**

Rodgers moved to approve the minutes of July 13, 2021. Fields seconded the motion.

Motion carries 9-0.

5. **Public Hearings** –

- a. **Conditional Use Permit No 74** – initiated by David Laurette for an existing single-family home located at 4917 Hedgewood Drive. The subject property is zoned OS Office Service which permits single-family homes only by approval of a Conditional Use Permit.

***Commissioner Rodgers declared a conflict of interest on this petition and removed himself from the meeting during this public hearing.***

Murschel gave the staff presentation for Conditional Use Permit No 74.

Bain asked some clarifying questions about the easement and the idea of adding a shared access agreement condition to apply to the property. Mr. Murschel mentioned that it would be a best practice to have an agreement in case of future sale, in case one does not already exist.

**Petitioner: David Laurette – 4917 Hedgewood Drive** – Mr. Laurette spoke about the history of the home and zoning. He indicated that the property has access easements as well as other easements across the property to the west.

**Comments in support** – None

**Comments in opposition** – None.

Koehlinger closed the public hearing.

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

Mayville made a motion to recommend approval of Conditional Use Permit No 74 with one contingency item, seconded by Sajbel.

1. Approval is granted for the single-family residential home. 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, Pnacek, Fields, Mayville, Deckrow, and Broderick  
Nays: None

Motion carries 8-0.

***Commissioner Rodgers returned to the meeting***

- b. **Site Plan No. 408** - initiated by JBS Contracting for site plan review and approval of a 17,000 sq. ft. shop addition to Precision Torque Control located at 220 Arrow Cove.

Murschel gave the staff presentation for Site Plan No. 408. One (1) public comment was received ahead of the meeting indicating no objection.

**Petitioner: Joe Claybaugh with JBS Contracting** – 1680 Gover Street, Mount Pleasant – Mr. Claybaugh spoke about the proposed project and acknowledged the outstanding items. He will be making the revisions and sending in updated plans ahead of the next meeting.

**Comments in support** – None.

**Comments in opposition** – None.

Koehlinger closed the public hearing.

Deliberation on Site Plan No. 408 will take place at the August 24, 2021 meeting.

**6. Old Business -**

- a. **Downtown Main Street Zoning** - Mr. Murschel spoke to the fact that City Council acted on this item to send this to the Downtown Development Authority (DDA) board first. Once the DDA acts on it, it will then come back to this body for discussion.

**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** – Mr. Murschel spoke about the items that have moved forward onto City Council for approval and other items that have gone before the Council. This included final approval of Conditional Use Permit No. 73 and a new grant from the U.S. Department of Housing & Urban Development to address unmet needs following last year's dam failures and subsequent flooding events.

**12. Items for Next Agenda – August 24, 2021**

- a. **Site Plan No. 409** – initiated by Shaheen Development for site plan review and approval of a 15,200 sq. ft. office development located at 415 Rodd Street, the block bound by Rodd Street, McDonald Street, Indian Street, and Buttles Street.
- b. **Zoning Petition No. 633** – initiated by Dollar General Corporation to rezone property located at 2601 Washington Street from split zoning of OS Office Service and RC Regional Commercial zoning to zoning entirely of RC Regional Commercial subject to conditions offered by the petitioner.
- c. **City Modern Master Planning** – 6:00 p.m. Work Session
- d. **Site Plan No. 408** - initiated by JBS Contracting for site plan review and approval of a 17,000 sq. ft. shop addition to Precision Torque Control located at 220 Arrow Cove.

**13. Adjournment**

It was moved by Rodgers and seconded by Fields to adjourn at 7:42 p.m.

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

Nays: None

Motion carries 9-0

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant Murschel". The signature is written in a cursive style with a large initial "G" and "M".

Grant Murschel  
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION