

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, AUGUST 24, 2021 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order at 7:02 p.m. by Chairman Koehlinger
2. Pledge of Allegiance to the Flag
3. **Roll Call**

PRESENT: Bain, Sajbel, Koehlinger, Pnacek, Fields, Mayville, and Deckrow

ABSENT: Broderick, Rodgers

OTHER PRESENT: Grant Murschel, Director of Planning & Community Development; Rachel Guentensberger, Planning Department Administrative Assistant and thirteen (13) others

4. **Approval of Minutes**

Pnacek moved to approve the minutes of August 10, 2021. Sajbel seconded the motion.

Motion carries 7-0.

5. **Public Hearings** –

- 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.

Murschel gave the staff presentation for Site Plan No. 409.

Pnacek asked about the specifics for the clear vision triangle. Murschel explained the calculations. Mayville asked about the setback in the DNO zoning district, Murschel spoke about the about the setback requirements that will be met with this site plan. Bain asked about the wider sidewalks that are proposed in the site plan, and commented how they are a great addition to the area for walkability.

Petitioner:

Nicholas Seehafer with Shaheen Development – 1100 S Washington Saginaw, MI:

Mr. Seehafer spoke about the specific of the building and the ideas for the future of the site for phase two. Mr. Seehafer spoke to each of the specific items that were deemed deficient with the original plans and how he will address each of them.

Comments in support – None.

Comments in opposition –

Jen VanDeZande 501 Rodd Street: Concerns about the Road Diet and lane closure, and fears that additional development will bring more traffic and issues. Ms. VanDeZande fears this will be dangerous addition to the area, worried about the drainage at the intersection of Rodd and Indian.

Petitioner rebuttal:

Mr. Seehafer spoke about the design of the site that will be will not harm the traffic flow or the water retention of the property, he stated that in fact the water retention will likely improve due to the development.

Koehlinger closed the public hearing.

Deliberation on Site Plan No. 409 will take place at the September 14, 2021 meeting.

- 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

Murschel gave the staff presentation for Zoning Petition No. 633.

Petitioner:

John Lauderbach 715 E Main Street Suite 110, Midland MI:

Mr. Lauderbach spoke about the history of the site and its various uses. Mr. Lauderbach also spoke about the minor modifications that would need to take place on the building itself. The design would try to be as sympathetic to the surrounding neighborhood.

Comments in support –

Jason Yuhasz 500 Snap Dragon Lane Dewitt MI- Formerly with Family Video:

Spoke very highly about the Dollar General as a tenant and neighbor of the other former Family Video sites that have been changed to Dollar General Locations.

Comments in opposition –

Dean Witherspoon 800 Cambridge Street, Midland MI:

Mr. Witherspoon has major concerns about the contingencies that have been offered by the applicant and believes that they are being specifically tailored to Dollar General, not simply the overall rezoning of the property. Mr. Witherspoon shared his concerns with the change as he is the owner of property directly next to the proposed site.

Petitioner rebuttal:

Mr. Lauderbach commented on the fact that the RC Regional Commercial is the portion of the property that is directly adjacent to the property at 800 Cambridge. He feels Dollar General will make good neighbors in the area.

Koehlinger closed the public hearing.

Pnacek made a motion to waive the rules of procedure and render a decision this evening, seconded by Fields. Motion carries 7-0.

Mayville made a motion to recommend approval of Zoning Petition No. 633 for the reasons identified in the staff report, Fields seconded the motion:

- RC Regional Commercial zoning district, subject to the conditions offered by the applicant, is a reasonable extension of the zoning district that is immediately adjacent to the north of the subject site.
- The Future Land Use Map of the Master Plan establishes this area as a transitional zone between residential, office-service, and commercial land uses.
- The proposed zoning district is considered appropriate given anticipated future development patterns in the area.

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

Nays: None

Motion carries 7-0.

6. Old Business -

- a. **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 an update in regard to this Site Plan.

Bain made a motion to recommend approval of Site Plan No. 408 with the following contingencies. The motion was seconded by Pnacek.

1. A final stormwater management plan and permit to the satisfaction of the City Engineering Department.
2. An improved surface accessing the existing hydrant to the east of the development is required to the satisfaction of the Fire Marshal.

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

Nays: None

Motion approved 7-0

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** – Murschel spoke about the Master Plan meeting that was held ahead of tonight's Planning Commission meeting.

12. **Items for Next Agenda – September 14, 2021**

- a. **Zoning Petition No. 634** – initiated by Cobblestone Commercial LLC to rezone properties located at 6109 and 6115 Merlin Ct. from split zoning of OS Office Service and CC Community Commercial zoning to zoning entirely of CC Community Commercial zoning.
- b. **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.

13. **Adjournment**

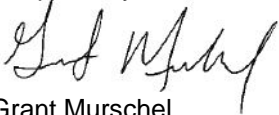
It was moved by Sajbel and seconded by Bain to adjourn at 8:30 p.m.

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

Nays: None

Motion carries 7-0

Respectfully submitted,



Grant Murschel
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION