

**MINUTES OF THE REGULAR MEETING OF THE  
MIDLAND CITY PLANNING COMMISSION,  
ON TUESDAY, SEPTEMBER 14 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, Koehlinger, Rodgers, Pnacek, Fields, Mayville, and Deckrow

**ABSENT:** Broderick and Sajbel

**OTHER PRESENT:** Tom Wyatt, Community Development Planner; Rachel Guentensberger, Planning Department Administrative Assistant and five (5) others

4. **Approval of Minutes**

Fields moved to approve the minutes of August 24, 2021. With the change recommended by Bain, Deckrow seconded the motion.

Motion carries 7-0.

5. **Public Hearings** –

- 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.

Wyatt gave the staff presentation for Zoning Petition No. 634.

Mayville asked about what other types of uses can be placed in the Community Commercial, Tom spoke about the possible uses in that area. Mayville also spoke about split zoning that exists and the need to tidy up the zoning map and Future Land Use map to avoid split zoning. Fields asked if the petitioner had an idea of the type of development that may be placed there. Wyatt stated that the petitioner is present and will be able to add some clarity. Bain asked about shared access to the parking lots on Wackerly. Mayville stated that there is not access at this time. Koehlinger stated that he feels the CC is a lighter commercial use that RC which is more a medium use commercial zoning designation.

**Petitioner:**

**Matt Schauman with Cobblestone Commercial LLC – 5474 Garfield Rd. Suite 2 Saginaw, MI:**

Mr. Schauman spoke about the specifics of the request. The property owner indicates that these parcels are slated for a possible specialty dental office, but they are still very early in the planning phase.

*Audio issues including low volume on the recorded video were reported by MCTV starting at this time which continued through the remainder of the meeting.*

**Comments in support** – None.

**Comments in opposition** – None.

Koehlinger closed the public hearing.

Pnacek motioned to waive the rules of procedure and vote on this petition tonight, seconded by Fields

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

Nays: None

Motion carries 7-0.

Rodgers made a motion to recommend approval of Zoning Petition No. 634 for the reasons identified in the staff report, Pnacek seconded the motion:

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

Nays: None

Motion carries 7-0.

b. **Old Business** -

- 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.

Pnacek made a motion to recommend approval of Site Plan No. 409 with the following contingencies. The motion was seconded by Mayville.

1. A final stormwater management plan and permit to the satisfaction of the City Engineering Department.
2. A final soil erosion and sedimentation control permit to the satisfaction of the City Building Department.

**Yeas:** Bain, Rodgers, Koehlinger, Pnacek, Fields, Mayville, and Deckrow

**Nays:** None

Motion approved 7-0

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. Wyatt spoke about the webinar training opportunity upcoming for commission members.

11. **Items for Next Agenda – September 28, 2021**

- a. **Site Plan No. 411** – initiated by Deshano Development for site plan review and approval of a 46,997 sq. ft., 50 unit, residential apartment development located at 221 E Patrick Rd.
- b. **Site Plan No. 413** – initiated by William A Kibbe and Associates for site plan review and approval of a 7,744 sq. ft., six unit, residential loft development located at 311 and 315 Rodd Street.
- c. **Site Plan No. 414** – initiated by D&M Site for site plan review and approval of a service driveway connecting Fast Ice Drive to the Costco Access Driveway at property located at 4600 Bay City Road.

D. **Master Plan Phase One summary**

12. **Adjournment**

It was moved by Rodgers and seconded by Mayville to adjourn at 7:40 p.m.

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

Nays: None

Motion carries 7-0

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant Murschel". The signature is written in a cursive, flowing style.

Grant Murschel  
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION