

**MINUTES OF THE REGULAR MEETING OF THE  
MIDLAND CITY PLANNING COMMISSION,  
ON TUESDAY, SEPTEMBER 28, 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, Mayville, and Deckrow

**ABSENT:** Broderick, Fields and Rodgers

**OTHER PRESENT:** Grant Murschel, Director of Planning & Community Development; Rachel Guentensberger, Planning Department Administrative Assistant and twenty one (21) others

4. **Approval of Minutes**

Pnacek moved to approve the minutes of September 14, 2021. Mayville seconded the motion.

Motion carries 6-0.

5. **Public Hearings** –

- 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 Road.

Murschel gave the staff presentation for Site Plan No. 411.

**Petitioner:**

**Scott Bell Lapham Associates – 515 5<sup>th</sup> Street, Clare, MI:**

Mr. Bell spoke about the details of the buildings and the idea for possible additional development on the western side of the parcel. Mr. Bell was asked about the potential of moving the driveway to Bayliss Street versus Arbury, he stated that the change could be made if need be.

**Comments in support** – None.

**Comments in opposition** –

**Janet Singleton, 314 Arbury Place:**

Mrs. Singleton spoke about her concerns with the development including increased traffic on Arbury Place. She commented that if the driveway was potentially moved to Bayliss Street, it would keep the added traffic flow off of the smaller and less traveled Arbury Place.

**Laura Vosejka, Executive Director of Creative 360 located at 1517 Bayliss Street:**

Ms. Vosejka brought questions from the board of Creative 360. She asked about the need for this type of housing in the city and the associated costs for rent for these apartments. Concerns related to the traffic and safety for the children in the area were spoken about, echoing the idea for the relocation of the driveway onto Bayliss Street.

**Jason Yats, 310 Arbury Place:**

Mr. Yats spoke of concerns with the dumpster and driveway placement, both of which would be directly next to his house.

**Janet Singleton, 314 Arbury Place:**

Mrs. Singleton returned to the podium to speak about her surprise for this development, wishing she knew about the idea of this petition sooner.

**Petitioner rebuttal:**

Mr. Bell stated that this is the first time that the City has seen these plans, so it is very early in the development stages. Mr. Bell also spoke about the housing study that was done, showing the need for this type of housing in the moderate income range. This would likely be a MSHDA, subsidized housing. Mr. Bell also spoke about the on-site playground area that is proposed would be very small.

Koehlinger closed the public hearing.

Mr. Murschel spoke about Michigan law related to zoning and the permitted uses in the RB zoning district. The city applies the zoning and allows this type of the development for the property, as long as it meets the development standards. The City goes one step above Michigan law and notifies the property owners within 300 feet of a parcel for development so they are aware of the proposed plans.

Mr. Murschel spoke about the revisions that would be necessary for the approval. Mr. Murschel indicated that if the Commission requested the driveway be moved, it in turn would most likely relocate the dumpster as well. Bain spoke about the amount of children that he personally sees in that area, that is near his home. Mayville wanted to make sure that if the proposal to move the driveway onto Bayliss, the home owners on that street would have an opportunity to comment at the next meeting. Koehlinger agreed to allow public comments for this Site Plan at the October 12, 2021. After arriving at a consensus, Chairman Koehlinger asked the developer to consider to relocate the driveway and the dumpster ahead of the next meeting.

Final consideration of Site Plan No. 411 will take place at the October 12, 2021 meeting.

- 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

Murschel gave the staff presentation for Site Plan No. 413.

**Petitioner:**

**Matt Schauman with Cobblestone Homes, 8937 N Meadows Ct Freeland:**

Mr. Schauman spoke about the specific of the building and the unique design of the development, and their hopes this will fit nicely with the downtown area.

**Comments in support** – None.

**Comments in opposition** – None.

Koehlinger closed the public hearing.

Final consideration of Site Plan No. 413 will take place at the October 12, 2021 meeting.

- 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.

Murschel gave the staff presentation for Site Plan No. 414.

Mayville asked about the private and public street agreement Murschel spoke about the two types of agreements that could take place. Murschel spoke about the stormwater pond as Mayville mentioned the detention pond location seemed a little out of the place, Murschel noted that with they are taking advantage of the natural slope of the property.

**Petitioner(s):**

**John Morey with D& M Site, 401 Balsam Street, Saginaw, MI:**

Mr. Morey spoke about the alignment and the necessity of the road for future development.

**Christine Rapanos, 1400 Avalon Street Midland MI:**

Ms. Rapanos spoke about the need for Market Street to meet the needs for future development and reduce the amount of curb cuts onto Bay City Road.

**Comments in support** – None.

**Comments in opposition** – None.

Koehlinger closed the public hearing.

Final consideration of Site Plan No. 414 will take place at the October 12, 2021 meeting.

6. **Old Business** - none
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 job posting for the new Community Development Planner and the part time grant administration position open in the Planning Department. Mr. Murschel also spoke about the ongoing Master Planning process.
12. **Items for Next Agenda – October 12, 2021**
  - a. **Site Plan No. 412** – initiated by Holland Engineering for site plan review and approval of a 4,500 sq. ft. car wash located at 1303 and 1405 S Saginaw Road
  - b. **Zoning Petition No. 635** - initiated by Mark Bone to rezone property located at 411 W Indian Street from OS Office Service to D-Downtown zoning.
  - c. **Site Plans Nos. 411, 413 and 414**
  - d. **Imagine It Summary** – Phase 1 of the Midland City Modern Master Plan

13. **Adjournment**

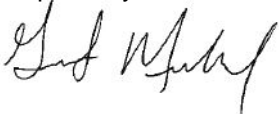
It was moved by Mayville and seconded by Bain to adjourn at 8:26 p.m.

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

Nays: None

Motion carries 6-0

Respectfully submitted,



Grant Murschel  
Director of Planning & Community Development

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