

# AGENDA

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION,  
TO TAKE PLACE ON TUESDAY, SEPTEMBER 8, 2020 7:00 P.M.

***This meeting will be held electronically due to the COVID-19 pandemic.***

The meeting will be broadcasted live on ATT U-Verse Channel 99; MGTV Channel 188 and online at [Cityofmidlandmi.gov/video](http://Cityofmidlandmi.gov/video)

To join via videoconference, go to:

<https://zoom.us/join> | **Webinar ID:** 864 0387 3410 | **Password:** 311719

To join via telephone, dial:

US: +1 646 558 8656 or +13017158592 | **Webinar ID:** 864 0387 3410 | **Password:** 311719

## MEETING AGENDA:

1. Call to Order
2. Roll Call
3. Approval of the Minutes
  - a. Regular Meeting – August 25, 2020
4. Public Hearings
5. Old Business
6. Public Comments (unrelated to items on the agenda)
7. New Business
  - a. Master Plan Timeline and Initial Survey Questions
8. Communications
9. Report of the Chairperson
10. Report of the Planning Director
11. Items for Next Agenda – September 22, 2020
12. Adjournment

**MINUTES OF THE REGULAR MEETING OF THE  
MIDLAND CITY PLANNING COMMISSION,  
ON TUESDAY, AUGUST 25, 2020 7:00 P.M.**

**MEETING HELD ELECTRONICALLY DUE TO THE COVID-19 PANDEMIC**

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1. The meeting was called to order at 7:05 p.m. by Chairman Mayville

2. **Roll Call**

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

**ABSENT:** None

**OTHERS PRESENT:** Grant Murschel, Director of Planning & Community Development; Tadd Underhill, Manager of Information Service (meeting host); and four (4) others.

3. **Approval of Minutes**

Bain made a motion to approve the minutes of the regular meeting of July 28th, 2020 seconded by Broderick.

Yeas: Mayville, Koehlinger, Heying, Bain, Sajbel, Broderick, Rodgers and Pnacek

Nays: None

Motion carries 8-0.

4. **Public Hearings**

a. **Site Plan No. 403** - request by Greystone Homes for site plan review and approval of Phase II of the site condominium known as Greystone Woods. The proposed addition is for eight (8) single-family residential site condominium units located at 6201 W Wackerly Street.

Murschel gave an overview of the petition.

Sajbel asked for clarification on the flood plain elevation level and if there are concerns of the possibility of a change in the floodplain due to damn breakage. Murschel stated that FEMA has indicated that they are not planning to change the floodplain map.

Mayville asked about the proposed finished flood elevation of the project, Murschel indicated that this number is not always given to this board but is included at the time of permitting for the homes. Murschel indicated the street elevation is 625 ft, which is above the 100 year floodplain. Mayville also asked if the development is proposing basements, Murschel indicated that because this development is not located in the floodplain, they are within their right to build basements, but it is unknown at this time if they will.

**Petitioner: Kelly Wall with Greystone Homes 6408 W Wackerly**

Mr. Wall spoke about the proximity of the property to the floodplain and his dealings with the DEQ. Mr. Wall also spoke to the contingency items that were questioned.

**Jon Ledy, Engineer on the project**

Mr. Ledy spoke about the elevation of the properties and the water retention level on the proposed development area.

**Public Comments in support:** None.

**Public Comments in opposition:** None

Mayville closed the public hearing.

Heying made a motion to waive the rules of procedure and render a decision this evening, seconded by Sajbel

Vote on the motion:

Yeas: Mayville, Koehlinger, Heying, Bain, Sajbel, Broderick, Rodgers and Pnacek

Nays: None

Motion carries 8-0

Heying made a motion to recommend approval on Site Plan No. 403 with the seven (7) listed contingencies the motion was seconded by Rodgers

1. A final stormwater management plan and permit amendment 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.
3. Final approval of the condominium Master Deed and By-Laws to the satisfaction of the City Planning Department.
4. Final approval and execution of a development agreement to the satisfaction of the City Attorney's Office, Engineering and Planning Departments.
5. Sidewalks must be installed on both sides of each proposed street with proper ADA ramps at the intersections to the satisfaction of the City Engineering Department.
6. All streets must be constructed to City standards, including a standard, non-rolled curb to the satisfaction of the City Engineering Department.
7. Final lot sizes must be compliant with RA-1 Single-Family Residential to the satisfaction of the City Planning Department.

Vote on the motion:

Yeas: Mayville, Koehlinger, Heying, Bain, Sajbel, Broderick, Rodgers and Pnacek

Nays: None

Motion carries 8-0

- b. **Zoning Petition No. 632** - request by Nickie Ross to rezone property located at 4203 Bay City Road from RB Multiple Family Residential to RC Regional Commercial

Murschel gave an overview of the petition.

**Petitioner:** Daniel Dwyer Snyder 544 W 5<sup>th</sup> Street Clare MI, Realtor

**Public Comments in support:** None.

**Public Comments in opposition:** Maureen Kelsey of 4109 Bay City Road

Citizen spoke about her feelings in opposition to the development, she does not want this area to become overly zoned for commercial purposes.

Mayville closed the public hearing.

Bain commented on the subject area is changing to more commercial in use, but the decision to make these changes were made during the Master Plan update years ago.

Heying commented about the single family homes in the area. The Master Plan makes sense from a development standpoint, but commented on how the City also needs to protect the interests of the residents in surrounding areas. Pnacek and Rodgers agreed that the changes poss a dilemma.

Murschel commented that it is a dilemma when moving from one use to the next. However, he stressed that the change in this direction has been over a multitude of years and involved a collection of different decisions made by the city that all involved public input opportunities. This includes the 2018 Master Plan update, rezoning considerations for properties along Bay City Road near Rockwell Drive, the Savant Group site plan, the Costco site plan, and the new Fisher Sand and Gravel site plan.

Heying made a motion to waive the rules of procedure and render a decision this evening, seconded by Koehlinger.

Vote on the motion:

Yeas: Mayville, Koehlinger, Heying, Bain, Sajbel, Broderick, Rodgers and Pnacek

Nays: None

Motion carries 8-0

Koehlinger made a motion to recommend approval on Zoning Petition No. 632, the motion was seconded by Pnacek.

Vote on the motion:

Yeas: Mayville, Koehlinger, Heying, Bain, Sajbel, Broderick, Rodgers and Pnacek

Nays: None

Motion carries 8-0

5. **Old Business**- none
6. **Public Comments** (unrelated to items on the agenda) – None
7. **New Business**
8. **Communications** – None
9. **Report of the Chairperson** – None
10. **Report of the Planning Director** - Murschel gave an update on items that have been approved by City Council at their most recent meeting.
11. **Items for Next Agenda – September 8, 2020**
  - a. Master Plan Timeline and Initial Survey Questions

12. **Adjournment**

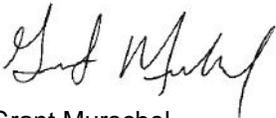
It was moved by Bain and seconded by Rodgers to adjourn at 8:23 p.m.

Yeas: Mayville, Koehlinger, Heying, Bain, Sajbel, Broderick, Rodgers and Pnacek

Nays: None

Motion carries 8-0

Respectfully submitted,



Grant Murschel  
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION



## MEMORANDUM

**To:** Midland City Planning Commission  
**From:** Grant Murschel  
Director of Planning & Community Development  
**Date:** September 4, 2020  
**Re:** Comprehensive Master Planning Process

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The City of Midland had planned to initiate a new comprehensive Master Plan in the latter parts of 2020. However, due to the COVID-19 pandemic and the dam failure and subsequent flooding events of May 2020, this project has been delayed significantly. A key component of a City's master plan is the input from citizens. Comprehensive community engagement is achieved through a multitude of input opportunities that include in person events and online surveys. Because social distancing requirements remain in effect to curb the spread of the coronavirus, staff is delaying the majority of the plans for in person events. These events will be scheduled at a later date once social distancing requirements no longer limit the size of an in person event.

While this delay is possible for the Master Plan, the City's Parks and Recreation Plan cannot be delayed as it must be completed before February 2021. As such, the Parks and Recreation Department is wanting to move forward with an online survey for their plan.

City staff still want the two projects to collaborate and for the input gathered in the Parks & Recreation Plan survey to be informative to the future Master Plan. In light of this, staff is wanting to include a couple of questions about the Master Plan within the Parks and Recreation Plan survey.

The Parks & Recreation Plan survey will include the following questions:

1. How many years have you been a resident of the City of Midland?
2. Which parks have you visited during the last year? (all parks listed – check all that apply)
3. Which park did you visit the most during the last year? (select only one)
4. How often would you say you visit a City park?
5. During which season of the year did you visit the parks most?
6. Which of the following is the biggest factor impacting your decision to visit a parking in the last year? (location, facilities, safe environment, concerts and special events, natural areas, exercise, pavilion rental, did not visit any parks, other)
7. What mode of transportation do you most often use to travel to a park? (walk, bike, public transportation, skateboard, drive, other)
8. What is your favorite recreational activity?
9. What do you do when you visit a park? (14 activities listed – check all that apply)
10. Do you or someone in your family participate in an organized recreation league? (yes/no)
11. Do you participate in any of the Adult Sports programs in the City of Midland? (five options listed – check all that apply)

12. Does anyone in your family participate in any of the City of Midland youth programs? (four options listed – check all that apply)
13. The City of Midland puts on many programs and special events, do you participate in any of the following? (16 options listed – check all that apply)
14. Do you participate in any of the winter time leisure activities in the City of Midland? (seven options listed – check all that apply)
15. How often do you generally visit the dog park in Chippewassee Park?
16. If you do not use Chippewassee Dog Park, why not?
17. What is your overall impression of the parks you visit?
18. The park facilities are clean: (rate from strongly agree to strongly disagree)
19. The park facilities are well maintained: (rate from strongly agree to strongly disagree)
20. What type of facilities or improvements would you like to see added to the City of Midland parks? (cricket, lacrosse, softball/baseball fields, soccer fields, sports complex, more paved trails, more natural areas, multiple-use sports fields, ADA accessible sports fields, access to water, other – select all that apply)
21. It is a goal to strive to make each park as barrier-free/ADA accessible as possible for the convenience and enjoyment of visitors with disabilities. Do you have a household member with a disability? (yes/no)
22. The current level of ADA accessibility within the City's parks is acceptable: (rate from strongly agree to strongly disagree)
23. If you do not use any of the parks, which of the following is the primary reasons impacting your decision? (I use and enjoy the parks, locations are not convenient, desired facilities are not ADA accessible, not interested in using the parks, desired facilities are not available, concerned with safety, I use the Midland County Parks, other)
24. Is there a need to acquire additional public parkland, green space or recreational areas? (yes/no – asks for input in how additional space would be utilized)
25. How many persons are in your household within the following age groups?
26. What is your household income?
27. What is your age?
28. What is your gender?
29. What is your ethnicity?
30. Do you have any additional comments that you would like to offer?

### **Additional Master Plan-Related Questions**

As mentioned, staff would like to add some additional questions to this survey that relate to the Master Plan. These additional questions are meant to encourage people to think holistically about how the City's parks and recreation assets impact their wellbeing and contribute to the City's overall livability. These questions will also provide an understanding as to how the public values the City's parks and recreation assets. Understanding

Staff is proposing the following draft list of questions:

1. Do you live within walking or biking distance to a City park? (yes/no)
  - a. If so, do you think this park adds value to your neighborhood? (yes/no/undecided)
2. Did you consider the City of Midland's parks and recreation assets when choosing to live in Midland or within a particular neighborhood of Midland? (yes/no)

3. Do you think the City's parks contribute to the natural environment of the community? (yes/no/undecided)
4. The City of Midland has more park acreage than the surrounding cities of Bay City, Mt. Pleasant, and Saginaw combined. All of this green space creates a unique community feel and aesthetic. Do you think the City's parks and recreation offerings overall add value to your life as a resident of Midland? (yes/no/undecided)
5. When choosing what amenities are located in your neighborhood, which one would you give the highest priority? (park, outdoor recreation facility (e.g. playground), paved non-motorized trail, indoor fitness facility/gym, grocery store, gas station, other)
6. The City's parks are easy to access by walking, biking or via another form of non-motorized transportation: (rate from strongly agree to strongly disagree)
7. Do you think the City could improve the non-motorized connections to the parks, making it safer and easier to walk, bike, or run to them in general? (yes/no/undecided)
  - a. If so, do you have a particular park or parks in mind that are currently difficult or unsafe to access?

### **Overall Plan for Beginning Master Planning Process**

Until social distancing requirements are reduced and there are no limits on gathers of people, staff is wanting to wait on the formal kick off of the master planning process. The City has talked about the master planning process beginning in 2020 which is an additional reason for there to be specific questions included within the Parks & Recreation Plan survey.

Once we are able to formally kick off the master planning process, staff is recommending the following schedule:

- Public input within neighborhood focus areas and on specific city-wide topics | **2-3 months**
- Review and analysis of public input received (assisted by consultant) | **2 months**
- Formulation by the Planning Commission a desired set of community goals and objectives for the future, using community input received (assisted by consultant) | **2 months**
- Review and consideration of Planning Commission's draft goals and objectives by City Council | **1-2 months**
- Capturing goals and objectives into specific areas of the plan (assisted by consultant) | **3-4 months**
- Finalizing a draft plan, that includes a strategy to achieve the goals and objectives, to be sent to City Council for final review and consideration | **1-2 months**
- Consideration of the plan for final adoption by the Planning Commission | **1 month**

Total time to complete the project, if all is on schedule, is 12-16 months.

Staff will present on the included information during the meeting on September 8, 2020.