

**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

<https://zoom.us/join> | Webinar ID: 873 9767 7267 | Password: 391215

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 5th 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**

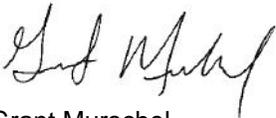
It was moved by Bain and seconded by Rodgers to adjourn at 8:23 p.m.

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

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