

MINUTES

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION
TUESDAY, JANUARY 10, 2023 AT 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN

1. Chair Koehlinger called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance to the Flag

3. **Roll Call**

PRESENT: Pnacek, Deckrow, Broderick, Bain, Mayville, McCoy, Koehlinger

ABSENT: Fields, Craig

OTHERS PRESENT: Jacob Kain, Director of Planning & Community Development; Ryan Smith, Community Development Planner; and 18 others.

4. **Approval of Minutes**

Bain moved to approve the minutes of the special meeting of December 13, 2022. McCoy seconded. Motion carried 7-0.

Broderick moved to approve the minutes of the regular meeting of December 13, 2022. Deckrow seconded. Motion carried 7-0.

5. **Public Hearings**

a. **Tentative Preliminary Plat** – initiated by MLR Engineering on behalf of Tom McLand Company for a proposed 65 lot mixed use subdivision known as Westside Subdivision located at 6000 Stark Road.

Kain gave an overview of the Westside Subdivision Tentative Preliminary Plat.

The petitioner was not present and asked that decision on the plat be postponed to the next Planning Commission meeting.

Mayville inquired about the wet area in the back of the property. Kain explained that it was a borrow pit created during the construction of US-10 and is not a natural waterbody or wetland.

Public Comments:

Mike Dennett, 6715 Herbert Road, Midland, Michigan.

Dennett expressed concern about Herbert Road and whether it is in a condition to handle the increased traffic from the proposed plat.

John Elsen, 6106 Sturgeon Creek Parkway, Midland, Michigan.

Elsen expressed concern that the development would cause more flooding. He believes the City needs to do more in terms of storm water requirements.

Chair Koehlinger closed the public hearing.

Mayville moved to postpone consideration of the tentative preliminary plat to the next Planning Commission meeting on January 24, 2023. Broderick seconded.

Yeas: Deckrow, Bain, McCoy, Broderick, Koehlinger, Mayville, Pnacek

Nays: None

Motion carried 7-0.

b. **Planned Unit Development No. 19** – initiated by MNM Health for an assisted living and memory care facility located at 5217 and 5221 Bay City Road.

Kain gave an overview of the PUD No.19 Detail Plan.

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Bain asked if the scope of the project included the Studio M building. Bain also asked if asbestos remediation is something the City is responsible for ensuring. Kain explained that the requirements in the condemnation order must be met, which includes the asbestos concerns as well as many others to bring the building up to code. Kain also clarified that Studio M is not within the scope of the PUD.

Mayville asked if the detention pond is up to the current requirements as it was designed at the time of original construction. Kain explained that runoff would be reviewed in accordance with the stormwater ordinance.

Koehlinger asked for clarification on the PUD Agreement. Kain explained the general components of a PUD agreement.

Petitioner: Emmanuel Kollias, Wightman, 14328 Northline Road, Southgate, Michigan.

Kollias gave an explanation of the remediation work needed at the property.

Bain asked if the bathroom configurations would remain with the individual suites. Kollias clarified that each unit will have its own restroom.

Deckrow asked about the retail space. Kollias explained that at this time it is proposed as a white box, but will be built out for future use.

Public Comments:

Christine Rapanos, 1400 Avalon Dr., Midland, Michigan.

Rapanos is opposed to the development and does not believe the use is compatible with the adjacent commercial uses. Rapanos is concerned with the ownership of the property and shared parking access at the site.

Petitioner Rebuttal: Emmanuel Kollias.

Kollias explained that there will be no shared parking as there is ample parking on site.

Lori Russell, 68739 S. Main St., Richmond, Michigan.

Russell discussed the ongoing need for facilities for our aging population.

Koehlinger closed the public hearing.

Bain asked for clarification on the PUD approval process in regards to the concept and detail plan.

Broderick noted increased emergency vehicles being problematic due to the adjacent property's shared street entrance.

Koehlinger moved to recommend the PUD to City Council for approval. McCoy seconded.

Yeas: Deckrow, Bain, McCoy, Koehlinger, Mayville, Pnacek

Nays: Broderick

Motion carried 6-1.

6. Old Business

- a. **Conditional Use Permit No. 80** – initiated by D&M Site on behalf of Matt Rapanos to permit construction of a drive-through coffee shop at 3715 N. Saginaw Road.

Pnacek announced a conflict of interest and left the chamber.

Smith gave an overview and update on Conditional Use Permit No. 80.

Smith indicated that a boundary adjustment was approved and that the proposed building had been moved out of the front setback area. The remaining contingencies were provided in the staff recommendation.

Broderick moved to recommend Conditional Use Permit No. 80 to City Council for approval. Koehlinger seconded.

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Yeas: Deckrow, Bain, McCoy, Broderick, Koehlinger, Mayville

Nays: None

Motion carried 6-0.

Pnacek rejoined the meeting.

7. Public Comments (unrelated to items on the agenda)

John Elsen, 6106 Sturgeon Creek Parkway, Midland, Michigan.

Elsen discussed his concerns regarding flooding and infrastructure in the City.

8. New Business – none

9. Communications – Several items from Michigan Planning Association.

10. Report of the Chairperson – Koehlinger encourages the Planning Commission to look at ways in which we can address some of the concerns that are being expressed by residents.

11. Report of the Planning Director – Kain noted the webinar series in Communications in regard to housing. The City can provide a free registration to someone who might want to attend. Kain also reviewed homework for commissioners to complete in order to prepare for their special meeting regarding the Future Land Use and Future Transportation Use on January 24.

Kain advised that the Capital Improvement Plan is drafted and under review by City staff. It is a more comprehensive plan this year and will be presented to the commission in February.

Kain provided an update on Midland City Modern. Kain updated the commission on engagement with Midland Public Schools. The next Pop Up Planning Studio will be at Senior Services on January 20, 2023. The first open house event will be held at the Greater Midland Community Center on February 2.

12. Items for Next Agenda – January 24, 2023

- a. Tentative Preliminary Plat – Westside Subdivision
- b. Smith Group Presentation
- c. E. Pine Street Vacation

13. Adjournment:

Mayville moved to adjourn. Bain seconded. Motion carried 7-0.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,



Jacob Kain, AICP
Director of Planning & Community Development

JIK/sab

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