

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
TO TAKE PLACE ON TUESDAY, JANUARY 14, 2020 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order by Chairman Mayville at 7:00 p.m.
2. The Pledge of Allegiance was recited in unison by the members of the Commission and the other individuals present.
3. Roll Call
PRESENT: Bain, Broderick, Hanna, Heying, Koehlinger, Mayville, Rodgers and Sajbel
ABSENT: Pnacek
OTHERS PRESENT: Grant Murschel, Director of Planning & Community Development, Nicole Wilson, Community Development Planner and sixteen (16) others.
4. **Approval of Minutes**
Heying made a motion to approve the minutes of the regular meeting of December 10, 2019, seconded by Rodgers. Motion was approved 8-0.
5. **Public Hearings**
 - a. Zoning Petition No. 628 - initiated by Shannon Romanik to rezone property located at 3115 Isabella Street from RB Multiple Family Residential to RA-1 Single Family Residential.

Broderick indicated that she had a conflict of interest with the petition noting her involvement with the sale transaction. She excused herself from her chair and left the chamber. The other Commissioners noted her conflict and agreed with her decision to not participate in the discussion or deliberation.

Murschel gave the staff presentation for Zoning Petition No. 628.

Bain asked if the parcel was originally rezoned to accommodate Shelterhouse. Murschel said he could not definitely say this was the case but the property could have received other approvals to allow Shelter house to locate there.

Bain further asked about the historic potential for a Native American burial area in this location. Murschel responded that in the past, federal grants were used in this location requiring an archeological review of the property prior to construction activities. Throughout that process soil testing was completed and the archeologist rendered an opinion that the construction would not have an impact on the burial ground and construction was able to commence. Murschel stated that the proposed change of zoning would not have an impact on the historic preservation of the site.

Hanna commented that the use of the property was traditionally as a single family home, and then was converted to meet a need in the community.

Heying asked about the condition to delay the rezoning until the time of closing. Murschel commented that while unusual with regard to intentionally delaying the rezoning, conditions are offered regularly.

Mayville commented that without the closing, the property zoning would remain RB. Mayville further asked about the advantages to RA-1 zoning as opposed to RB. Murschel responded that single family homes are not permitted in an RB zoning district and the applicant is desiring to use this property for single-family home purposes.

Petitioner Comments:

Shannon Romanik, 4900 Sturgeon Avenue

Ms. Romanik commented that her goal is really to provide a home for her family and thanked the Planning Commission for the opportunity to present this request.

Public Comments in support:

Janine Ouderkirk, 3115 Isabella Street

Ms. Ouderkirk commented that the move could not happen prior to April 1 due to the impending move and completion of construction of the organization's new facility. The existing house was built by a doctor in 1925 and served most notably as a shelter throughout the years, first ran by Midland County as Harbor House.

Gene Anderson 3309 Isabella Street

Immediate neighbor 'upstream' and welcomes the new neighbors to the area.

Meg Harding, 3319 Rivercrest Court

Neighbor a couple of houses upstream and noted that she moved to her residence in 1962 and is excited to see it returned to a family home.

Janet Lang Cannon, 2921 Chippewa Lane

Parents built their home in 1957. She also owns 2915 Chippewa Lane and stated that she remembers the history of the property. Ms. Cannon commented that she is concerned about the high-density/multi-family low income housing to the north.

Public Comments in opposition:

No comments were made in opposition.

Mayville closed the public hearing.

Bain made a motion to waive the rules of procedure and consider the zoning petition this evening. Seconded by Rodgers. Motion carries 7-0.

Hanna commented that this is a great opportunity to restore the home to its former use. Heying commented that the rezoning is a step in the process to return the building to a home and a challenge for someone to tackle but that it is good to see the use returned to single family.

Bain commented that the rezoning is consistent with the Master Plan and its Future Land Use Map.

Heying made a motion to recommend approval of Zoning Petition No. 628 initiated by Shannon Romanik to rezone property located at 3115 Isabella Street from RB Multiple Family Residential to RA-1 Single Family Residential with the condition of the rezoning not taking effect until upon closing of the property. The motion was seconded by Hanna.

Yeas: Bain, Hanna, Heying, Koehlinger, Mayville, Rodgers and Sajbel

Nays: None

Abstain: Broderick

Absent: Pnacek

Motion carries 7-0.

6. **Old Business** – None.

7. **Public Comments** (unrelated to items on the agenda) – None.

8. **New Business** – None.

9. **Communications**

a. Site Plan Review Process

Murschel gave a presentation related to the Site Plan Review.

Hanna asked about administrative action as relates to staff discretion and if this was meant to allow staff to approve plans that are denied by the Planning Commission. Murschel replied that staff would not have “veto” authority under this proposal and that any appeal option would remain with either the City Zoning Board of Appeals or City Council.

Mayville asked about the parameters that would be applied to administrative review. Murschel responded that those items have not yet been identified and that staff would bring forward a more detailed proposal. Mayville commented that this is a good discussion and good direction and suggested that assembling the square footage of the site plans reviewed in the previous years to identify an appropriate cutoff point.

Bain commented that the criteria often have objective criteria (e.g. Health & Safety) and how broadly the umbrella of that criteria are applied. Murschel responded that the criteria themselves do not identify the specific regulation. Murschel spoke to the site plan check list that has been developed that provides methodical check list of those criteria required by the ordinance. This helps to communicate what standards are to be and are being met. Bain further commented the need to identify clear lines of division between what is under our regulation power and what falls to other jurisdictions.

Heying asked for clarification of the timeline expected. Murschel responded that staff would bring forward a more detailed proposal at the first meeting in February. Murschel also commented that staff will be prepared to handle any public concerns or questions relating to this.

Hanna commented that the general public should be educated as to the processes. Murschel commented that an MCTV session will be filmed around education of the public of the site plan review process.

b. Capital Improvement Plan 2020-2026 - Enclosed within packet only. Staff presentation and public hearing scheduled for January 28, 2019.

10. **Report of the Chairperson** – None.

11. **Report of the Planning Director**

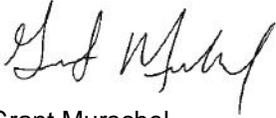
12. Items for Next Agenda – January 28 , 2020

- a. **Site Plan No. 395** - initiated by DGR Properties, LLC for site plan review and approval of a five (5) building, 32,100 square foot mini-storage facility located at 916 Waldo Avenue.
- b. **Site Plan No. 396** - initiated by D & M Site, Inc. for site plan review and approval for an 8,820 square foot medical office facility located at 217 N Saginaw Road.
- c. **Site Plan No. 397**- initiated by Jerome Schafer for site plan review and approval of two (2) site condominiums totaling 33 residential units located at 204 Commerce Drive.
- d. **Capital Improvement Plan 2020-2026** – Staff presentation and public hearing.

13. Adjournment

It was moved by Rodgers and seconded by Heying to adjourn at 8:06 p.m. Motion passed unanimously.

Respectfully submitted,



Grant Murschel
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION