

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
TO TAKE PLACE ON TUESDAY, FEBRUARY 11, 2020 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order at 7:00 p.m. by Chairman Mayville.
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, Hanna, Koehlinger, Mayville, Pnacek, Sajbel, Broderick, Heying and Rodgers

ABSENT:

OTHERS PRESENT: Grant Murschel, Director of Planning & Community Development; Nicole Wilson, Community Development Planner; and five (5) others

4. **Approval of Minutes**

Rodgers made a motion to approve the minutes of the regular meeting of January 14, 2020, seconded by Hanna. Motion carries 9-0.

5. **Public Hearings**

- a. Zoning Petition No. 629 - initiated by Bierlein Investments, LLC to rezone property located at 2100 Bay City Road from RC Regional Commercial to IA Industrial A.

Wilson gave the staff presentation for Zoning Petition No. 629.

Ken LeCureux, Executive Vice President – Bierlein Investments, LLC spoke about possible growth on the current property. Mr. LeCureux stated that the plans are not completely set, but they are excited to have the property ready for future use and development.

Comments in support – None.

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 Rodgers. Motion carries 9-0.

Pnacek and Hanna both expressed support for the petition given its alignment with the City's Future Land Use Map.

Pnacek made a motion to recommend approval of Zoning Petition No. 629, seconded by Rodgers.

Yeas: Bain, Hanna, Koehlinger, Mayville, Pnacek, Sajbel, Broderick, Heying and Rodgers
Nays: None

Motion carries 9-0.

6. **Old Business** – None.

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

8. **New Business** –

a. Site Plan Review Process

Murschel gave the staff presentation regarding the potential changes to the Site Plan Review process modifications.

Mayville commented that revision of the standard process to consider proposals in a single meeting with the option to delay final approval if further information is necessary to render a decision.

Sajbel inquired about how zoning variances would fit within this process. Murschel responded that this evening's presentation is only for the process of site plan review.

Pnacek asked about the appeal process and how that might change with this proposal. Murschel commented that the appeal process at this time is proposed to be to City Council and further on to Zoning Board of Appeals, if necessary. He also commented that the range increase to 10,000 square feet doesn't seem to make an impact, that a higher square footage would make more sense.

Bain asked about Redevelopment Ready Communities and how the best practices identify the appeal process. Murschel responded that typically appeals would go to the Zoning Board of Appeals.

Heying commented that he is not in favor of eliminating the public hearing, but that the fast track process is a valuable offering.

Bain commented that the stakeholders of the planning process could be discouraged at moving the bar repeatedly, that making the changes once would be advisable.

Mayville commented that the value of the public hearing is the dialogue that can take place to provide understanding to the public around the safe guards the zoning ordinance provides as relayed by staff.

Pnacek commented that relaying the objective nature of the Site Plan Review criteria would help to temper expectations. Murschel commented that the public comments submitted should additionally be compared as to the objective requirements rather than subjective rationale that is occasionally offered.

Bain asked for more clarification from City Council on the more subjective areas of the ordinance. Murschel offered that perhaps a training and a clarifying review of the Zoning Ordinance would be valuable. Bain also commented that educating the public around where their comments and input will be most impactful within the Master Plan.

Koehlinger commented that while the effort is worthwhile, it seems to be highly underutilized.

Murschel commented that staff will bring back a recommendation following this discussion. It will maintain public hearings, increase square footage in line with what other communities are measuring, introducing an option for fast track approvals, modify the rules of procedure to have standard procedure as one meeting, instead of two, and clarify the appeal process. Objectives, goals, anticipated timing benefit, and outcomes will also be included.

Rodgers asked what the threshold should be that would alleviate staff burden when combined with the fast track options and a graphic representation of the square footages.

b. Master Planning Process

Murschel gave a brief overview of the staff memorandum around the upcoming master planning process.

Mayville commented that focusing on school areas is a good idea.

Bain commented that neighborhood serving retail should be considered with regard to zoning. Bain further commented on the dynamic in our affordable housing areas.

Broderick commented that RB-2 and ADU's should be evaluated within the housing topic area. Broderick further commented that zoning should be evaluated as relates to supporting small businesses.

Mayville commented that in the long term, taxable values in different areas of the City should be considered. Further comment by Murschel about taxable value per acre by year.

Rodgers commented that fire coverage should be covered within the process. Murschel commented that evaluation of all city services should be considered. Murschel further commented that while a wealth of park resources add value, there is a significant cost to maintaining them.

Murschel further commented as to a structure of ambassadors to assist with the planning process and the branding of the master plan as "City Modern".

Mayville commented that he likes the branding, agreed by Sajbel and Pnacek. Mayville further commented at comparing the distribution of each zoning district in use, zoning and future land use as compared to other like sized cities.

Broderick commented that cultural inclusion would be a valid topic given the rhetoric of residents moving to a more culturally diverse area.

9. Communications – None.

10. Report of the Chairperson - None.

11. Report of the Planning Director

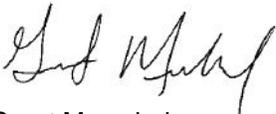
Murschel indicated that the Capital Improvements Plan was approved as well as Site Plan No. 396 and 397. He also announced Wilson's resignation and pending employment at the Midland Business Alliance.

12. Items for Next Agenda – February 25, 2020 - CANCELLED

13. Adjournment

It was moved by Heying and seconded by Hanna to adjourn at 9:00 p.m. Motion passed unanimously.

Respectfully submitted,



Grant Murschel
Director of Planning & Community Development

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