

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, MARCH 8, 2022, 2022 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order at 7:00 p.m. by Chairman Koehlinger

2. Pledge of Allegiance to the Flag

3. **Roll Call**

PRESENT: Bain, Sajbel, Broderick, Fields, Mayville, Pnacek, Koehlinger and Deckrow

ABSENT: None

OTHER PRESENT: Grant Murschel, Director of Planning & Community Development; Ryan Smith, Community Development Planner and four (4) others.

4. **Approval of Minutes**

Minutes from February 8 should be revised to include those absent as part of the voting record.

Mayville moved to approve the minutes of February 8, 2022 with revisions, Broderick seconded the motion with the corrections noted.

Motion carries 8-0.

5. **Public Hearings** –

a. **Conditional Use Permit (CUP) No. 75** – initiated by Aby Groups to approve a Conditional Use Permit for a Popeye’s Restaurant with a drive-thru at 1815 S. Saginaw Road.

Murschel gave an overview of CUP No. 75

Bain asked about the other vehicle access and possible privacy for the residential area adjacent to the proposed site. Murschel explains that the barrier or screening would be better suited for when the rest of the property is developed.

Bain asked about the hours of operation and what is allowed. Murschel explains that the McDonald’s next door is 24 hours and there are no restrictions for hours of operation in RC zoning.

Broderick asks what the shared access for future development would look like. Murschel explains that the future use would need to be considered.

Koehlinger asks about the signage restrictions and how the site plan is non-compliant. Murschel explains that the signage shown tonight is not compliant but the new sign package submitted to the Building Department for permits would be.

Petitioner:

Ryan Walter with Woolpert, 1815 S Meyers Rd Oakbrook Terrace IL, presenting on behalf of Aby Group.

Walter gave an overview of the site plan. Koehlinger asked about the hours of operation, Mr. Walter stated that the hours would be 10 am – 11 pm, 7 days a week. Questions about the shared access drive were asked. Petitioner stated that there is currently no improvements to the shared access drive but the agreement is being modified to include the property owner and developer.

Bain and Mayville are worried about the condition of the shared access drive as it is deteriorating.

Public Comments in support: None

Public Comments in opposition: None

Koehlinger closed the public hearing.

Mayville believes the development should want to improve the shared access drive for the good of the customers.

Murschel explains that the multitude of owners can present challenges for improving the condition of the shared access drive. The Commission concluded that it was in the business' best interest to improve said drive. Murschel stated that his issue will likely be resolved by the property owners.

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

Motion carries 8-0

Pnacek made a motion to recommend approval of the CUP No. 75 with the following contingencies, Sajbel seconded the motion:

1. Approval is granted to the proposed drive-thru restaurant in compliance with the accompanying site plan. Any additional uses of the property shall be reviewed and approved in accordance with the standards of the City of Midland Zoning Ordinance, including the requirements for site plan approval under Article 27.
2. A shared vehicle access agreement to the satisfaction of City Planning Department and recorded at the Midland County Register of Deeds.
3. A final stormwater management plan and permit is required to the satisfaction of the City Engineering Department.
4. A soil erosion and sedimentation control permit is required to the satisfaction of the City Building Department.

Yeas: Bain, Sajbel, Broderick, Fields, Mayville, Pnacek, Koehlinger and Deckrow

Nays: None

Absent: None

Motion carries 8-0.

6. **Old Business** - none

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

8. **New Business** – none

9. **Communications** – none

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

11. **Report of the Planning Director** – Murschel spoke about the previous City Council meeting and the items on the agenda that relate to the Planning Commission.

12. **Items for Next Agenda – March 22, 2022** –

- a. **Site Plan No. 407** - the request by Monument Engineering Group Associates for site plan review and approval of phase one of Hunters Ridge, a six (6) unit, single-family development located at 6923 Perrine Road.
- b. **Site Plan No. 415** - initiated by Fleis & VanderBrink for site plan review and approval of a 5,484 sq. ft. veterinary clinic located at 709 E Wackerly Street.

- c. **Site Plan No. 416** - initiated by Cobblestone Commercial Construction, LLC for site plan review and approval of a 5,000 sq. ft. dental office located at 6109 and 6115 Merlin Court.
- d. **Planned Unit Development No. 20** - initiated by Greater Midland Community Center for Concept and Detail Plan review and approval for a redevelopment of 2205 & 2009 Jefferson Avenue and 1614, 1610, 1606, 1602, & 1514 State Street. The proposed redevelopment is for a new community center to contain indoor recreation, fitness, early childhood education, and general community access facilities.

13. Adjournment:

It was moved by Fields and seconded by Deckrow to adjourn at 7:44 pm

Yeas: Bain, Sajbel, Broderick, Fields, Mayville, Pnacek, Koehlinger and Deckrow

Nays: None

Absent: None

Motion carries 8-0.

Respectfully submitted,



Grant Murschel
Director of Planning & Community Development

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