

**MINUTES OF THE REGULAR MEETING OF THE  
MIDLAND CITY PLANNING COMMISSION,  
TO TAKE PLACE ON TUESDAY, MARCH 10, 2020 7:00 P.M.,  
LAW ENFORCEMENT CENTER MULTI PURPOSE ROOM  
2727 RODD STREET, MIDLAND, MICHIGAN**

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

**ABSENT:** Heying and Mayville

**OTHERS PRESENT:** Grant Murschel, Director of Planning & Community Development; Rachel Guentensberger, Administrative Assistant; and four (4) others

4. **Approval of Minutes**

Broderick made a motion to approve the minutes of the regular meeting of February 11, 2020 with noted correction on page 3, seconded by Rodgers. Motion carries 7-0.

5. **Public Hearings**

- a. Conditional Use Permit No 67. - initiated by Benjamin Hayes to approve a Conditional Use Permit for a single family residential use in an OS Office Service zoning district. The property is located at 2905 W. Wackerly Street.

Murschel gave the staff presentation for Conditional Use Permit No 67.

Benjamin Hayes, 2905 W. Wackerly Street, stated that he has no plans to change or drastically improve the property, his intent is to have it remain a single family home but needs the home to be legally compliant in order for him to refinance the mortgage.

Comments in support – None.

Comments in opposition – None.

Hanna closed the public hearing.

Sajbel made a motion to waive the rules of procedure and render a decision this evening, seconded by Pnacek. Motion carries 7-0.

Sajbel made a motion to recommend approval of Conditional Use Permit No. 67 as proposed. The motion was seconded by Rodgers.

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

Motion carries 7-0.

- b. Conditional Use Permit No 68. - initiated by Midland County Habitat for Humanity to approve a Conditional Use Permit for a single family residential dwelling in an RB Multiple-Family Residential zoning district. The property is located at 311 Sam Street

Murschel gave the staff presentation for Conditional Use Permit No 68.

Petitioners Jennifer Chappel and Eric Ostrander both with Midland County Habitat for Humanity:

Chappel gave an overview of petition. She also referenced previous Conditional Use Permits for the same type of project in the area of the proposed site. Bain questioned Mr. Ostrander about possible drainage issues on the parcel. Ostrander shared that he has begun consultation with the Engineering Department and they do not anticipate any issues with drainage.

One (1) written comment was received indicating no objection to the proposed.

Comments in support – None.

Comments in opposition – None.

Hanna closed the public hearing.

Pnacek made a motion to waive the rules of procedure and render a decision this evening, seconded by Bain. Motion carries 7-0.

Rodgers made a motion to recommend approval of Conditional Use Permit No. 68 as proposed, seconded by Sajbel.

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

Motion carries 7-0.

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** - None.

12. **Items for Next Agenda – March 24, 2020**

a. **Zoning Petition No. 630** - a rezoning request initiated by DGR Properties, LLC to rezone property located at 1420 Bayliss Street from RC Regional Commercial to RB Multiple Family Residential.

b. **Site Plan No. 398** - initiated by Fashion Square Investments, LLC for site plan review and approval of a 9,000 square foot oral surgery medical clinic and office located at 5220 Eastman Avenue.

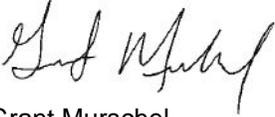
**c. Site Plan No. 399** - initiated by PKP Properties, LLC for site plan review and approval of a 22-unit multiple family residential development, totaling 50,688 square feet, located at 4908 and 4912 Universal Drive.

**d. Site Plan Review Process Further Details**

**13. Adjournment**

It was moved by Pnacek and seconded by Sajbel to adjourn at 7:26 p.m. Motion passed unanimously.

Respectfully submitted,



Grant Murschel  
Director of Planning & Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION