

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, MAY 24, 2022, 2022 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order at 7:01 p.m. by Chairman Koehlinger
2. Pledge of Allegiance to the Flag
3. **Roll Call**

PRESENT: Bain, Broderick, Koehlinger, Craig, and Deckrow

ABSENT: Pnacek, Mayville, Sajbel

OTHER PRESENT: Ryan Smith, Community Development Planner; Brad Kaye, City Manager and four (4) others.

Koehlinger recongized the newest Commission Member Meki Craig.

4. **Approval of Minutes**

Bain moved to approve the minutes of May 10, 2022. Craig seconded the motion.

Motion carries 5-0.

5. **Public Hearings –**

- a. **CUP No. 76** - The request of Michele's Montessori School to approve a Conditional Use Permit for Child Care Center at 1025 E Wheeler Street. The property is split zoned RA-1 Residential and COM Community.

Smith gave an overview of Conditional Use Permit No. 76.

Bain asked about the property zoning history of the subject property. Bain also asked if the text amendment was dependant on this approval or vise versa. Smith indicated that the sequencing will not impact the decision on the CUP tonight.

Petitioner:

Kristin Hosfeld 4611 Swede Avenue, Midland, MI:

Ms. Hosfeld answered some questions that were asked of the petitioner via the communications submitted including hours of operation and number of children that attend.

Comments in support –

Benjamin Dollard 5007 Foxpoint Circle:

Mr. Dollard is a neighboring property owner and would like to see the parcel remain split zoned to retain the buffer between the COM area and the RA-1 zoning.

Comments in opposition –

Diane Wirsing 4912 Washington Street:

Ms. Wirsing feels this is a quiet neighborhood and there is not many children. She feel this development would bring noise, and children walking through her property.

Petitioner rebuttal –

Kristin Hosfeld 4611 Swede Avenue, Midland, MI:

Petitioner states that there is not going to be any use of the basketball courts. Also, no afterhours outdoor activities will be permitted.

Bain made a motion to waive the rules of procedure to deliberate and vote on this petition tonight, Deckrow seconded the motion:

Yeas: Bain, Broderick, Koehlinger, Craig, and Deckrow
Nays: None
Absent: Sajbel, Pnacek, Mayville
Motion carries 5-0

Broderick made a motion to recommend Conditional Use Permit No. 76 to City Council for approval with the three (3) listed contingencies. Craig seconded the motion:

Yeas: Bain, Broderick, Koehlinger, Craig, and Deckrow
Nays: None
Absent: Sajbel, Pnacek, Mayville
Motion carries 5-0


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** – Discussion around the subcommittee to engage more public participation for the Master Planning process.
11. **Report of the Planning Director** – Urban 3 joint meeting to come in June. Also the new Planning Director has been hired and will begin in late June.
12. **Items for Next Agenda – June 14, 2022 –**
 - a. **Zoning Text Amendment No. 162** - Amendments to the COM – Community Zoning text

13. **Adjournment:**

It was moved by Bain and seconded by Deckrow to adjourn at 7:54 pm.

Motion carries 5-0.

Respectfully submitted,



Ryan Smith
Community Development Planner

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION