

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, JUNE 23, 2020 7:00 P.M.**

MEETING HELD ELECTRONICALLY DUE TO THE COVID-19 PANDEMIC

<https://zoom.us/join> | Webinar ID: 824 8354 2538| Password: 637733

1. The meeting was called to order at 7:05 p.m. by Chairman Mayville.

2. **Roll Call**

PRESENT: Bain, Pnacek, Broderick, Heying, Hanna, Mayville Sajbel, and Rodgers

ABSENT: Koehlinger

OTHERS PRESENT: Grant Murschel, Director of Planning & Community Development; Tadd Underhill, Manager of Information Service (meeting host); and three (3) others.

3. **Approval of Minutes**

Hanna made a motion to approve the minutes of the regular meeting of May 12, 2020 as written, seconded by Pnacek.

Yeas: Bain, Pnacek, Broderick, Heying, Hanna, Mayville Sajbel, and Rodgers

Nays: None

Motion carries 8-0.

4. **Public Hearings**

a. **Zoning Text Amendment No. 161 – Amendments to the Site Plan Review Process**

Murschel gave an overview of the proposed changes to the Site Plan Review Process as presented in the staff memo. This follows the directive by City Council from January.

The Commission reviewed the proposed changes to the site plan review process, following on previous discussions earlier in the year. Changes to the administrative review, an appeals process and amendments to the bylaws were reviewed. Murschel indicated that if consensus was reached on the nature of the changes.

Public Comments in support:

Patrick Pnacek 2525 N Eastman Rd Midland, MI. Mr. Pnacke asked for some clarity on how the process will effect new development. Murschel stated that this change in process will hopefully streamline the process by eliminating questions that are outside of the objective criteria set by this board.

Public 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 Hanna.

Vote on the motion:

Yeas: Bain, Pnacek, Broderick, Heying, Hanna, Mayville Sajbel, and Rodgers

Nays: None

Motion carries 8-0

Rodger made a motion to recommend approval on Zoning Text Amendment No. 161 – Amendments to the Site Plan Review Process. The motion was seconded by Hanna.

Vote on the motion:

Yeas: Bain, Pnacek, Broderick, Heying, Hanna, Mayville Sajbel, and Rodgers

Nays: None

Motion carries 8-0

- b. Site Plan No. 400** – Request by Archiverde LLC, for site plan review and approval of an expanded parking lot, located at 1320 Waldo Avenue.

Murschel gave an overview of the Site plan. The reason this plan is before the Planning Commission is due to the parking lot space expansion request.

Bain asked about the Photometric Plan being a contingency item, Murschel stated that this is an items that staff is comfortable with this being a contingency item for later staff approval.

Petitioner: Nicholas Lefevre 3900 Centennial Drive Suite C Midland, MI 48642: Mr. Lefevre spoke to the improvement on the site that have been made and the need for additional parking for the proposed use for the building.

Comments in Support: Patrick Pnacek 2525 N Eastman is in support of this expansion.

Comments in Opposition: None

Mayville closes the public hearing.

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

Vote on the motion:

Yeas: Bain, Pnacek, Broderick, Heying, Hanna, Mayville Sajbel, and Rodgers

Nays: None

Motion carries 8-0

Hanna made a motion to recommend approval Site Plan No. 400 the proposal Archiverde Design LLC, for site plan review and approval of an expanded parking lot, located at 1320 Waldo Avenue. With the following contingencies:

The motion was seconded by Heying.

1. A final stormwater management plan and permit to the satisfaction of the City Engineering Department.

2. An updated photometric plan to the satisfaction of the City Planning Department.

Vote on the motion:

Yeas: Bain, Pnacek, Broderick, Heying, Hanna, Mayville Sajbel, and Rodgers

Nays: None

Motion carries 8-0

5. Old Business

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

7. New Business –

a. Nominating Committee for 2020-21 Officers –

Mr. Murschel asked for three volunteers to create a committee to nominate officers for 2020-2021. Commissioners Pnacek, Rodgers and Broderick volunteered for the committee.

8. Communications – None

9. Report of the Chairperson – None

10. Report of the Planning Director - Murschel stated that the digital meeting format will continue through at least the end of July. Mr. Murschel also spoke about City Staff and the Flood response.

11. Items for Next Agenda – July 14, 2020

a. Zoning Petition No. 631 - request by Matt Rapanos to rezone property located at 400 S Sandow Road from Township zoning to RC Regional Commercial.

b. Site Plan No. 401 - request by DGR Properties, LLC, for site plan review and approval of a 19,600 square ft Self Storage Facility located at 916 Waldo Avenue.

c. Site Plan 388 - initiated by MLR Engineering on behalf of Osmond Rentals, LLC for review and approval of Osmond Townhouses, a sixty-two (62) unit residential townhouse development, located at 7702 Sturgeon Avenue

12. Adjournment

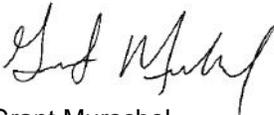
It was moved by Rodgers and seconded by Hanna to adjourn at 8:12 p.m.

Yeas: Bain, Pnacek, Broderick, Heying, Hanna, Mayville Sajbel, and Rodgers

Nays: None

Motion carries 8-0.

Respectfully submitted,



Grant Murschel

Director of Planning & Community Development

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