

**MINUTES OF THE REGULAR MEETING OF THE
MIDLAND CITY PLANNING COMMISSION,
ON TUESDAY, JULY 14, 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 Director of Planning & Community Development Grant Murschel.

2. Roll Call

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

ABSENT: None

OTHERS PRESENT: Grant Murschel, Director of Planning & Community Development; Tadd Underhill, Manager of Information Service (meeting host); and six (6) others.

3. Election of Officers :

The Nominating Committee comprised of Commissioners Broderick, Pnacek and Rodgers came to a decision to nominate Greg Mayville to a second term as Chairperson. Bain made a motion to nominate Greg Mayville for Chairperson, Rodgers seconded the motion.

Vote on the motion:

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

Nays: None

Motion carries 8-0.

Mayville begins to chair the meeting from this point forward:

The Nominating Committee nominated Andrew Koehlinger for the position of Vice Chair. Heying made a motion to nominate Andrew Koehlinger for Vice Chairperson, Sajbel seconded the motion.

Vote on the motion:

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

Nays: None

Motion carries 8-0.

4. Approval of Minutes

Heying made a motion to approve the minutes of the regular meeting of June 23, 2020 as written, seconded by Rodgers.

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

Nays: None

Motion carries 8-0.

5. Public Hearings

a. **Site Plan No. 401** – the request by DGR Properties, LLC, for site plan review and approval of a 19,600 square foot self-storage facility located at 916 Waldo Avenue.

Murschel gave an overview of the petition.

Bain asked about the about the need for an easement for the stormwater retention area, Murschel explained that this will be needed in the event that the property is sold in the future.

Koehlinger asked about the number of spaces needed in the proposed zoning district.

Petitioner: David Rapanos 16 Pinehaven Circle Midland, MI. Petitioner spoke about the specifics of the plan.

Public Comments in support: None

Public Comments in opposition: Andy Erber 3413 Henry Street, Midland MI. Citizen spoke about his concerns in regards to the security of the facility.

Petitioner rebuttal:

Mr. Rapanos spoke to the lighting on the building that will comply with the City standards. The placement of a security gate with a pass code as well as video system for the complex will add to the overall security of the facility.

Mayville closed the public hearing.

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

Vote on the motion:

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

Nays: None

Motion carries 8-0

Rodger made a motion to recommend approval on Site Plan No. 401 with the four (4) listed contingencies the motion was seconded by Heying.

1. A final stormwater management plan, permit and easements to establish the common stormwater management system are needed to the satisfaction of the City Engineering Department.
2. A final soil erosion and sedimentation control permit to the satisfaction of the City Building Department.
3. The fire hydrant lead must be eight (8) inches in diameter and include the public easement to the satisfaction of the City Fire and Engineering Departments.
4. Parking space striping on-site must comply with the requirements of Article 5.00 of the Zoning Ordinance to the satisfaction of the City Planning Department.

Vote on the motion:

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

Nays: None

Motion carries 8-0

- b. Site Plan No. 388** - request 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.

Murschel gave an overview of the site plan. Murschel reminded the board that this proposal was seen by this body in November of last year. At that time there was discussion about the 100-year floodplain and how it is mapped on the site, that discussion will continue this evening.

Petitioner: Mike Rybicki, 134 S Main Street, and and Freeland MI: Mr. Rybicki spoke to the elevations of the townhouses in regard to the floodplain. Mr. Rybicki also spoke about the fact that there is no basements planned for any of the townhomes.

Comments in Support: None

Comments in Opposition:

Amy Shifflett, 7728 Winding Creek Drive Midland, MI. Questions about the LOMA, when it was granted. Comment was made that the flooding from 2020 did impact the homes surrounding this proposed area.

Wade Live say, 7716 Winding Creek Drive, Midland MI. Concerns about the Winding Creek area flooding and the development of this land may cause additional flooding for the surrounding area.

Petitioner rebuttal: Mr. Rybicki answered the questions about the flow of the Sturgeon Creek and how it will not be disrupted; it may actually slow the flow of the water coming into the Sturgeon Creek from the site.

Mr. Murschel spoke about the stormwater management and detention on this site and how City staff reviews developments within the floodplain and under the City's stormwater management requirements.

Mayville closed the public hearing.

Bain commented that this site plan meets the objective criteria and is compliant with the contingencies.

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

Vote on the motion:

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

Nays: None

Motion carries 8-0

Pnacek made a motion to recommend approval Site Plan No. 388 the proposal 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 with the following contingencies:

The motion was seconded by Rodgers.

1. A final stormwater management plan and permit to the satisfaction of the City Engineering Department.
2. A final spoil erosion and sedimentation control permit to be approved by the City Building Department.
3. Public utility easements to the satisfaction of the City Engineering Department and City Attorney's Office.

Vote on the motion:

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

Nays: None

Motion carries 8-0

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

Murschel gave an overview of the Zoning Petition. Bain asked about the concerns for RC Regional Commercial zoning and the residential properties in the surrounding area.

Petitioner: Matt Rapanos Midland, MI. Mr. Rapanos spoke about the mostly commercial feel to the proposed area, with billboards and businesses.

Comments in Support: None.

Comments in Opposition: None.

Mayville closed the public hearing.

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

Bain commented on the existence of the electrical easement and how that will function as a buffer from surrounding residential.

Vote on the motion:

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

Nays: None

Motion carries 8-0

Heying made a motion to recommend approve Zoning Petition No. 631, the request by Matt Rapanos to rezone property located at 400 S. Sandow Road from Township zoning to RC Regional Commercial. Sajbel seconded the motion.

Vote on the motion:

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

Nays: None

Motion carries 8-0

6. Old Business

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

8. New Business –

9. Communications – None

10. Report of the Chairperson – None

11. Report of the Planning Director - Murschel gave an update on items that have been approved by City Council at their most recent meeting.

12. Items for Next Agenda – July 28, 2020

a. Site Plan No. 402 - , the request by William A. Kibbe & Assoc., for site plan review and approval of an 11,200 sq. ft. addition to the existing self-storage facility located at 5911 Stark Road.

b. Updates on City Master Planning Process

13. Adjournment

It was moved by Heying and seconded by Bain to adjourn at 9:12 p.m.

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

Nays: None

Motion carries 8-0

Respectfully submitted,



Grant Murschel
Director of Planning & Community Development

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