

MINUTES

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION
TUESDAY, JULY 26, 2022 AT 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: Fields, Deckrow, Mayville, Koehlinger, McCoy, Broderick, Bain, Craig

ABSENT: Pnacek

OTHER PRESENT: Jacob Kain, Director of Planning & Community Development and nine (9) others

4. **Approval of Minutes**

Bain proposed an amendment to the minutes regarding the history of child care center zoning. Broderick moved to approve the minutes of June 14, 2022 as amended. Fields seconded the motion.

Motion carried 8-0.

5. **Public Hearings**

a. **Site Plan No. 418** – initiated by Alpine Village MHC, LLC for site plan review and approval of Phase 4 of the Alpine Village Mobile Home Park located at 7400 Perrine Road.

Kain gave an overview of Site Plan No. 418, including proposed contingency items.

Bain asked about a Storm Water review and clarification about mobile home zoning and guidelines.

Staff explained that EGLE is involved with drinking water regulations because of state oversight for mobile home parks.

Mayville asked about driveway requirements. Staff explained the driveways will be concrete.

Koehlinger asked if the commission would need to visit the site plan again for further review if the agent is unable to answer the questions posed this evening at this time.

On behalf of the petitioner – Doug Stevens, Fleis & VandenBrink Engineering, 2125 Ridgewood Drive, Suite 101, Midland, Michigan:

The open space requirements are 2% of the entire lot. In this case, there are two main parcels that are owned by Alpine Village. The total area of open space being provided under this plan is 1.71 acres for the property, which exceeds the 2% requirement. The 2% requirement would be 1.39 acres.

The site plan allows three (3) parking spaces per lot, which exceeds the requirement for a total of 88. Screening to the west – the area to the west is currently seventy (70) percent trees, brush and protected wetlands.

Comments in support – None

Comments in opposition – Dennis Anderson, 3705 Cherry Blossom: Mr. Anderson raised questions about the screening to the west of the proposed phase.

Jacqueline Snider, 3521 Dahlia: Ms. Snider raised concerns about park maintenance since new owners acquired it three years ago.

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Laurie Sanderson, 3705 Cherry Blossom: Ms. Sanderson inquired about the availability of maps illustrating the proposed addition and whether there would be an additional entrance in to the park for the added sites.

Staff advised the entire packet, including the full site plan set, is available on the city website and there are no added entrances planned for this project.

Carol Price, 3512 Columbine: Ms. Price noted that she has lived in the park since 1976 and expressed concerns about the quality of the park since it changed ownership.

Petitioner rebuttal – Doug Stevens:

In regard to the screening, the lots will be going up to the tree line that is currently there, because the trees are located in a protected wetland area.

Craig asked about the open space requirements and whether the parcels should be combined if both are needed to satisfy the requirement.

Chairman Koehlinger asked Mr. Stevens to provide additional photography and clarification from the owner if they would be open to combining the two lots as a contingency of approval.

Chairman Koehlinger closed the public hearing.

6. **Old Business** – none

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

8. **New Business** – Nominating committee for the election of officers.

Commissioners Broderick, Craig and McCoy volunteers to serve as the nominating committee. The committee will propose nominees for Chair and Vice Chair at the next regular meeting.

9. **Communications** – none

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

11. **Report of the Planning Director** – Kain recognized the recent passing of James Schroeder. Mr. Schroeder served as Planning Director for the City of Midland for 29 years, from 1971 to 2000, making him the longest tenured Planning Director in the City's history.

Kain noted that in his new role, he will likely make some changes to the format of various documents to the Commission and requested that Commissioners take an active role with suggestions for areas of improvement.

12. **Items for Next Agenda – August 9, 2022**

a. Election of Officers

b. ZP-640

13. **Adjournment:**

It was moved by Fields and seconded by Mayville to adjourn at 7:55 pm.

Motion carries 8-0.

Respectfully submitted,



Jacob Kain, AICP
Director of Planning & Community Development