

MINUTES

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION
TUESDAY, AUGUST 9, 2022 AT 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN

1. Kain called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance to the Flag

3. **Roll Call**

PRESENT: Pnacek, Fields, Deckrow, Mayville, Koehlinger, McCoy, Broderick, Bain, and Craig

ABSENT: None

OTHER PRESENT: Jacob Kain, Director of Planning & Community Development; Ryan Smith, Community Development Planner; and eighteen (18) others.

4. **Election of Officers**

Fields spoke on behalf of the nominating committee, putting forward Koehlinger as Chair and Deckrow as Vice Chair. There being no other nominations, Koehlinger was selected as Chair and Deckrow selected as Vice Chair by unanimous vote.

5. **Approval of Minutes**

Craig requested that the minutes be updated to include her comments about the open space and the Chair's comments about the parcel adjustment.

Fields moved to approve the minutes of July 26, 2022 as amended. Bain seconded.

Motion carried 9-0.

6. **Public Hearings**

a. **Zoning Petition No. 640** – initiated by MLR Engineering, LLC for review and approval of rezoning of property recently annexed by the City, located at 6000 Stark Road.

Kain gave an overview of Zoning Petition No. 640.

Bain and Mayville asked about the accuracy of the future land use map.

Kain explained that the future land use designations are intended to be used as a guiding principle and so are general in nature, whereas zoning is regulatory and therefore must be more specific in its specific application to property.

On behalf of the petitioner – Ben Rybicki, MLR Engineering, LLC, 134 S. Main St., Freeland, Michigan:

There were no questions for the agent on behalf of the petitioner.

Comments in support – none

Comments in opposition – none

Fields moved to waive the rules of procedure. McCoy seconded. Motion passed unanimously.

Mayville moved to recommend Zoning Petition No. 640 to City Council for approval. Broderick seconded.

Yeas: Deckrow, Mayville, Koehlinger, McCoy, Broderick, Bain, Pnacek, Fields, Craig

Nays: none

Motion carried 9-0.

7. **Old Business** – Site Plan No. 418

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Kain gave a brief update regarding materials and comments that were submitted and received to staff after the Planning Commission meeting packet was posted.

Bain expressed concern over the other review processes outside of the Planning Commission purview and at what point of the process the Planning Commission is involved.

Kain explained scope and timing of State Regulatory authority over Mobile Home Parks, including their review of the proposed project after local zoning approval is granted and ongoing oversight of the park and the park license holder.

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

Stevens supplied the Planning Commission with new plans and photos addressing some of the concerns that were shared by the public at the last Planning Commission meeting. Stevens went on to explain the updated plans and photos.

Bain asked if the screening is necessary for safety and to meet grading requirements.

Mayville asked about the screening issue regarding the evergreen versus deciduous vegetation.

Deckrow asked about the depth of the existing wetland vegetation.

Chairman Koehlinger opened another public hearing for Site Plan No. 418.

Comments in support – none

Comments in opposition – Jenn LeTourneau 7312 Lilac Ct., Midland, Michigan and Tracy Mare 3408 Alpine Dr., Midland, Michigan

LeTourneau is concerned about the erosion and the need to have fencing. Mare is concerned that private fencing will not be maintained and expressed concern of requiring the fencing, stating that prior phases do not have fencing. LeTourneau is not in favor of the expansion because her property is not seeing any upgrades. LeTourneau believes the investors don't take care of the current homeowners and should give the existing lots needed maintenance before adding more.

Kelly Eaton, 7408 Lilac Ct., Midland, Michigan

Eaton is a dog trainer who uses the expansion area for walking dogs. He has seen that area flood and is concerned about the high water table. He believes the current residents are not being taken care of, that management is inconsistent, and that there is no longer a tornado shelter.

Lori Sanderson, 3705 Cherry Blossom Ln., Midland, Michigan

Sanderson asked whether the reservoir would be mowed or could be filled with growth and vegetation. She questioned why there are new trailers on site that have not been finished. She feels the current issues should be addressed prior to adding a new section to the park.

Jackie Boehm, 3404 Lily Ct., Midland, Michigan

Boehm asked questions about the parcel combination and fencing for the existing detention basin.

Petitioner Rebuttal – Doug Stevens

Stevens explained that the development is outside of the floodplain. The detention pond was put in the last phase and is sized accordingly and will not be modified. He stated that a new community manager was hired two weeks ago to address the concerns of the residents that have been shared during the public hearings.

Bain asked about the parking requirements for Mobile Home parks.

Craig asked about the the review of the screening of the existing mobile home park.

Chair Koehlinger closed the public hearing.

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Koehlinger moved to approve Site Plan No. 418 with contingencies listed in the staff report, modifying contingency six to take into consideration existing evergreens in the calculation of required screening. Pnacek seconded.

Yeas: Deckrow, Mayville, Koehlinger, McCoy, Broderick, Bain, Pnacek

Nays: Fields, Craig

Motion carried 7-2.

8. **Public Comments** (unrelated to items on the agenda) – none
9. **New Business** – none
10. **Communications** – none
11. **Report of the Chairperson** – Chair Koehlinger thanked the nominating committee for their service.
12. **Report of the Planning Director** – Kain is looking to schedule a work session in September to restart the Master Plan process. This meeting would most likely take place at 6 p.m. before the regular meeting. The purpose would be to review goals from the current master plan and begin to articulate which goals will carry over, carry over with modification, be removed, or be added. These goals would ultimately be shared with the public for feedback.
13. **Items for Next Agenda – August 23, 2022**
 - a. ZP-641
 - b. CUP 77

14. **Adjournment:**

Pnacek moved to adjourn. Bain seconded.

Motion carried 9-0.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,



Jacob Kain, AICP
Director of Planning & Community Development

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