

MINUTES

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION
TUESDAY, SEPTEMBER 27, 2022 AT 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN

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

2. Pledge of Allegiance to the Flag

3. **Roll Call**

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

ABSENT: Craig

OTHERS PRESENT: Jacob Kain, Director of Planning & Community Development; Ryan Smith, Community Development Planner; and five (5) others.

4. **Approval of Minutes**

Pnacek moved to approve the minutes of September 13, 2022, as amended. Fields seconded.

Motion carried 8-0.

5. **Public Hearings**

a. **Conditional Use Permit No. 79** – initiated by Elaine Zielinski to permit a three season room addition to an existing single family dwelling located 4215 Stonegate Drive.

Smith gave an overview of Conditional Use Permit No. 79.

Bain inquired about additions such as this needing a basement. Smith explained there is not a basement under this addition and one is not required.

Petitioner: Elaine Zielinski 4215, Stonegate Drive, Midland, Michigan. Ms. Zielinski spoke in regard to the requirement of a Conditional Use Permit. She asked that the process be expedited because the current zoning is no fault of her own.

Public Comments: Gary Shafer, 4208 Stonegate Drive, Midland, Michigan. Mr. Shafer spoke in support of the project. He asked that the process be expedited and would be willing to help in any way he can as the President of the Stonegate Condominium Association.

Chair Koehlinger closed the public hearing.

Chair Koehlinger noted that the commission will be addressing the current zoning later this evening; however, that change will come too late to impact the current petition.

Bain moved to waive the rules of procedure. McCoy seconded. Motion carried 8-0.

Pnacek moved to recommend Conditional Use Permit #79 to City Council for approval. Fields seconded. Motion carried 8-0.

6. **Old Business** - none

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

8. **New Business** –

a. **Residential B – Single Family Dwellings**

Kain gave an overview of a proposed zoning text amendment which would move single family dwellings from the conditional land use list to the principal permitted use list in the Residential B zoning district. Prior to 2005, when the current zoning ordinance was adopted, single family dwellings were principal permitted uses in Residential B. A majority of properties in the Residential B zoning district are single family dwellings, 826 in total. Since 2005, the Planning Commission has reviewed and approved nine Conditional Use Permit applications in the Residential B zoning district.

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Bain asked about duplexes being included in the zoning text. Kain noted that duplexes are currently permitted subject to special standards.

Bain requested that staff discuss the proposed amendment with the Housing Commission for their general input and any history they would be aware of. Kain indicated that he will reach out to discuss with the Housing Commission chair.

The proposed zoning text amendment will be scheduled public hearing at the October 25, 2022 meeting.

b. City Modern Work Plan

Kain gave an overview of the proposed work plan for updating the Master Plan. The Planning Commission expressed support for the plan and enthusiasm for getting underway with next steps.

9. Communications – none

10. Report of the Chairperson – none

11. Report of the Planning Director – none

12. Items for Next Agenda – October 11, 2022

a. Zoning Petition No. 645 – 124 and 128 McDonald Street and 100 Ashman Street

c. Site Plan Review No. 419 – 6000 Jefferson Avenue

13. Adjournment:

Bain moved to adjourn. Deckrow seconded. Motion carried 8-0.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,



Jacob Kain, AICP
Director of Planning & Community Development

JIK/sab

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