

MINUTES

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION
TUESDAY, OCTOBER 11, 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: Deckrow, Mayville, Bain, Pnacek, McCoy, Koehlinger

ABSENT: Broderick, Fields, Craig

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

4. **Approval of Minutes**

Mayville moved to approve the minutes of September 27, 2022, as amended. McCoy seconded.

Motion carried 6-0.

5. **Public Hearings**

- a. **Zoning Petition No. 645** – initiated by Nicholas Seehafer on behalf of SSP Associates, Inc. to rezoning properties located at 124 and 128 McDonald Street and 100 Ashman Street from D Downtown and D-O Downtown Overlay to D Downtown.

Kain gave an overview of Zoning Petition No. 645.

Mayville asked about the differences between Downtown Overlay and Downtown. Bain inquired about parking requirements downtown for residential uses (if the project moves forward as townhouses) as opposed to Downtown Overlay. Kain noted that there is no difference in parking requirements between Downtown Overlay and Downtown. Bain also mentioned the issue of flooding in this area.

Kain noted that a major difference between Downtown Overlay and Downtown is that the Downtown Overlay requires a minimum two-story building height, whereas Downtown does not. The intent of Downtown Overlay is to reinforce the traditional character of Main Street within the downtown. Any development of the site will have to comply with the City's flood plain regulations.

Petitioner: Nicholas Seehafer, 1618 Sullivan Drive, Saginaw, Michigan. Mr. Seehafer spoke on behalf of the rezoning request. He explained that the plan is to construct multiple family housing and townhouses on the site.

Public Comments: Kurt Yockey, 110 E. Main Street, Number 402, Midland, Michigan. Mr. Yockey spoke in support of the project.

Chair Koehlinger closed the public hearing.

Pnacek moved to waive the rules of procedure. Bain seconded. Motion carried 6-0.

Pnacek moved to recommend Zoning Petition No. 645 to City Council for approval. Deckrow seconded.

Yeas: Deckrow, Pnacek, Mayville, McCoy, Koehlinger

Nays: Bain

Motion carried 5-1.

- b. **Site Plan No. 419** – initiated by Frederick W. Dice on behalf of Michael Giltrop for site plan review and approval of a five-unit multiple family development located at 6000 Jefferson Avenue.

Smith gave an overview of Site Plan No. 419.

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Pnacek asked for clarification on pedestrian access to City sidewalks on Jefferson. Smith explained that the developer is working on that and that they are working with the Fire Department to meet emergency response requirements.

Mayville noted that three bedroom units have a likelihood to have children residing there and therefore safe access to the sidewalks would be necessary, as well as requirements for open spaces for play areas for children. Smith noted that the requirements for RB do not require open space. The site plan does not include bicycle parking as it is not required by the zoning ordinance.

Petitioner: Frederick W. Dice, 2923 N. Sturgeon Road, Midland, Michigan. Mr. Dice spoke on behalf of the application. He explained that he is currently working on the fire truck access and pedestrian access contingencies.

Chair Koehlinger closed the public hearing.

6. **Old Business** - none
7. **Public Comments** (unrelated to items on the agenda) – none
8. **New Business** – none
9. **Communications** – none
10. **Report of the Chairperson** – Chairman Koehlinger discussed the survey for Midland City Modern being out for commissioners and asked that everyone complete it by the deadline of Sunday prior to the next Planning Commission meeting. There is another survey that is due the Saturday prior to the next meeting. That survey pertains to the sustainability of the Master Plan.
11. **Report of the Planning Director** – Kain reminded commissioners of the upcoming special meeting for discussing the Master Plan on October 25, 2022 at 6:00 p.m. There will only be two business items on the regular meeting agenda. There will only be one meeting in November on November 16, 2022 (Wednesday) with a special meeting for the Master Plan at 6:00 p.m. that same night.
12. **Items for Next Agenda – October 25, 2022**
 - a. Special Meeting at 6 p.m. – City Modern Master Plan
 - b. Zoning Text Amendment No. 163
 - c. Site Plan Review No. 419 – 6000 Jefferson Avenue

13. **Adjournment:**

Bain moved to adjourn. Deckrow seconded. Motion carried 6-0.

Meeting adjourned at 8:02 p.m.

Respectfully submitted,



Jacob Kain, AICP
Director of Planning & Community Development

JIK/sab

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