

MINUTES

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION
TUESDAY, OCTOBER 25, 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, Craig, Fields, McCoy, Koehlinger

ABSENT: Broderick, Pnacek

OTHERS PRESENT: Jacob Kain, Director of Planning & Community Development; Ryan Smith, Community Development Planner; and four (4) others.

4. **Approval of Minutes**

Mayville moved to approve the minutes of October 11, 2022. McCoy seconded.

Motion carried 7-0.

5. **Public Hearings**

a. **Zoning Text Amendment No. 163** – initiated by the City of Midland to amend Article 15.00 to add single family dwellings as a principal permitted use.

Kain gave an overview of Zoning Text Amendment No. 163.

Koehlinger noted that there is not lot of multi-family development in the City of Midland and perhaps that needs to be kept in mind during the work on the Master Plan. He also mentioned that it might be necessary to make the people in the current district fully aware of the change, in case it has been a hindrance to further development.

Public Comments: none

Chair Koehlinger closed the public hearing.

Bain moved to waive the rules of procedure. Fields seconded. Motion carried 7-0.

Mayville moved to recommend Zoning Text Amendment No. 163 to City Council for approval. Deckrow seconded.

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

Nays: None

Motion carried 7-0.

6. **Old Business**

a. **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 noted that the applicant has prepared new plans but that they were not available in time for review or inclusion in the meeting packet. Staff's recommendation to approve subject to contingencies outlined in the staff report remains unchanged.

Dice addressed the contingencies and updates that have been prepared, and shared a copy of the latest site plan. Dice stated that he has worked with the Fire Chief and they have agreed that an additional hydrant in the middle of the property, which would come within 100 feet of each unit, would be an acceptable alternative to having room for a fire truck to turn around on site.

Dice also showed the addition of a pedestrian walkway to the public sidewalk for any children who may reside at the residences.

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Koehlinger moved to approve Site Plan No. 419. McCoy seconded.

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

Nays: None

Motion carried 7-0.

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

8. **New Business**

a. 2023 Meeting Schedules

Kain presented the proposed new meeting dates for 2023, including special meeting dates for discussions on the Midland City Modern Master Plan.

Mayville moved to approve the 2023 Meeting Schedule. Craig seconded. Motion carried 7-0.

9. **Communications** – none

10. **Report of the Chairperson** – Chairman Koehlinger thanked Commissioners Fields and Deckrow in regard to their work on the bylaws. The draft bylaws will be presented to the Commission at the next regular meeting.

11. **Report of the Planning Director** – Kain discussed the activities underway for Midland City Modern. The next pop up studio will occur on November 9th at Coffee Chaos, beginning at 6 a.m. Updates to the Center City Overlay will be presented to the Center City Authority in November and will likely be presented to the Planning Commission for consideration in December.

12. **Items for Next Agenda – November 16, 2022**

a. Special Meeting at 6 p.m. – Midland City Modern

b. Conditional Use Permit No. 80 – 3715 N. Saginaw

c. Conditional Use Permit No. 81 – 1510 Bayliss

d. Zoning Petition No. 646 – 2025 N. Jefferson

e. Bylaws update

13. **Adjournment:**

Bain moved to adjourn. Deckrow seconded. Motion carried 7-0.

Meeting adjourned at 7:51 p.m.

Respectfully submitted,



Jacob Kain, AICP
Director of Planning & Community Development

JIK/sab

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