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REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION
TUESDAY, JANUARY 9, 2024 AT 7:00 P.M.
BOARD ROOM, MIDLAND COUNTY SERVICES BUILDING, MIDLAND, MICHIGAN

1. Koehlinger called the meeting to order at 7:01 p.m.

2. Pledge of Allegiance to the Flag.

3. **Roll Call**

PRESENT: Griffus, Broderick, Powell, Koehlinger, Craig, McCoy, Deckrow

ABSENT: Thomas, Pnacek

OTHERS PRESENT: Jacob Kain, Assistant City Manager for Development Services; Ryan Smith, Community Development Planner; and 3 others.

4. **Approval of the Minutes**

Craig moved to approve the minutes of the regular meeting of December 19, 2023. Broderick seconded. Motion carried 7-0.

5. **Public Hearings**

a. **Zoning Petition No. 656**

Kain gave an overview of Zoning Petition No. 656 initiated by the City of Midland to rezone property located at 6400 N. Saginaw Road from township zoning to RA-4 Single Family and Two Family Residential zoning.

Koehlinger opened the public hearing. There being no one who wished to speak, Koehlinger closed the public hearing.

After Planning Commission deliberation, Koehlinger moved to recommend Zoning Petition No. 656 to City Council for approval. McCoy seconded.

Yeas: Griffus, Broderick, Powell, Koehlinger, Craig, McCoy, Deckrow

Nays: None.

Motion carried 7-0.

b. **Zoning Petition No. 657**

Smith gave an overview of Zoning Petition No. 657 initiated by the Humane Society of Midland County to rezone property located at 4500 E. Ashman from LCMR Limited Commercial, Manufacturing, and Research to Industrial A.

Petitioner: Jesse Fletcher on behalf of the Humane Society of Midland County, 4371 E. Ashman Street, Midland, Michigan

Fletcher stated she is asking for approval of this zoning petition for the Humane Society of Midland County's future planning and growth.

Koehlinger opened the public hearing. As there was no one who wished to speak, Koehlinger closed the public hearing.

After Planning Commission deliberation, Powell moved to recommend Zoning Petition No. 657 to City Council for approval. McCoy seconded.

Yeas: Griffus, Broderick, Powell, Koehlinger, Craig, McCoy, Deckrow

Nays: None.

Motion carried 7-0.

6. **Old Business**

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a. Site Plan No. 427

Smith gave an overview of Site Plan No. 427 initiated by Wolgast Corporation for site plan review and approval of a 9,828 square foot retail store to be located at 3410 and 3420 Isabella Street.

Deckrow and Griffus inquired about the proposed deferred parking. Smith and Kain clarified the zoning ordinance requirements associated with deferred parking agreements.

Craig requested clarification on remaining contingencies for approval. Smith stated that the deferred parking agreement is the one outstanding item.

Broderick inquired as to whether the applicant included additional screening. Smith stated that the site plan as proposed meets all screening requirements and no additional screening has been added since the prior review.

Koehlinger inquired about the existing fencing along the north and east property lines. Smith explained that a mixture of fencing currently exists to the north and east, abutting the adjacent residential properties. Koehlinger also inquired about landscaping concerns at the previous meeting and whether they had been addressed. Smith explained that internal parking lot landscaping has been added to the parking lot consistent with zoning ordinance requirements.

After Planning Commission deliberation, Koehlinger moved to approve Site Plan No. 427 with the four contingencies outlined in the staff memo. Broderick seconded.

Yeas: Griffus, Broderick, Powell, Koehlinger, Craig, McCoy, Deckrow

Nays: None.

Motion carried 7-0.

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

8. New Business

a. 2023 Annual Report

Kain gave an overview of the 2023 Annual Report.

Koehlinger moved to approve the 2023 Planning Commission Annual Report. Broderick seconded.

Yeas: Griffus, Broderick, Powell, Koehlinger, Craig, McCoy, Deckrow

Nays: None.

Motion carried 7-0.

b. Midland City Modern

Kain explained that the 63-day review and comment period concluded in December and that all written comments received during that period were included in the packet for the Planning Commission to review. Staff will return at a later meeting with recommendations regarding plan amendments to consider prior to completing the adoption process.

c. 2025-2030 Capital Improvement Plan

Kain gave an overview of the 2025-2030 Capital Improvement Plan.

Koehlinger requested a quick refresher of the Planning Commission's role in approval of the Capital Improvement Plan. Kain stated that, by state statute, the Planning Commission is charged with developing the Capital Improvement Plan and that the Planning Commission has an important role in ensuring investments are aligned with its long term priorities, including those identified in the Master Plan.

Broderick inquired about the proposed funds allocated to the Concept 5 projects. Kain provided additional information on the Concept 5 projects. Broderick also inquired as to whether backflow preventers impact the City's sewer and stormwater system. Kain stated that the footing drain disconnect program is targeted at reducing sanitary sewer backups in homes and reducing the impact of footing drain inflows on the sanitary sewer system. Broderick stated that walkability and sidewalk protection from vehicles are

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addressed in the proposed Master Plan, but asked if there were any line items for that in the Capital Improvement Plan. Kain stated there are line items for non-motorized transportation and sidewalk improvement in the plan. Kain anticipates that the proposed Master Plan will be adopted before preparation of the next Capital Improvement Plan, and that it will be necessary and appropriate to ensure those plans are in alignment at that time.

Griffus inquired as to whether the proposed Capital Improvement Plan is similar to previous plans. Kain stated that this is only the second year that the City has a proposed plan that included entirety of the City's capital portfolio, but that most elements that have been in the plan for a longer time period represent consistent levels of spending, with the exception of increases related to Concept 5 projects which will continue for a few more years.

Kain reminded the Planning Commission that no action is required on this item at this time. The public hearing for the Capital Improvement Plan will take place on Tuesday, January 23, 2024, and at that meeting the Planning Commission will consider making a recommendation regarding the plan to City Council.

9. Communications – none.

10. Report of the Chairperson – none.

11. Report of the Planning Director – Kain stated that the Capital Improvement Plan public hearing is the only item on the January 23, 2024 agenda.

12. Adjournment:

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

Meeting adjourned at 8:55 p.m.

Respectfully submitted,



Jacob Kain, AICP
Assistant City Manager for Development Services

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