

# A G E N D A

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION  
TUESDAY, FEBRUARY 4, 2025 AT 7:00 P.M.  
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Approval of the Minutes**
  - a. **Regular Meeting – January 21, 2025**
5. **Public Hearings**
  - a. **Conditional Use Permit No. 89** – initiated by Mike's Handymen to permit the closure of a driveway from a proposed contractor's yard located at 1828 N. Saginaw Road.
  - b. **Site Plan No. 438** – initiated by DGR Developments, LLC for site plan review and approval of a site condominium residential development containing 44 residential lots known as Waldo Farms Phase I located at 5900 Waldo Avenue.
  - c. **Zoning Text Amendment No. 168** – initiated by the City of Midland to replace existing articles which create and establish zoning districts, establish the regulation of uses within zoning districts, and establish overlay standards for the Center City Overlay, the Downtown Northside Overlay, and the Historic District Overlay with newly organized and updated articles regulating the same. Articles 9.00 (Site Development Standards), 12.00 (Establishment of Zoning Districts), 13.00 (Agricultural District), 14.00 (Single Family Districts), 15.00 (Residential B and B-2), 16.00 (Residential D), 18.00 (Historic Preservation), 19.00 (Community District), 20.00 (Office Service District), 21.00 (Business Districts), 22.00 (LCMR – Limited Commercial, Manufacturing and Research District), and 23.00 (Industrial Districts) would be repealed and replaced by new Articles 9.00 (Establishment of Zoning Districts), 10.00 (Use Standards), and 11.00 (Overlay Districts). Article 2.00 (Rules of Construction and Definitions) would be amended to delete, add, or update certain definitions contained within. Article 26.00 (Schedule of Regulations) would be amended to include area, height, bulk, and placement regulations for the RB-2 (One and Multiple Family Residential) zoning district and to update a cross-reference to the Downtown Northside Overlay.
  - d. **Zoning Petition No. 661** – initiated by the City of Midland to amend the zoning map by providing new names for three existing zoning districts intended to reflect proposed changes to the purpose and permitted uses of said districts, as follows: "Neighborhood Commercial" to "Neighborhood Center"; "Community Commercial" to "Community Center"; and "Regional Commercial" to "Regional

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Center”. The existing extent and boundaries of these and all other zoning districts would remain the same.

## Public Hearing Process

1. Staff presentation and overview of petition
2. Petitioner presentation
3. Public comments
4. Opportunity for petitioner rebuttal and final comments
5. Closing of public hearing
6. Deliberation and possible decision by Planning Commission

## 6. Old Business

## 7. Public Comments (unrelated to items on the agenda)

## 8. New Business

### a. 2026-2031 Capital Improvement Plan

## 9. Communications

## 10. Report of the Chairperson

## 11. Report of the Planning Director

## 12. Adjournment