

**MINUTES OF THE MEETING OF THE PLANNING COMMISSION,  
WHICH TOOK PLACE ON TUESDAY, FEBRUARY 8, 2000, 7:00 P.M.,  
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

**1. Roll Call.**

**PRESENT: Commission members** - Baker, McCann, Geisler, Lind, Rapanos, Sasaki, Slicker, Wieland

**ABSENT:** Senesac

**OTHERS PRESENT:** James Schroeder, Secretary; Mark Ostgarden, City Planner; Cheri Standfest, Administrative Assistant, and 29 others

**2. Approval of the minutes of the meeting of January 25, 2000.**

The minutes of the meeting of January 25, 2000, were approved, noting a correction to show Rapanos having voted in the affirmative on 5. b., Zoning Petition No. 452.

**3. Public hearing.**

**Zoning Text Amendment No. 138A** - initiated by the Planning Commission, to consider amending the Zoning Ordinance of the City of Midland by amending Article II— CONSTRUCTION OF LANGUAGE AND DEFINITIONS, Section 2.1(22) FAMILY, to limit to four (4) the number of unrelated persons residing in a dwelling unit, with no roomers or boarders allowed; to allow two (2) or more persons residing in a dwelling unit who are related by blood or marriage; to allow "a collective number of individuals living together in a dwelling unit whose relationship must be of a regular and permanent nature and has a distinct domestic character or a demonstrable and recognizable bond characteristic of a cohesive unit, not including a society, club, fraternity, sorority, association, lodge," etc., and to provide that "one professional caregiver such as a nurse, nanny, physical therapist, etc., caring for any person residing in the dwelling, may also reside in the dwelling" (see transcript).

**4. Public Comments.**

There were no public comments.

**5. Old Business.**

**Consideration of Zoning Petition No. 453** – the request of Tammy VanSumeren, on behalf of Family Video, to rezone property on the southwest corner of Washington and Cambridge Streets from Office-Service 2 to Business B-2.

After a review by the Planning Director, Mr. George Roller of 4207 Cruz Drive stated his opposition to the rezoning.

Tammy Van Sumeren, the petitioner, re-stated the reasons for their request, noting that they would not utilize the property, failing to get a rezoning.

Commissioner Rapanos indicated a potential conflict of interest and abstained from discussion and participation in the Commission's action.

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The Commission undertook a discussion, with concerns being raised about the discrepancy between the existing Master Plan, Office-Service, versus the requested zoning, Business. A number of Commissioners noted that the Business B-2 would not be expected to generate additional traffic in the neighborhood or be detrimental to the immediate neighborhood, there being no residential adjacent to the site. Comment was made that if the property were to be rezoned, the Commission ought to look at the Land Use Plan for this strip along Washington, as well as to possibly consider rezoning of the remaining three parcels to Business. Commissioner Geisler noted that the rezoning of the area would unify it, inasmuch as, for all intents and purposes, it is already business, with the existing parking serving buildings in the Business classification.

It was moved by McCann, seconded by Geisler, to recommend to City Council approval of Zoning Petition No. 453.

Vote on the motion:

YEAS: Geisler, Lind, McCann, Slicker, Wieland

NAYS: Baker, Sasaki

ABSENT: Senesac

ABSTENTION: Rapanos

### 6. New Business.

Prior to adjourning to a work session, and based on a question from Commissioner McCann, the Commission noted its past discussions on potential Land Use Plan modifications, particularly that along Wackerly west of Dublin. The Commission indicated that it should be addressing this and other areas in the near future.

It was moved by McCann, seconded by Sasaki, to adjourn. Motion carried, and the meeting adjourned at 9:30 p.m.

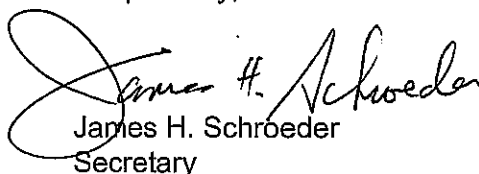
### WORK SESSION SUMMARY

The purpose of the work session was to discuss additional changes in the Access Overlay District. It was noted that the most recent draft has changed considerably in its application. This is particularly true for existing parcels of land. Most of the discussion dealt with existing parcels and the spacing of driveways. Some Commission discussion was focused on the impact of large existing parcels which are undeveloped, and which could be divided in the future, having an impact on the number and location of driveways.

Staff was asked to take the Commission's concerns under advisement, and after reviewing the latest draft with the City's Traffic Engineer, and to return to the Commission with another draft prior to the formal public hearing process.

The work session adjourned at 10:15 p.m.

Respectfully,



James H. Schroeder

Secretary

JHS:cjr