

Housing Infrastructure Collabor-action Team Agenda
Thursday March 20, 2025, 2:00 pm

1. Upcoming City Council Public Hearing - March 24
 - a. Individual calls
 - i. Phone numbers and emails: <https://cityofmidlandmi.gov/422/City-Council>
 - b. Attendance and comments
 - c. Outreach to CSP membership
2. Housing Talking Points
 - a. See background attachment from Jacob Kain
 - b. See initial talking points from Grant
3. Update on YIGBY (Yes in God's Back Yard)
4. Prioritizing items from last meeting
 - a. Engaging with homebuilders – Jen Acosta
 - b. Revolving loan fund
 - c. Land bank

Next meeting: TBD, scheduling in process

Zoning Changes Background from Jacob Kain

The zoning modernization project was broken into six tasks. The amendments proposed as part of task 1 are scheduled for public hearing at the Planning Commission meeting on February 4; the City Council public hearing is anticipated on March 24. The general purpose of the modernization project is to align the zoning ordinance with the goals of the master plan and to create a more user-friendly document through an overall reorganization and streamlining of the document. We will provide updates on the project on the project webpage at <https://www.cityofmidlandmi.gov/1983/Zoning-Modernization>. Folks interested in reading the entirety of the proposed changes in Task 1 may also do so by reviewing the materials provided in the January 7, 2025 Planning Commission packet under item 6a, which can be found [here](#).

Housing-related amendments in task 1 include:

Updating the purpose statements and select zoning district names to align with the mixed-use future land use vision contained in the master plan.

- Redesignating the Neighborhood.Commercial zoning district as Neighborhood.Center
- Redesignating the Community.Commercial zoning district as Community.Center
- Redesignating the Regional.Commercial zoning district as Regional.Center

Creating the opportunity to construction more types of housing in more areas of the City. (These changes are in addition to areas where the subject housing types are currently permitted)

- Permitting multiple family residential dwellings in the CC and RC zoning districts (areas including the Midland Mall area, Costco area, N. Saginaw Road/Eastman Avenue area, etc.)
- Permitting townhouses in the RB, RB-2, OS, NC, CC, and RC zoning districts
- Eliminating the conditional use permit requirement for two family and multiple family dwellings in the OS zoning district
- Permitting accessory dwelling units in the RA-4, RB, and OS zoning districts

Reducing regulatory barriers to the creation of multiple family housing.

- Eliminating minimum lot area and minimum building spacing requirements for multiple family dwellings.

Tasks 2 through 6 will focus on the following areas of the zoning ordinance. Some of the likely changes coming to these areas would also directly or indirectly reduce regulatory barriers to the creation of more housing in Midland.

- Task 2: General provisions (accessory building standards, driveway standards, etc.) and schedule of regulations (lot size, required yards, setbacks, building height, and development density for each zoning district).
- Task 3: Landscaping, screening, walls, and fences
- Task 4: Off-street parking and loading
- Task 5: Administrative articles (approval procedures, application requirements, etc.)
- Task 6: Signs

We will begin Task 2 upon the completion of Task 1. It is our hope to have completed all six tasks by the end of 2026.

Initial Talking Points for Housing Zoning Changes Advocacy

1. Address the Housing Shortage

- Midland is experiencing a housing shortage that limits options for residents across different stages of life. By approving the proposed zoning amendments, the City Council can take an important step in addressing this issue by remove unnecessary barriers to development, allowing new housing developments to meet the growing demand and ensure our community can thrive.

2. Promote Housing Affordability

- The proposed streamlined and updated zoning regulations can reduce development costs, which in turn helps make housing more affordable. Lowering these costs encourages developers to create housing options that are accessible to residents of all income levels, strengthening the social and economic fabric of Midland. Improving the environment for developers will continue to promote Midland as a community of choice.

3. Further the vision of the Midland City Modern Master Plan

- The proposed zoning amendments are an action step laid out within the recently approved Midland City Modern Master Plan. Approving the amendments results in tangible action to establish the vision identified in the master plan. Midland City Modern was developed using an immense amount of public input. The City Planning Department and the City Planning Commission have affirmed that the proposed zoning amendments align with the input received for what the Midland community wants for our future.

4. Attract and Retain People and Families

- The proposed zoning amendments will enable increased diversity of housing options, e.g. allowing apartments, duplexes, and townhomes in more zoning districts and removing excessive dimensional standards for multi-family housing. This is essential for attracting people and families to Midland. A wider range of housing choices supports workforce retention and ensures that our community remains vibrant and competitive.