

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
November 7, 2019**

I. Chair Hoenig called the meeting to order at 7:00 p.m.

Present: Dailey, Friedrich, Hoenig, Horgan, Irwin, Liesch, Ortman, Rise.
Absent: Kostrzewa.

Staff: Kain, Murphy

II. Approval of Agenda:

Motion by Liesch, support by Rise, to approve the agenda.

Motion approved unanimously.

III. Approval of Minutes

A. October 3, 2019

Motion by Friedrich, support by Ortman, to approve the minutes from the October 3, 2019 regular meeting.

Motion approved unanimously.

IV. Zoning Board of Appeals Report for October:

Commissioner Friedrich reported that the Zoning Board heard one case in October submitted by Roxanne & Justin Fleer at 416 S. Fancher. The request was for a variance from Section 154.405A to reconstruct a shared driveway on a parcel that exceeds the maximum allowable 55% of impervious surface.

Commissioner Friedrich explained that the reconstruction of the driveway would reduce the amount of non-conformity from 60% to 57% (but would still be above the allowable 55%). He further noted the request would help alleviate water drainage problems at both the subject property and the neighbor's property. In addition, the driveway, after reconstruction, would be wide enough for two vehicles where currently anyone parked at the end of the driveway blocks other vehicles from getting around them. This will be made possible by the widening of the driveway being mostly on the neighbor's property which would still be below the threshold for impervious surface. Due to the unique topography of this site and the fact that a non-conformity is being reduced, the Board voted unanimously to approve the variance.

V. Communications:

Kain reported that communications were received from Doug LaBelle II and Brandon LaBelle, which were included in the packet. Two additional communications were received following packet distribution which have been placed on the dais. These communications included additional correspondence from Doug LaBelle II and one from the Home Builders Association that was addressed to the City Commission.

VI. Public Hearings:

None

VII. Public Comments

Chair Hoenig opened the floor for public comments. There being no one who wished to speak, public comments session was closed.

VIII. Site Plan Reviews:

None

IX. Unfinished Business:

None

X. New Business:

None

XI. Other:

A. Staff Report:

1. **Administrative Review Report:** Kain reported that since the September meeting packet one site plan was approved administratively for 201 E. Pickard (Habitat for Humanity of Isabella County) to add an outdoor display structure and install parking lot screening.

2. December Planning Commission meeting – Anticipated items:

Kain reported we would likely schedule another work session for December. Kain also noted that two Special Use Permits/Site Plan Reviews are anticipated for the January meeting.

XII. Adjournment:

Motion by Dailey, support by Friedrich, to adjourn to work session.

Motion approved unanimously.

Meeting adjourned at 7:03 p.m.

bam