

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
December 5, 2019**

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

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

Staff: Kain, Murphy

II. Approval of Agenda:

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

Motion approved unanimously.

III. Approval of Minutes

A. November 7, 2019 Regular Meeting

Motion by Friedrich, support by Liesch, to approve the minutes from the November 7, 2019 regular meeting as presented.

Motion approved unanimously.

B. November 7, 2019 Work Session

Motion by Friedrich, support by Irwin, to approve the minutes from the November 7, 2019 work session as presented.

Motion approved unanimously.

IV. Zoning Board of Appeals Report for November:

Commissioner Friedrich reported that the Zoning Board of Appeals did not meet in November

V. Communications:

Kain reported that one communication was received from Doug LaBelle II which was included in the packet.

VI. Public Hearings:

None

VII. Public Comments

Chair Hoenig opened the floor for public comments.

Kevin Keating, president of the Home Builders Association spoke regarding the zoning ordinance, specifically garage setbacks/orientation and roof pitch for residential properties.

Carmelina Crisci, CEO of the Home Builders Association, reiterated Mr. Keating's comments.

Doug LaBelle II addressed the Board, referring to his comments that have been documented in his recent correspondences. He acknowledged that the Board had addressed some of those issues, but indicated there are other issues that need to be addressed.

There being no one else who wished to speak, public comments session was closed.

VIII. Site Plan Reviews:

None

IX. Unfinished Business:

None

X. New Business:

A. 2019 Housing Report

Kain reported that one of the City Commission goals for 2019 was to have an analysis done of the City's housing stock. Kain provided a brief presentation on the contents of the report.

Commissioner Irwin asked about building permit numbers. Kain noted that those figures were included as an attachment to a previous correspondence from Mr. LaBelle. He further commented that if the Board wished, he could have Brian Kench, Building Official, attend a meeting to answer specific questions about permitting.

Discussion ensued regarding the lack of rental options available in the community.

Commissioner Kostrzewa asked the opinion of the three individuals in the audience.

Mr. Keating, also a realtor with Coldwell Banker, commented that professionals new to the area find there are no places to rent or buy in the City.

Mr. LaBelle reiterated Mr. Keating's comments, referring to his personal experience when returning to the area.

Ms. Crisci stated that she feels this is a ramification of the zoning ordinance.

Commissioner Irwin asked how much rent would be charged for a home in the City. Mr. LaBelle responded that there are a lot of variables, such as the price of the home, taxes, and utilities. Price also varies if the unit is new construction vs. older and more dilapidated. Mr. LaBelle also noted that an investor would likely not buy a single family home as a rental as there is not enough return on the investment.

Commissioner Liesch commented that he is aware that many professionals who wish to rent are not necessarily looking for a single-family home, but would prefer a condo or townhouse option and noted we should be looking at a diversity of housing options.

XI. Other:

A. Staff Report:

- 1. Administrative Review Report:** Kain reported that since the November meeting one site plan was approved administratively for RESCO on Gover Parkway to construct additional semi-truck parking.
- 2. January Planning Commission meeting – Anticipated items:**

Kain reported that a Special Use Permit and Site Plan Review for a new Medical Marihuana Grower is likely. In addition, we are expecting a Special Use Permit and Site Plan Review to increase the occupancy of an existing rooming dwelling.

XII. Adjournment:

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

Motion approved unanimously. Meeting adjourned at 7:35 p.m.

bam