

Mt. Pleasant Planning Commission
Minutes of Work Session
December 5, 2019

Present: Dailey, Friedrich, Hoenig, Irwin, Kostrzewa, Liesch, Ortman.

Absent: Horgan, Rise

Staff: Kain, Murphy

I. Conclusion of one-year ordinance review

A. Residential Building Standards

Kain noted that the zoning ordinance was adopted almost two years ago, based upon feedback received over three years ago, and reviewed over the time since adoption the number of text and map amendments made. He noted that the final work referral relates to residential design standards. Kain asked if there was interest from the Planning Commission to make additional changes, and if so, to what extent.

Commissioner Friedrich asked about the nature of the comments received. Kain noted the garage placement was the most specific comment made and has been discussed at length with Mr. Olivieri. Kain noted that Mr. Kench worked on a development plan for Mr. Olivieri that conforms with all the standards. Discussion ensued. Board consensus was to maintain current standards that preclude the garage from being the predominant feature of the home.

Kain noted that a fourth single family home is now under construction under current standards. Each of the four homes built have been built by different builders with very different designs, all conforming to current standards. Kain also noted that standards related to roof pitch and other residential design components are common in other communities. The Board requested the addresses of these properties which Kain provided, along with two homes built in the CD-4 district under comparable standards.

Board consensus was to not pursue additional amendments to the current standards at this time.

Kain noted that he is working on a supplementary document to increase the familiarity of users with the ordinance.

II. Updates on medical marihuana establishments and recreational marihuana facilities

Medical Marihuana:

Kain noted that we would be seeing a special use permit in January for a grower and possibly a processor in a few months. There is currently one Provisioning Center open, one has a Certificate of Occupancy but has not yet completed the licensing process, and the third has a building permit

but has not started construction. The City continues to take applications for all facility types except Provisioning Centers until facility caps, where applicable, are met.

Recreational Marihuana:

Kain noted that the establishment application is now on the city's website. The City will begin accepting applications on January 6, 2020. For establishments with numeric limits, applications will be accepted through February 28. If the numeric limits are exceeded at that time, a competitive application process will occur. For the non-numerically limited establishment types, the Planning Commission could potentially see their first case as early as February. Zoning standards for medical and recreational marihuana are largely the same.

Kain noted that the City has produced fact sheets which are on the website and provide an overview of the process and status of both processes.

III. 2020 Work Plan

- A. Master Plan adoption and implementation: Kain noted that the Master Plan adoption and implementation will likely be the main focus for the Planning Commission in 2020.
- B. Bylaws Review: Kain noted that the by-laws have not been updated for approximately 10 years and suggested the Planning Commission review. Chair Hoenig and Commissioner Liesch volunteered for this task.
- C. Training: Kain noted he will bring training opportunities for the Commission to consider and asked commissioners to let him know if there were topics of interest. Commissioner Liesch noted there are some good video trainings available through Planetizen.

IV. Adjourn

Motion by Friedrich, support by Liesch, to adjourn.

Meeting adjourned at 8:07 p.m.