

Mt. Pleasant Planning Commission
Minutes of Work Session
January 9, 2020

Present: Dailey, Hoenig, Horgan, Irwin, Liesch, Ortman, Rise.

Absent: Friedrich, Kostrzewa

Staff: Kain, Kench

Chair Hoenig opened the work session at 7:27 p.m.

Chair Hoenig invited guest Joe Olivieri to share information with the Planning Commission.

Mr. Olivieri and additional guest Doug LaBelle II presented concerns over the garage orientation and setback requirements in the CD-3L and CD-3 districts. Mr. Olivieri and Mr. LaBelle contended that they have seen no interest from prospective clients to build homes with that design characteristic. They further stated that such designs result in increased construction cost, limit opportunity for an extended second floor over the garage, and are not consistent with recent development in certain neighborhoods.

Discussion took place regarding the feedback from the community during the initial stages of creating the form-based code including a preference for a more traditional form of development with homes not garages as the dominant feature along the street frontage, advancing desires for a greater sense of community and walkability.

Kench asked for suggestions from the guests on other garage setback options if the current standard was not optimal. No suggestions were offered.

Work session adjourned at 8:09 p.m.