

**Mt. Pleasant Planning Commission**  
**Minutes of the Electronically Conducted Regular Meeting**  
**July 9, 2020**

**I.** Chair Hoenig called the meeting to order at 7:13 p.m.

Present: Bill Dailey, Corey Friedrich, Lesley Hoenig, Susan Horgan, Glen Irwin, Mike Kostrzewa, Matt Liesch, Kathy Rise.

Absent: Christine Ortman.

Staff: Jacob Kain

**II. Approval of Agenda:**

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

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Horgan, Irwin, Kostrzewa, Liesch, Rise

Nays: None

Motion approved unanimously.

**III. Approval of Minutes:**

**A. May 7, 2020 Regular Meeting**

Motion by Dailey, support by Friedrich, to approve the minutes from the May 7, 2020 regular meeting as presented.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Horgan, Irwin, Kostrzewa, Liesch, Rise

Nays: None

Motion approved unanimously.

**IV. Zoning Board of Appeals Report for May and June:**

Commissioner Friedrich reported that the Zoning Board of Appeals did not meet in May or June.

**V. Communications:**

Kain reported that we received one communication from Amy Perschbacher regarding SUP-20-04 which was included in the packet.

**VI. Public Hearings:**

SUP-20-04 & SPR-20-03 – 120 S. University

Kain introduced SUP-20-04 and SPR-20-03, submitted by Vin Trofeo's, with a request to extend the hours of operation and to add outdoor seating to an existing Class I restaurant.

Kain reviewed the property's zoning and other characteristics as well as the current use, zoning, and future land use of adjacent properties.

Kain reviewed the definition of a Class 1 restaurant and how they differ from a bar, nightclub or tavern. Kain noted Class I Restaurants are permitted with a special use permit in the CD-5 zoning district, with imposed conditions.

Kain noted that this site was granted a special use permit in 2014 for a prior tenant to operate a Class I restaurant. The applicant is currently operating under the conditions imposed with that request, including the hours of operation, which the applicant is seeking to change tonight.

Kain shared photos of the site along with the site plan proposed by the applicant, noting where the proposed patio, fence and parking would be located.

Kain concluded his report, recommending approval with the conditions that the applicant provide specifications for the proposed fence and awning and that the applicant complies with the requirements of Building Safety and Public Works.

Will Baird, representing Vin Trofeo's addressed the Board. Mr. Baird commented that he is likely going to go with a black aluminum fence similar to what is being installed by Dog Central. The awnings will include poles near the flower beds with cables running from the building to allow fabric to be installed for sun shade.

Commissioner Rise asked if there was any plan for an enclosed patio for winter months. Mr. Baird responded that the patio would not be in use in the winter.

Commissioner Dailey asked if the business was open for takeout only at this time. Mr. Baird responded that about 80% of their business was takeout, with 20 % dine-in customers.

Kain interjected that the City Commission passed a resolution about a month ago to extend temporary allowances for outdoor dining for all restaurants. Kain commented that if Commissioners were wondering why they haven't seen these other businesses come forward with similar requests it is because of this temporary allowance. This allowance will extend through September and allows businesses to install temporary barriers. With permission from the Michigan Liquor Control Commission if there is an alcohol component, this allows more flexibility in light of occupancy restrictions and the desire for social distancing.

Kain noted that this applicant desired to have a permanent installation and therefore, proactively came forward with the request.

Chair Hoenig opened the floor for public comment. There being none, public comment was closed.

Motion by Friedrich, support by Liesch, to approve SUP-20-04 and SPR-20-03 subject to the following conditions:

1. The applicant shall provide specifications for the proposed fence and awning.
2. Comply with the requirements of Building Safety and Public Works.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Horgan, Irwin, Kostrzewa, Liesch, Rise

Nays: None

Motion approved unanimously.

**VII. Public Comments:**

Chair Hoenig asked if there were any public comments submitted electronically. Kain noted there were not.

Chair Hoenig opened the floor for public comments.

There being no one who wished to speak the 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 last meeting, two site plans have been approved administratively:

- a) A new 3,680 square foot building and site improvements for a crematorium at 3737 S. Isabella Road;
- b) A new 480 square foot accessory storage building at 705 S. Mission.

2. August Planning Commission meeting – Anticipated Agenda Items:

Kain commented that he expects to see a site plan review for a solar array that was installed on industrial zoned property without zoning approval. In addition, Kain reported he is anticipating a Special Use Permit with site plan changes for Mister Carwash. Kain noted he will also have an update on the City's Master Plan outreach activities. Based on the uncertainty around Covid-19, we will be moving to a virtual format. Staff is working with McKenna on specific dates, which will likely be mid-August, early September to allow us to get adequate notices out. He further noted that he would be requesting that the Commission set a public hearing for the master plan for their October meeting.

**XII. Adjourn to Work Session:**

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

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Horgan, Irwin, Kostrzewa, Liesch, Rise

Nays: None

Motion approved unanimously. Meeting adjourned at 7:33 p.m.