

Mt. Pleasant Planning Commission
Minutes of the Electronically Conducted Regular Meeting
August 6, 2020

I. Chair Hoenig called the meeting to order at 7:01 p.m.

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

Absent: Mike Kostrzewa.

Staff: Jacob Kain

II. Approval of Agenda:

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

Roll Call Vote:

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

Nays: None

Motion approved unanimously.

III. Approval of Minutes:

A. July 9, 2020 Regular Meeting

Motion by Friedrich, support by Liesch, to approve the minutes from the July 9, 2020 regular meeting as presented.

Roll Call Vote:

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

Nays: None

Motion approved unanimously.

B. July 9, 2020 Work Session

Motion by Dailey, support by Friedrich, to approve the minutes from the July 9, 2020 work session as presented.

Roll Call Vote:

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

Nays: None

Motion approved unanimously.

IV. Zoning Board of Appeals Report for July:

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

V. Communications:

Kain reported that communications were received.

VI. Public Hearings:

SUP-20-05 & SPR-20-06 – 210 W. Pickard

Kain introduced the application to modify the site plan for a proposed Medical Marihuana Facility – Class C Grower. Kain noted that the Planning Commission approved a special use permit and site plan for this project in January. The applicant has submitted a revised site plan that includes removing a small addition off the rear of the cultivation building and adding HVAC units to that area as well as areas along the east and west sides of the building.

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

Kain shared photos of the site and reviewed the special use conditions that apply to medical marihuana growers.

Kain shared the site plan that is being proposed by the applicant, noting that the plan complies with the minimum requirements of the zoning ordinance. Kain also noted that the applicant is proposing a landscape screen for the HVAC units located on the east side of the building and will need to provide a final site plan noting the species and size.

Kain concluded his report recommending approval with the conditions included in the staff report. Kain noted that the conditions include those unresolved from the prior January approval.

Commissioner Irwin asked for clarification on the zoning of the three parcels. Kain indicated that all parcels are zoned SD-I.

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

Motion by Friedrich, support by Liesch, to approve SUP-20-05 and SPR-20-06 subject to the following conditions:

1. The applicant shall comply with all special use permit criteria for Medical Marihuana Facilities as well as the specific criteria applying to growers.
2. The applicant shall provide a landscaping plan which includes species and size of proposed plantings.
3. The applicant shall combine the three subject parcels into one parcel prior to receiving a Certificate of Occupancy.
4. The applicant shall comply with the requirements of Public Works and Public Safety.

Roll Call Vote:

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

Nays: None

Motion approved unanimously.

SUP-20-6 & SPR-20-08 – 430 S. Mission

Kain introduced the application, submitted by Mister Carwash, to modify an existing car wash located at 430 S. Mission.

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

Kain noted that the applicant is proposing the addition of two self-service kiosks on the north side of the site as well as to enclose the existing dumpster. Kain reported that there are no proposed modifications to the existing building nor are there plans to change the hours of operation, which are 7:30 – 8:00 p.m. Monday through Saturday and 8:00 a.m. – 6:00 p.m. on Sunday. The self-service kiosks and vacuums will be inoperable during the hours when the car wash is closed.

Kain shared photos of the site and proposed site plan, noting that the plan complies with the minimum requirements of the zoning ordinance. Kain also noted that the proposed site plan will bring the site back into compliance with the landscaping shown on the current site plan of record from 1994 and will also meet the current requirements for screening. In addition, the proposed dumpster enclosure meets the screening requirements for the district.

Kain concluded his report recommending approval with the condition that the applicant comply with the requirements of Public Works.

Raleigh Sadler representing Mister Car Wash was in attendance to answer questions.

Commissioner Friedrich asked if they owned other car washes with the same kiosk system.

Mr. Sadler responded that they do not have this system elsewhere in this region but it is in use at other locations owned by the company.

Commissioner Friedrich asked if the process includes a subscription service for members which would allow them to pull ahead.

Mr. Sadler responded that subscribers would merge into one lane and there is a sticker for the windshield with a fast pass reader that will speed things up some for the wash club members who visit more frequently and adds an inherent benefit to the members.

Commissioner Dailey asked if the kiosks would take credit cards or if they were only for club members.

Mr. Sadler commented that the wash club members' lane will be set up a little different than the retail lane; however, both lanes will accept credit cards. Non-members can purchase a car wash by credit card or from a customer service advisor during hours of operation.

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

Motion by Liesch, support by Friedrich, to approve SUP-20-06 and SPR-20-08 subject to the following conditions:

1. The applicant shall comply with the requirements of Public Works.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Horgan, Irwin, Liesch, Ortman, 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:

SPR-20-07 – 706 W Pickard

Kain introduced the application submitted by Coyne LLC to retroactively approve the construction of a solar array with 11 ground mounted panels.

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

Kain shared photos of the property and the solar panels, reporting that the panels were installed in late 2019 and early 2020 without site plan approval or permitting.

Kain shared the site showing the location of the panels. Kain noted that the site plan complies with the minimum requirements of the zoning ordinance.

Kain concluded his report recommending approval with the condition that the applicant comply with the requirements of Public Safety.

Commissioner Irwin asked if there were special rules for solar arrays that prompted this request and if this would apply to anyone who wished to install them. Kain noted that ground mounted solar panels are subject to site plan review. Roof mounted panels typically require only a building permit.

Commissioner Dailey commented that it was lucky for the applicant that the request is approvable as constructed.

Tim Bebee, Central Michigan Surveying and Development, addressed the board on behalf of the applicant. Mr. Bebee explained that the applicant didn't believe they needed site plan review for solar panels and that is why they are coming in after the fact. Mr. Bebee commented that he had nothing to add to the staff report and offered to answer questions from the Board.

Commissioner Dailey asked if the array was generating power for on-site operations or if power would be sold back to the power company. Mr. Bebee responded that the power would be for on-site use.

Board Discussion:

Commissioner Dailey asked for clarification on the Fire Department comments and if they would be requiring paved access. Kain responded that they do not require paved access; only a road that has a sufficiently strong base to support the truck.

Mr. Bebee commented that the access roads on the property provide access to semi-trucks and would have adequate stability for the fire trucks.

Motion by Liesch, support by Ortman, to approve SPR-20-07 subject to the following condition:

2. The applicant shall comply with the requirements of Public Safety.

Roll Call Vote:

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

Nays: None

Motion approved unanimously.

IX. Unfinished Business:

None

X. New Business:

- A. Set a public hearing on the proposed Master Plan at the October 1, 2020 meeting.

Kain provided an update on the Master Plan process. Community engagement events have been shifted to a virtual format. This will include an interactive web tool that will be available August 17th through August 31st. In addition, there will be a virtual open house at 7:00 p.m. on August 20th. Kain asked that the Planning Commission consider setting a public hearing on the Master Plan for their October meeting.

Kain noted that updated notices were sent to the entities identified in the Planning Enabling Act to extend their opportunity to comment on the plan and invite their participation in the virtual events. To date only Isabella County has responded to those notices, indicating they had no comments.

Kain noted that the adoption schedule will include a public hearing by the Parks & Recreation Commission on September 22nd; the proposed public hearing by the Planning Commission on October 1st; and review by the Downtown Development Authority at their October 8th meeting; ending with a public hearing by the City Commission and consideration of plan adoption at their November 9th meeting.

Motion by Rise, support by Friedrich, to set a public hearing on the proposed Master Plan at the October 1, 2020 regular meeting.

Roll Call Vote:

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

Nays: None

Motion approved unanimously.

XI. Other:

- A. **Staff report.**

1. September Planning Commission – Anticipated agenda items.

Kain reported that two cases were pending, one to modify the site of an existing two-family dwelling and the other a request for a short-term rental, each in the Westside neighborhood. In addition, there is a potential request for rezoning.

XII. Adjourn to Work Session:

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

Meeting adjourned at 7:38 p.m.