

**Mt. Pleasant Planning Commission**  
**Minutes of Virtual Work Session**  
**August 6, 2020**

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

Absent: Mike Kostrzewa

Staff: Jacob Kain

Chair Hoenig convened the meeting at 7:39 p.m.

Kain referred to the housing report prepared in 2019 which analyzed the City's housing stock, types of units and trends in the market. This report was shared with the Planning Commission in November 2019. The report was also provided to the City Commission and is available to the public on the City's website.

Kain reported that the City Commission held two work sessions in June to discuss the report and provide direction to staff on action steps recommended in the report. As a result, the City Commission referred two items to the Planning Commission. The first of those is a potential text change to the land area requirements for multi-family housing in the CD-4 zoning district.

Kain provided an overview of land area requirements and restrictions relating to multi-family housing as compared to rooming dwelling type of housing, noting that currently there is little incentive for developers to build multi-family housing such as triplexes, townhouses, etc., which have been identified as a type of housing that is missing in Mt. Pleasant.

Discussion took place on the land requirements that are currently in place and whether there was interest in allowing additional units per acre and what that may look like. There was general interest in increasing the units allowed to create more flexibility and incentivize family housing units and to also provide additional opportunities for those looking for this type of housing.

Consensus was to have staff draft a proposed text change to present at the September meeting, including a memorandum with supplementary information showing examples of the text change, that can be discussed in consideration of setting a public hearing for October.

Motion by Friedrich, support by Rise to adjourn.

Work session adjourned at 7:58 p.m.