

Mt. Pleasant Planning Commission
Minutes of the Electronically Conducted Regular Meeting
September 3, 2020

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

Present: Corey Friedrich, Lesley Hoenig, Susan Horgan, Glen Irwin, Matt Liesch, Christine Ortman
Absent: Bill Dailey, Mike Kostrzewa, Kathy Rise
Staff: Jacob Kain

II. Approval of Agenda:

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

Roll Call Vote:

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

Nays: None

Motion approved unanimously.

III. Approval of Minutes:

A. August 6, 2020 Regular Meeting

Motion by Hornig, support by Liesch, to approve the minutes from the August 6, 2020 regular meeting as presented.

Roll Call Vote:

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

Nays: None

Motion approved unanimously.

At this time Commissioner Irwin left the meeting.

B. August 6, 2020 Work Session

Motion by Friedrich, support by Liesch, to approve the minutes from the August 6, 2020 work session as presented.

Roll Call Vote:

Ayes: Friedrich, Hoenig, Horgan, Liesch, Ortman

Nays: None

Motion approved unanimously.

IV. Zoning Board of Appeals Report for August:

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

V. Communications:

Kain reported that one communication was received from the Mt. Pleasant Area Convention and Visitors Bureau regarding the 2050 Master Plan and was included in packets.

VI. Public Hearings:

SUP-20-07 & SPR-20-09 – 1701 & 1703 Fessenden

Kain introduced the application submitted by Linda Tippett to install concrete driveways at an existing two-family dwelling.

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 two-family dwellings. Kain shared the site plan that is being proposed by the applicant, noting that the proposed driveways are consistent with all standards and requirements of the zoning ordinance. Kain noted that although the code does not require driveways in the CD-3 zoning district to be hard surfaced, when they are, they have to meet certain criteria. Kain also noted that the applicant is not proposing any modifications to the building.

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

Linda Tippett, owner of the property was available for questions. Ms. Tippett commented that she is not proposing any major changes; she would just like to upgrade the driveway from gravel to cement to improve the home and neighborhood.

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

Motion by Friedrich, support by Liesch, to approve SUP-20-07 and SPR-20-09 with the following condition:

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

Roll Call Vote:

Ayes: Friedrich, Hoenig, Horgan, Liesch, Ortman

Nays: None

Motion approved unanimously.

SUP-20-08 – 205 W Broadway

Kain introduced the application, submitted by TNC Holdings LLC for an off-premise tasting room within the existing coffee shop.

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 requirements for the use.

Kain reported that the request tonight is for an off-premise tasting room for a winemaker. Kain explained that the State of Michigan offers an opportunity for those who hold a wine maker license for wine

manufacturing to obtain a certain number of off-premise serving licenses to use at other locations within the state of Michigan. The applicant is applying for a particular type of license that would allow a full glass of wine to be served. The manufacturer can have up to five of these licenses.

Kain reported that the manufacturer is called Bluewater Winery and is located in Carsonville, Michigan.

Kain noted that the tasting room would be in the coffee shop, Pleasant City Coffee, that is currently operating at this site and may include additional menu items that are not currently offered. The applicant will also be utilizing the outside seating area that exists seasonally on the site, which is approved by the City Commission and staff. Kain commented that the applicant has indicated that they may consider additional seating in the future at the rear of the site or possibly the rooftop, both of which would require review and approval by the Planning Commission at the time they are proposed.

Kain reported that the proposed hours of operation are 8a.m. to midnight, but the applicant intends initially to close at 10 p.m. each evening.

Kain reported that this type of use is classified as a bar, nightclub or tavern under the zoning ordinance, which is a special use in the CD-5 zoning district. Such uses are subject to the requirement that the property not be adjacent to or within 50 ft. of properties zoned CD-3L or CD-3. This site is well over 50 ft. from either of these districts.

Kain concluded his report recommending approval.

Joshua Agardy was in attendance to answer questions on behalf of the application. Mr. Agardy thanked the commissioner for hearing his request. Mr. Agardy commented that his family built this vineyard 15 years ago and his aunt has been running it for the past few years. He noted it is exciting to see this come full circle, and further noted that small businesses need as much help as they can to diversify and he looks forward to offering something new to the community and the downtown district.

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

Commissioner Liesch commented that he feels all three phases of this proposal are a positive thing for the community and will bring people from different backgrounds, and offer varying hours of the day and price points for consumers.

Motion by Liesch, support by Friedrich, to approve SUP-20-08.

Roll Call Vote:

Ayes: Friedrich, Hoenig, Horgan, Liesch, Ortman

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.

Mr. Agardy thanked the Commission for their approval of his project.

There being no one else who wished to speak the public comments session was closed.

VIII. Site Plan Reviews:

None

IX. Unfinished Business:

None

X. New Business:

Discuss amendment to Table 154.405.A. of the zoning ordinance and consider setting a public hearing on this issue at the October 1, 2020 regular meeting.

Kain referred to the August work session where the Planning Commission discussed a referral from the City Commission to consider an amendment to the land area per unit regulation for the CD-4 zoning district. This referral was based on the information in the 2019 Housing Report that found a significant under-supply of missing middle housing types in the City.

Kain reviewed the current standard and noted that this type of housing is missing in part because of regulatory issues that directly and indirectly make these housing types infeasible to construct. He further commented that there has been past public input regarding a desire for townhouse style developments in the city.

Kain noted that the Planning Commission consensus in August was for staff to prepare a recommendation which included illustrative examples of a new standard. Staff recommended a new standard of 30 units per acre and provided three examples illustrating townhouse, duplex, and multiple-family building concepts on prototypical lot configurations in the City. Each scenario provided for at least one parking space per unit and did not require full lot coverage.

Discussion commenced on the number of units that should be allowed per acre and how staff landed on the recommendation. Commissioner Friedrich commented that he too has been hearing for years the desire for townhouse style housing and asked if staff would be opposed to increasing the number to 35.

Commissioner Liesch commented that during the work session there was not any particular number that was mentioned, just that there was an interest in increasing the number of units allowed.

Kain noted that he is open to whatever the commission feels is reasonable.

Motion by Friedrich, support by Liesch to increase the units per acre, gross, max to 35 and to set a public hearing on the proposed text change for October 1, 2020.

Roll Call Vote:

Ayes: Friedrich, Hoenig, Horgan, Liesch, Ortman

Nays: None

Motion approved unanimously.

XI. Other:

A. Staff report.

1. October Planning Commission – Anticipated agenda items.
 - i. Kain reminded everyone that the deadline for filling out the 2020 Census is September 30 and urged anyone who has not completed it to take the time to do so.
 - ii. Kain reported that for the October meeting we have a request for a rezoning and one for a special use permit and site plan review for an electric car charging station. In addition, we will be holding a public hearing on the proposed 2050 Master Plan and the text change regarding land area per unit in the CD-4 zoning district.
 - iii. Kain reported that we are expecting three special use permit and site plan review applications in November for the three adult use marijuana retailers recently selected and potentially another text change.
 - iv. Kain reported that Becky Murphy would be retiring on December 1 and Laura Delamater from the City Treasurer's office would be joining the department as our new Office Professional.

XII. Adjourn to Work Session:

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

Meeting adjourned at 7:35 p.m.