

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
December 3, 2009**

I. Chairman Orlik called the meeting to order at 7:00 p.m.

Present: Ellertson, English, Holtgreive, Jakeway, Lux, Orlik (Chair), Smith (Vice-Chair)

Absent: Brockman, Robinette.

Staff: Gray, Murphy.

II. Approval of Agenda:

Motion by Holtgreive, second by Ellertson, to approve the agenda. Motion approved.

III. Approval of Minutes

A. November 5, 2009 Regular Meeting.

Motion by Lux, second by Ellertson, to approve the minutes from the November 5, 2009 regular meeting as written. Motion approved.

IV. Zoning Board of Appeals Report.

A. There were no November ZBA Cases.

V. Public Hearings:

Chairman Orlik explained the public hearing process and asked staff to introduce the first case.

A. Case #SUP-09-13 – 802 S. Main – Olivieri Management, Inc. – Request for a Special Use Permit to demolish the existing rooming dwelling and replace it with a new Registered Student Organization (sorority) dwelling with a maximum of 12 occupants.

Staff presented details of the applicant's request based on the staff report dated November 25, 2009. Staff stated that Registered Student Organizations are an allowed use in the M-2 Zoning District with a Special Use Permit, provided the proposal meets the criteria of the Zoning Ordinance. Staff further explained that this request is tied in with SPR 09-25 and suggested the Commission look at both considerations at this time. Staff explained that the location is at the southwest corner of Main and High streets, which is a very visible location. The applicant is proposing demolition of the existing structure and has incorporated some high quality building materials and architectural details into the proposed new structure, utilizing a style that is consistent with many of the historical details of the neighborhood. Staff referred to the Mission Street approach, where more zoning flexibility is being considered for projects such as these, which offer significant upgrades in building materials and design. Staff explained that the applicant recently went to the Zoning Board of Appeals and was granted the following variances:

- Increase in occupancy from 11 to 12
- Reduction in the required number of parking spaces from 14 to 12

- Reduction in the parking setback/greenbelt along High Street from 10 to 7 feet
- Reduction in the width of the parking spaces from 9 feet to 8 feet-4 inches

Staff stated that with these variances, the Special Use Permit meets all zoning requirements.

Staff referred to the comments from DPW and DPS, which are fairly standard, and also referred to the correspondence from MDOT, which indicated some concerns with the driveway access being onto High Street. As staff indicated to MDOT, the design will eliminate the need for vehicles to back out onto High Street, which will significantly improve the safety.

Commissioner Ellertson referred to one of the comments provided by the Department of Public Safety (DPS), which suggested some type of barrier be considered to keep vehicles from crossing south onto adjacent properties and asked for clarification on the distance from the parking area to the south property line. Staff stated there is a distance of 2 feet.

Joe Olivieri, applicant for the case, addressed the Board. Mr. Olivieri stated he had nothing to add to the staff report, but would be happy to answer any questions.

Chairman Orlik asked Mr. Olivieri how long he has owned the building and if it has been a licensed rental for the entire time. Mr. Olivieri stated he purchased the property approximately 30 years ago and it has been licensed all this time.

Commissioner English asked if Mr. Olivieri would be opposed to putting some sort of barrier between the parking area and the south property line as suggested by DPS. Mr. Olivieri stated that although it is not shown on the site plan, it was already in the plans, and would probably consist of bumper blocks.

Chairman Orlik opened the Public Hearing. There being no one who wished to address the Board, the Public Hearing was closed.

Chairman Orlik stated that the Board would be deliberating on the request for the Special Use Permit at this time.

Motion by Lux, support by Holtgreive to approve the request for SUP -09-13 from Olivieri Management, Inc. to allow construction of a Registered Student Organization dwelling with a maximum occupancy of 12 at the property located at 802 S. Main Street with the following conditions:

1. The applicant shall comply with the Department of Building Safety and the Fire Department requirements to obtain and retain a Rental license.
2. Applicant shall comply with all site plan review requirements.

Motion approved unanimously.

- B. Case #SUP-09-14 – 1221 South Drive – Central Michigan Community Hospital – Request for a Special Use Permit to construct a 3,200 square foot addition to the existing hospital for a cardiovascular center in the R-3 zoning district.

Commissioner English excused herself from participating in this case due to a conflict of interest.

Staff presented details of the applicant's request based on the staff report dated November 24, 2009,

noting that the hospital is considered a Special Use in the residential districts; therefore the addition is subject to both a Special Use Permit and Site Plan Review. The proposed addition will be located near the existing emergency entrance. Staff explained that the proposed addition complies with the requirements of the Zoning Ordinance, meeting all setback requirements. In addition there is sufficient parking, no new lighting is proposed and the proposed building materials are consistent with the design of the existing structure.

Stacie Tewari, Rowe Engineering, and Mike Terwilliger and Vern Hoag from Central Michigan Community Hospital, addressed the Board as applicants for the case.

Chairman Orlik asked what the projected time table was for construction. Mr. Hoag indicated they would like to begin the project by January 18, 2010 and complete it within three months.

Chairman Orlik opened the Public Hearing. There being no one who wished to address the Board, the Public Hearing was closed.

Motion by Lux, support by Holtgreive approve the request for SUP-09-14 from Central Michigan Community Hospital for property located at 1221 South Drive to allow a 3,200 square foot building addition for a cardiovascular center with the following condition:

1. The applicant shall comply with all site plan review requirements.

Motion approved 6-0, one abstained (Commissioner English).

Commissioner English re-joined the Board.

VI. Public Comments:

There were none.

VII. Site Plan Reviews:

- A. SPR-09-25 – 802 S. Main – Olivieri Management, Inc. – Site Plan Review to construct the new registered student dwelling.

Commissioner Ellertson commented that he is familiar with this case through serving on the Zoning Board of Appeals and stated that he was very impressed with the way staff and the developer worked together on this project and feels it is a fine example of how the process should work. He further indicated he feels this will be one of the nicest rooming and boarding dwellings in the City.

Motion by English, support by Ellertson to approve SPR-09-25 to construct a Registered Student Organization dwelling at 802 S. Main Street based on the site plan and elevation drawings provided with the request with the following conditions:

1. The applicant complies with the requirements of the Zoning Board of Appeals.
2. The applicant shall provide for the screening of any outdoor trash containers prior to occupancy.
3. The applicant shall comply with the requirements of the Division of Public Safety (DPS) and the

Division of Public Works (DPW), to include some type of barrier on the south end of the parking area to prevent vehicles from crossing onto the adjacent property.

Motion approved unanimously.

- B. SPR-09-26 – 1221 South Drive – CMCH – Site Plan Review to allow a 3,200 square foot Cardiovascular Center addition to existing hospital in an R-3 single family residential district.

Commissioner English excused herself from participating in this case due to a conflict of interest.

Staff clarified that since the writing of the report, the applicant had indicated that no new light fixtures were to be added, and therefore staff recommendation that approval of the plan include the condition that new lighting fixtures comply with the minimum requirements of Section 96.13 of the City Code was not necessary.

Motion by Holtgreive, support by Smith, to approve SPR-09-26 to allow construction of a 3,200 square foot building addition to the hospital located at 1221 South Drive based on the site plan prepared by Mayotte Group Architects and Rowe Professional Services Company (job no. 09M0109) dated October 13, 2009 and the elevation drawing prepared by Mayotte Group Architects (job no. 2009-15) dated November 5, 2009 with the following conditions:

1. The applicant shall comply with the requirements of the Division of Public Safety (DPS) and the Division of Public Works (DPW).

Motion approved 6-0, one abstained (Commissioner English).

Commissioner English re-joined the Board.

VIII. Unfinished Business:

None

IX. New Business:

- A. Request for extension for SPR-08-11, 812 Pleasant Street – Mid Michigan Inns/United Apartments – 2-unit addition onto existing apartment building.

Staff presented details of the request based on the staff report dated November 24, 2009, noting that the Planning Commission approved a site plan for an addition to the apartments at their September 4, 2008 meeting. Staff stated that site plan approval is valid for one year and since the applicant has not proceeded with the construction, the approval has since expired. Staff explained that the Planning Commission may grant a one-year extension upon receipt of a written request from the applicant, which was included in the commission packets. Staff further reported that there have been no changes to the Zoning Ordinance since the approval was granted, nor have there been any changes to the request. Because the project was also granted a rear yard variance from the ZBA, the variance is also subject to re-consideration, and has been placed on the agenda for the December meeting of the ZBA.

Chairman Orlik stated that one of the issues the Board looked at with the original request was an encroachment into the railroad right of way and asked if that issue had been resolved. Staff stated that there has been no resolution with the Railroad, and the applicant may end up cutting back on the parking

area as a possible resolution.

Chairman Orlik asked why the project has been postponed. Staff indicated he did not know, only that the applicant has indicated that they would like to move forward with the project.

Commissioner Jakeway asked if there was a window/time frame in which the applicant needs to apply for the extension. Staff indicated this is a gray area in the ordinance, however after September 4, 2010, the applicant would not be eligible for an extension; a new application for site plan review would be required after that date.

Motion by Ellertson, support by Lux to grant a one-year extension of the Site Plan Approval for SPR-08-11 to allow an addition to the apartments located at 812 Pleasant Street. The extension will expire on September 4, 2010 and is subject to all prior conditions of approval.

Motion approved unanimously.

B. 2010 Meeting Schedule

The 2010 Planning Commission meeting schedule was reviewed by Commissioners.

Motion by Holtgreive, support by Ellertson to approve the 2010 meeting schedule. Motion approved unanimously

X. Other Business:

A. Staff Reports.

1. January Planning Commission meeting: Staff reported that no new cases have been submitted at this time for the January meeting, however, the deadline for submittal is not until December 14.
2. Downtown to Campus Update: Staff reported on the last visit by Dan Burden, walkability expert. The focus of this visit was to look at ways to possibly improve the connection from campus to downtown. There seemed to be some consensus from participants of these meetings to return Washington and Main Streets back to two-way traffic. Other areas of interest included better snow removal along this path for pedestrians, in addition to better lighting for safety reasons. Staff expects to receive the written report and recommendations from Mr. Burden by the end of December.

Staff will take the recommendations and work with the City's Engineering staff and determine the feasibility of each recommendation based on budget constraints/availability. Staff will, in turn, recommend phasing the implementation of the project to fit within the budget. Commissioner Orlik asked what the advantage was to returning the streets to two-way traffic. Staff stated that studies have shown that traffic moves faster on 1-way streets, whereas two-way traffic has a "calming" effect, which would be beneficial if we are going to encourage increased pedestrian traffic and bike paths along these streets. In addition it is a pretty easy and inexpensive fix. Commissioner Smith asked if street parking would be lost if we return to two-way traffic. Staff stated that it would not and added that one of the recommendations was to actually increase street parking and the city may be looking at the overnight parking regulations in regards to street parking.

Commissioner Ellertson asked if snow removal from sidewalks was required. Staff indicated that at

this time the ordinance does not require residential property owners to clear sidewalks, however; businesses and commercial properties are required to remove the snow/ice from the sidewalks. The city may be looking at our snow removal policy and consider a higher priority for the city to remove snow along this walking route.

3. Main Street Overlay: Staff stated that during the joint meeting held with the Historic District Commission, the design and character of buildings was looked at, and there was some concern expressed with the mandated nature of the proposed design guidelines. At the same time, the Planning Commission was looking at Mission Street and ways to allow more zoning flexibility for projects which offer significant upgrades in building materials and design. It was decided to focus on Mission Street first and see if this could be used as a model for other areas. When looking at the 2010 goals, this may be prioritized.

Chairman Orlik asked if the Historic District Commission is still working on this issue. Staff stated he does not believe they are at this time, however, further stated that Mr. Olivieri's project will be a good test of this process.

Chairman Orlik asked if there were any new developments for the MDOT Mission Street Design. Staff stated that although the money associated with MDOT's proposed Mission Street project is no longer there due to the city's rejection of the plan in its entirety, the city is still working with MDOT to explore other options to address traffic and safety issues along Mission Street. In addition, the Mission Street DDA had designated \$310,000 to be applied to an enhancement grant for the boulevard/streetscape that was called for with MDOT's plan, and they have been approached with the possibility of reallocating those funds to help address the safety issues. As no new plans have been identified at this time, this was only suggested to the DDA for future consideration.

XI. Adjournment:

Motion by Lux, support by Holtgreive to adjourn. Motion approved. Meeting adjourned at 7:41 p.m.

BAM