

**Mt. Pleasant Planning Commission
Minutes of Special Meeting
May 19, 2009**

I. Roll Call:

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

Present: Brockman, Ellertson, English (arrived at 7:15 p.m.), Jakeway, Lux, Orlik (Chair), Robinette.

Absent: Holtgrieve, Lux, Smith (Vice Chair).

Staff: Gray, Sundberg.

II. Approval of Agenda:

Motion by Robinette, seconded by Brockman, to approve the agenda as presented with the following change:

Add "Public Comment" section after item II.

Motion approved.

III. Public Comments:

Chairman Orlik opened the Public Comments section.

There being no one wishing to speak, the Chairman closed the Public Comments section.

IV Site Plan Reviews:

- A. SPR-09-15 – 580-616 W. Pickard – P & A Development – Construction of a 9000 square foot addition to existing industrial building.

Staff presented details on the applicant's request, noting that the proposed use is for bottling beer and wine. A proposed future use will include a beer and wine tasting room. Staff also noted that this was a former Brownfield site, thus the applicant continues to move forward on developing the site. In addition, staff explained that there is a parking easement which is not yet set in stone; however, the applicant's site to the west could accommodate the required parking if needed.

The applicant, represented by Tim Bebee of Central Michigan Surveying & Development, presented additional details about the site plan.

Commissioner English arrived.

Brief discussion.

Motion by Ellertson, seconded by Robinette, to approve SPR-09-15 for the construction of a 9,000 square foot addition to the existing industrial building located at 580-616 W. Pickard Street, based on the site plan last revised on May 13, 2009 prepared by CMS&D (job no. 0512-244) for McGuirk Sand and Gravel/P&A Development, LLC, with the following conditions:

1. Approval of the site plan authorizes use of the property for industrial uses as permitted in Section 154.084 of the Zoning Ordinance. Sale of alcoholic beverages for consumption on premise is subject to additional review and is not authorized by this approval.
2. The applicant shall provide a copy of a recorded easement and/or parking agreement prior to commencing with construction of parking shown in the Optional Parking Area illustrated on Sheet 3 of the site plan drawings.

3. Location and specifications for the exterior lighting shall be submitted prior to issuance of a building permit, in accordance with Section 96.13 of the Zoning Ordinance.
4. The applicant shall execute a sidewalk easement in a form acceptable to the City Attorney prior to occupancy of the building.
5. The applicant shall comply with the requirements of the Division of Public Safety (DPS) and the Division of Public Works (DPW).

Motion approved.

V. Adjournment:

Motion by Robinette, seconded by Brockman, to adjourn the meeting at 7:21 p.m.

Motion approved.

JS