

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
October 4, 2012**

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

Present: Brockman, Holtgreive, Hoenig, Kostrzewa, Orlik (Chair), Quast, Shellady, Smith (Vice-Chair).

Absent: Lux.

Staff: Gray, Murphy.

II. Approval of Agenda:

Motion by Kostrzewa, support by Shellady, to approve the agenda.

Motion approved.

III. Minutes:

A. September 6, 2012 Regular Meeting

Motion by Holtgreive, support by Kostrzewa, to approve minutes from the September 6, 2012 meeting as written.

Motion approved.

B. September 6, 2012 Work Session

Motion by Kostrzewa, support by Shellady, to approve minutes from the September 6, 2012 work session as written.

Motion approved.

C. September 13, 2012 Special Meeting

Motion by Shellady, support by Holtgreive, to approve minutes from the September 13, 2012 special meeting as written.

Motion approved.

IV. Presentation: Greater Mt. Pleasant Non-Motorized Transportation Plan

Woody Woodruff, Zoning Administrator for Union Township, provided a presentation on the Non-Motorized Transportation Plan, initiated by Union Township. Mr. Woodruff provided information regarding who was involved in the development of the Plan, along with information on why the plan was initiated and shared the results of the collaborative effort. Mr. Woodruff shared results of a survey that was conducted showing areas that are most used by cyclists now and areas where people are interested in seeing safe bike routes. Mr. Woodruff shared the short term, mid-term and long-term goals of the plan,

along with plans for implementation. Cost estimates, along with potential funding sources was included in Mr. Woodruff's presentation. Mr. Woodruff concluded his presentation commenting that in his view we should never miss an opportunity to make improvements and offered to answer questions from the Board.

Commissioner Kostrzewa questioned the results of the survey that showed a great interest in bike routes along Mission Street. Staff commented that the individuals providing this feedback were interested in the Mission Street destinations more so than actually using Mission Street as the preferred route, and the plan is to look for parallel routes to provide that access. Mr. Woodruff also commented that although Mission Street is a challenge, he noted that once the public gets used to having a designated bike route, and they are expecting cyclists, it becomes safer.

Staff noted that when this was presented to the City Commission they asked that the Planning Commission consider it in context with the Master Plan. Staff noted that we can look at it a couple different ways - whether to adopt it by reference as a whole, or to consider just certain pieces of it. Staff noted that we need to get familiar with the details and look at how to implement it over time amidst competing priorities, and commented that as opportunities arise, we can take advantage of them.

V. ZBA Report:

Commissioner Quast reported that the ZBA had five cases on their September agenda, one of which was postponed, two that will not be before the Planning Commission and two that appear on tonight's agenda.

Commissioner Quast reported the ZBA considered a proposed redevelopment for a rooming dwelling for 10 occupants on a non-conforming lot at 1018 S. Franklin. Commissioner Quast reported that the applicant was asking for an additional occupant in exchange for a reduction in the non-conformities. The ZBA made a finding that the proposed redevelopment was a reduction in the non-conformities and approved the request contingent on the applicant changing the roof system to a gable roof facing Franklin Street subject to staff approval. In addition the ZBA asked that the applicant install lawn irrigation and place a bollard along the parking space adjacent to the alley and include stricter lease agreements in regards to code enforcement. Commissioner Quast also noted that although the lot is non-conforming in regards to lot size, the ZBA took into consideration the fact that the lot size is consistent with others in the area.

Commissioner Quast reported that the ZBA heard a similar request for a rooming dwelling for 10 at 1028 S. Washington. The ZBA made a similar finding that the redevelopment would be a decrease in the non-conformities and approved the request contingent on the applicant upgrading the proposed fence to be approved by staff, along with including stricter lease agreements in regards to code enforcement. In addition, the ZBA asked that some decorative trim be added to the porch and additional trees be planted in the Right-of-Way and lawn irrigation be installed.

Chairman Orlik noted that both approvals included reference to stricter lease agreements and asked if we have seen those changes.

Commissioner Quast responded that we have not seen the agreements; however have asked that they be similar to what was required with the previous developments.

VI. Public Hearings:

Chairman Orlik explained board proceedings and asked staff to introduce the first case.

- A. SUP-12-11 - 1018 S. Franklin - Joe Olivieri.** Staff introduced Case SUP-12-11 noting that this address appears twice on the agenda; once for a Special Use Permit to authorize the use and also for Site Plan Review (SPR-12-17) to review compliance with the Ordinance standards. Staff noted that he would be reporting on both cases together.

Staff reported that this case was submitted by Joe Olivieri on behalf of the owner Tim Driessnack. The property is located on the west side of Franklin Street, between Gaylord and Bellows and is zoned M-2, Multiple Family Residential. Staff noted that the property is surrounded by M-2 properties, which are predominately rooming dwellings. Staff reported that as indicated by Commissioner Quast, this case was recently before the Zoning Board of Appeals, and noted that with the approvals granted by the ZBA, the request complies with the SUP requirements.

Staff further reported that in regards to the site plan review, with the approval of the ZBA, the site complies with all building lot requirements. In addition, the project meets all setback requirements, parking requirements will be brought into compliance and the redevelopment will eliminate the rear dwelling unit. Staff noted that this development includes some enclosed parking, with the garage being accessed off both Franklin Street and the alley, and will exceed the parking requirements for the property. Staff reported that the applicant has proposed foundation plantings around the perimeter of the building. Staff also commented that the applicant has indicated that trash carts will be used instead of dumpsters, however noted that the location is not indicated on the site plan. Staff noted that if the applicant is proposing the trash carts be located inside the garage, then no screening will be needed; however, if they plan on having the trash carts outside, the Commission may want to require some sort of screening.

Staff shared photos of the existing site along with the proposed elevation drawings, noting that the applicant has committed to providing revised drawings to staff incorporating the gable roofs as required by the ZBA.

Staff referred to Public Safety comments, which are fairly standard in nature, noting that as in previous redevelopments, they have recommended sprinkler systems be installed. Staff further reported that DPW comments were not available; however typically include storm water review and review of sanitary sewer connections.

Staff concluded his report noting that the proposed rooming dwelling appears to meet the criteria and is recommended for approval with conditions noted in the staff report.

Chairman Orlik questioned whether the site plan should note the location of the trash carts. Staff responded that if the intent is to have them inside, then they wouldn't need to

be on the site plan; however, if the applicant's intent is to have them outside, then it should be shown on the site plan along with the proposed screening.

Joe Olivieri, applicant, addressed the Board. Mr. Olivieri asked if staff had received the revised elevation drawings that were sent via e-mail. Staff responded that he received them late in the day and did not have time to get them copied for the Board.

Mr. Olivieri reported that they will be putting dormers in along with some decorative brackets on the porch and noted that the suggestions offered by the ZBA were an improvement to the proposal. In regards to the trash carts, Mr. Olivieri stated they would likely be located on the north side of the building with a small screening wall similar to the other recent developments.

Mr. Olivieri spoke in regards to the lease agreements, stating that the leases are as tight as allowed by law. He noted the big difference is the attitude of the landlords with these new developments. Whereas before the enforcement was left mostly to the city, the landlords have stepped up their own enforcement and have increased fines to their tenants.

Vice-Chairman Smith asked if there were other student dwellings with enclosed garages. Mr. Olivieri stated he didn't know but suggested that the garage gives a more residential look to the building. He also noted that with the size of this particular site, an enclosed garage was the only way he could get the number of required parking spaces and still have the building area needed for the number of tenants requested.

Commissioner Quast questioned whether there would be a wall between the halves of the garage to prevent a drive-thru situation. Mr. Olivieri stated there would be and further offered that there will be some type of curbing installed to prevent the tenants from driving on the lawn.

Chairman Orlik commented that this property appears to have an extensive enforcement history and questioned why, with the same property, same location and same landlord, we could expect enforcement issues to decrease. Mr. Olivieri stated that in his experience the greatest number of issues are related to trash and parking. He stated that with these new developments there is sufficient parking which eliminates most of that problem. In regards to trash, he stated that is an easy fix as the landlords want these developments to look good and will take measures to assure they do, i.e., increasing fines to tenants, increase monitoring of the sites, etc.

Chairman Orlik opened the public hearing. There being no one who wished to speak, the public hearing was closed.

Board Discussion:

Commissioner Shellady asked for more information in regards to the stricter lease agreements. Staff responded that it is more of getting the landlords to take a bigger role in the code violations by increasing fines, whereas in the past, it has been mainly city enforcement.

Chairman Orlik suggested that if approved, he would like to include a 4th condition that the applicant provide a revised site plan identifying the location of the trash carts and proposed screening.

Motion by Brockman, support by Smith that the Planning Commission approve the request for SUP-12-11 from Olivieri Builders to allow construction of a rooming dwelling with a maximum occupancy of 10 at the property located at 1018 S. Franklin 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.
3. The applicant shall comply with the requirements and conditions of the Zoning Board of Appeals
4. The applicant shall provide a revised site plan identifying the location of the trash carts and proposed screening.

Motion approved.

B. SUP-12-12 - 1028 S. Washington - Joe Olivieri. Staff reported that this request is similar to the last one, but in a different location. The property is zoned M-2 and is surrounded by M-2 properties, with rooming dwellings on three sides and Central Michigan University to the south.

Staff reported that this case also recently appeared before the Zoning Board of Appeals and they granted approval to allow the redevelopment, increasing the occupancy by one. The Board based their approval on the fact that the applicant will be bringing he parking into compliance with current standards; will be eliminating front yard and stacked parking and reducing the area of parking in the side street setback. The Board also recognized that the building area per person will be increased; landscaping will be brought into compliance, and the applicant will be eliminating the driveway that is within 40 feet of the intersection. Staff noted the conditions the ZBA placed on the approval included lawn irrigation; stricter lease agreements; additional details to be added to the porch and additional trees to be planted in the right-of-way as allowed by DPW.

Staff shared the site plan submitted by the applicant along with photos of the current site and renderings of the new proposed building.

Staff referred to Public Safety comments, which are fairly standard in nature, to include the address be posted and noted that as in previous redevelopments, although not a requirement, they have recommended sprinkler systems be installed. Staff further reported that DPW comments were not available; however typically include storm water review and review of sanitary sewer connections.

Staff concluded his report, noting that the proposal appears to meet the criteria for a Special Use Permit and also noted that with the approvals granted by the ZBA, the Site

Plan meets the minimum requirements of the Zoning Ordinance and is therefore being recommended for approval.

Joe Olivieri, applicant, addressed the Board, stating that both he and the owner are excited over this project as it is on a prominent corner of the city and will be very visible.

Chairman Orlik opened the public hearing. There being no one who wished to speak, the public hearing was closed.

Board Discussion:

Motion by Smith, support by Kostrzewa that the Planning Commission approve the request for SUP-12-12 from Olivieri Builders to allow construction of a rooming dwelling with a maximum occupancy of 10 at the property located at 1028 S. Washington 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.

VII. Public Comments:

Chairman Orlik opened the floor for public comments.

There being no one who wished to address the Board, the Public Comments portion of the meeting was closed.

VIII. Site Plan Reviews

A. SPR-12-17 1018 S. Franklin - Joe Olivieri.

Staff noted that this request is tied to SUP-12-11 and had nothing further to report.

Motion by Brockman, support by Smith that the Planning Commission approve SPR-12-17 to construct a rooming dwelling at 1018 S. Franklin Street based on the site plan and elevation drawings provided with the request 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.

B. SPR-12-18 - 1028 S. Washington - Joe Olivieri

Staff noted that this request is tied to SUP-12-12 and had nothing further to report.

Motion by Kostrzewa, support by Holtgreive that the Planning Commission approve SPR-12-18 to construct a rooming dwelling at 1028 S. Washington 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 comply with the requirements of the Division of Public Safety (DPS) and the Division of Public Works (DPW).

Motion approved.

IX. Unfinished Business:

- A. SPR-12-03 1003 Douglas - Joseph Olivieri.** Request for site plan review to raze the existing building and construct a rooming dwelling for up to 11 occupants. Staff reported that the applicant has requested the case be postponed until the November meeting.

Motion by Holtgreive, support by Brockman to postpone Case SPR-12-03 at the applicant's request, until the November 1, 2012 meeting.

Motion approved.

- B. SPR-12-16-JBS Trail/Isabella Road - JBS Contracting, Inc.** - Consider sidewalk waiver for ETNA Supply. Staff reported that the Commission approved the site plan for the warehouse building at last month's meeting; however postponed a decision on the request for a sidewalk waiver, requesting additional information on Union Township's plans for sidewalks in the area since the properties on the east side of Isabella Road north and south of the Industrial Park are in the Township. Staff noted that the sidewalks along this portion of Isabella are shown as a mid-term goal. The Township's immediate priority is the section of Isabella between Bluegrass and Bromfield. Staff also noted that the section between Brown and Preston has already been installed.

Staff commented that in his opinion this request is different from past requests. Staff noted that the Commission should consider whether they wish to require sidewalks now as development occurs or wait until the area is more built out and demand for sidewalks is higher.

Chairman Orlik questioned if they could require the property owner to put in sidewalks at a later time if they waive them now. Staff commented that there may be an opportunity to negotiate with the owner to waive until such a time that the demand increases; however, by Ordinance, if we grant an outright waiver of the requirement, we can't later make them install the sidewalks. At that time it would fall on the taxpayers to pay for the sidewalks.

Chairman Orlik questioned the comment in the e-mail from Josh Melneck, JBS Contracting, in regards to the fence. Staff clarified that the fence issue had been resolved at the last meeting. The applicant plans to install a chain link fence for security purposes; however, will also be installing a 6 foot screening fence around the outside storage area,

per the Planning Commission's requirements. Staff stated that the reason the e-mail was part of the packet was because it also spoke of the sidewalk waiver request.

Vice-Chairman Smith commented that he is swaying towards requiring the sidewalk based on all the underdeveloped land in that portion of the south end. Commissioner Holtgreive and Commissioner Quast agreed.

Motion by Holtgreive, support by Shellady to deny the request to waive the sidewalk and require the sidewalks to be installed as a condition of SPR-12-16.

Motion approved. The request to waive the sidewalk is denied.

XI. New Business:

- A. SPR-10-14 - 1705-1721 S. Mission Street - Lacozy, LLC. Request to modify approved building elevations.

Staff reported that the Planning Commission first saw this case in July of 2010, when they approved a 5,000 square foot building to be located in the parking lot of the shopping plaza. The project was originally designed to accommodate two tenants. Since that time, staff reported that the Planning Commission has granted two extensions - the last one being in August of 2012. In addition, staff noted that the Planning Commission has approved modifications to the building elevations as the applicant has negotiated with various potential tenants.

Staff reported that the applicant has been negotiating with a national retailer and expect to commence construction this fall. The applicant, based on these negotiations, is proposing to use elements from both previously approved designs and is asking for approval for the modifications. Staff shared elevation drawings for the original project, along with the two modifications that were approved, noting that this latest request has considerable similarities to the first set of approved building elevations. Staff explained that because the previous approvals were tied to the elevation drawings, the changes are subject to review and approval by the Planning Commission.

Chairman Orlik asked if there was any reduction in the use of durable materials. Staff replied that there was not.

Brandon LaBelle, applicant, addressed the Board, offering to answer any questions.

Motion by Holtgreive, support by Kostrzewa that the Planning Commission approve the modified elevations related to Site Plan Review-10-14 to allow the construction of a 5,000 square foot retail building on the property located at 1705-1721 S. Mission Street under the Mission Redevelopment Overlay Zone, based on the drawings prepared by James R. Dufty Architects, P.C. dated September 7, 2012. Approval is subject to the following conditions:

1. All prior conditions of approval related to SPR-10-14 and SUP-10-01 shall remain in effect.

Motion approved.

XII. Other:

A. Staff Report

1. November Planning Commission meeting

Staff reported that there are no new applications at this time; however noted that the deadline for submittals is not until next week. Staff also noted that 1003 Douglas may be back on the agenda

2. Master Plan Update

Staff reported that during their September 24, 2012 meeting, the City Commission voted to hire Spicer Group as the consultant to help with the Master Plan update following the Planning Commission's recommendation. Staff reported that he met with representatives from Spicer earlier this week and went through the scope of the project. They will develop a schedule of what the project will look like, which will be shared with the Commission.

Staff also reported that they are coordinating with the city's Public Relations person to develop the social media piece and to plan for the public input part. Staff indicated that they tentatively hope to have something in place by the end of the year or beginning of 2013.

Staff also reported that the Engineer from AECOM who was hired to help with the project is scheduled to be in town near the end of October. Staff hopes to get something in place for October 23, 24 and 25 in regards to stakeholder meetings, with a final presentation on the 25th. Staff further commented that as the itinerary is developed he will distribute it to the Commission. Although he does not expect everyone to be available for all the times, he is hoping that everyone can make it to at least part of the sessions to offer their input. Once we receive a recommendation from AECOM we will incorporate it into the Master Plan.

Adjournment:

Motion by Brockman, support by Holtgreive, to adjourn.

Motion approved.

Meeting adjourned at 8:30 p.m.

bam