

**Mt. Pleasant Planning Commission
Minutes of Work Session Meeting
July 11, 2013**

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

Absent: Brockman, Cotter, Dailey.

Staff: Gray, Mrdeza, Murphy.

Spicer Group: Alan Bean, Rob Eggers

Mr. Eggers addressed the Commission and provided an overview of where we are in the Master Plan Update process, noting that this meeting would be to review the results of the community input piece (Open house, Meetings in a Box, Online Survey, etc.).

Mr. Eggers noted that there is a lot of behind the scene work taking place working with staff on the statutory requirements. Remaining pieces include prioritization of Zoning Ordinance amendments; housekeeping amendments and implementation.

Mr. Bean distributed and reviewed the compilation of the survey results, noting that we had 580 respondents. He indicated he was pleased with the number of participants. The survey also included information on the demographics of the respondents. The top five on the priority list as a result of the survey included (the focus area for the surveys were the downtown):

- Commercial Uses (restaurants, retail etc.)
- Events & Community Activities
- Mixed use development (ground floor retail - upper floor residential)
- Improve historic character of older buildings, and
- Recreational uses (parks, playgrounds, etc.)

These were followed closely by:

- Cultural uses (museum, etc.)
- Pedestrian-scale connections (sidewalks, etc.)

Chairman Smith expressed some surprise that parking wasn't higher on the list of priorities. Commissioner Quast noted she feels that the parking problem is a "perceived" problem rather than a real issue.

Based on the survey results, it was noted that the General Goals for the Downtown listed in the 2006 Master Plan are still pretty good.

The Commission was asked to review the survey results and the 2006 Goals and be ready to discuss at the August meeting.

Commissioner Quast commented that she would like to expand one of the existing goals to include artwork. In addition, she suggested that the existing goals were still good, but they may wish to prioritize them.

Rob Eggers provided a list of proposed future Zoning Ordinance amendments listed below:

- M-2
- "Tree" Neighborhoods (Oak/Pine/Maple)
- Pickard heavy commercial
- Downtown zoning

- Completion of the Mission Street Redevelopment District
- Possible housekeeping amendments
- Regulations for adult-oriented business. (at the advice from legal counsel)

Mr. Eggers asked that the group to be ready to discuss the prioritization of these future Ordinance Amendments at the August meeting and to determine if there were others that needed to be added to the list.

Motion by Holtgreive, support by Quast to adjourn.

Meeting adjourned at 8:30 p.m.

bam