

**Mt. Pleasant Planning Commission
Minutes of Work Session
December 5, 2013**

Present: Cotter, Dailey, Shellady, Smith (Chair).

Absent: Brockman, Hoenig, Holtgreive (Vice-Chair), Kostrzewa, Lents,

Staff: Bean, Mrdeza, Murphy.

Bean provided a revised schedule for finalizing the Master Plan Draft, noting that tonight's session would focus on:

- Complete Streets/Non-Motorized Transportation, and
- Update on Neighborhood Priorities/M2

Bean noted that in January he would provide the board with a summary of the community input from the open house and online survey, would have results from the downtown priorities, along with further discussion on the Neighborhood Priorities/M2 and Grid Streets. February we will look at Future Zoning Amendments, the Zoning Plan and Implementation. The plan is to have a full draft prepared by March and will discuss scheduling the Public Hearing.

COMPLETE STREETS

Bean shared a presentation from MDOT, and provided an overview of what is meant by "complete streets", sharing some elements that contribute to complete streets, and also provided a draft of the proposed language for the Master Plan. Along with defining Complete Streets, he discussed what is meant by "all legal users."

It was noted that at this time, we do not have a Complete Streets Policy. By adding a section in the Master Plan, under the Transportation Section, it will address the local contexts of roads. Bean further noted that MDOT has indicated they will work more collaboratively with communities who have Complete Street Plans.

It was also noted that the City has indicated they would like to capitalize on non-motorized transportation opportunities.

Discussion took place on whether this would be considered a policy or a resolution, or if it would be added as an Ordinance amendment.

Mrdeza commented that if the Planning Commission recommends adoption of the Master Plan, this would include the section that has been added regarding Complete Streets.

Commissioner Dailey noted that the City wouldn't necessarily have to do a complete street with each project; but this would require they take it into consideration.

Mrdeza noted that including this section in the Master Plan will set the stage for how to move forward on projects, even though it may be found that it is not appropriate for every project. He further noted that to some extent we are already doing this, for example, the city has included money in the Capital Improvement Projects to close gaps in sidewalks. This will begin to address the complete street concept.

Bean also reiterated that having a policy gains some leverage with MDOT.

Mrdeza noted, when discussing the Strategies section of the draft language, that rather than creating a separate Complete Streets plan as suggested in Bean's draft resolution, we instead reference the Greater Mt. Pleasant Non-Motorized Transportation Plan as our complete streets resource guide to advise staff and decision makers on how to treat the construction or reconstruction of roadways in order to accommodate "all legal users" in a way that considers the complete streets policy.

NEIGHBORHOOD PRIORITITES / M-2

Bean noted that based on the input from the last meeting, he has amended the goals. He noted that based on the conversations, it did not seem that the Board wished to "discourage" conversions or expansions of non-family rentals in the M-2 zoning district; but wished to "allow appropriate" conversions or expansions.

Bean noted that based on the comments he heard, the Board will need to determine if there are conflicts, and if there are areas they wish to cordon off.

Commissioner Shellady asked what is needed to move forward. Bean noted that if the Board wishes to submit their comments electronically regarding the proposed language, that will be fine.

Mrdeza noted that some of the previous M-2 discussion may be outside of the scope for the Master Plan Update.

OTHER

PLANNING DIRECTOR: Mrdeza provided an update on the search for a new Planning Director, noting that a previous candidate had backed out. At this time, a second phase of interviews have been scheduled with a new pool of candidates, beginning next week. We hope to have a decision in January.

M-2 CODIFICATION PROCESS: Mrdeza reported that Doug Piggott from Rowe Professional Services will be hosting a couple of open houses in January to gain public input. In addition, he has been given contact information for developers who have been active in the M-2 area and will have some one-on-one conversations with them to gain insight from a developer's perspective. The open houses have been scheduled for 3:00 - 5:00 p.m. on January 14, 2014 and on January 23, 2014 from 6:00 - 8:00 p.m.

Mrdeza noted that ultimately this will come back to the Planning Commission to make a recommendation to the City Commission.

Meeting adjourned at 8:36 p.m.