

**Mt. Pleasant Planning Commission
Minutes of Special Meeting
December 16, 2014**

I. Vice-Chairman Cotter called the meeting to order at 7:00 p.m.

Present: Cotter, Dailey, Friedrich, Hoenig (arrived late), Kostrzewa Ranzenberger ,Verleger.

Absent: Holtgreive, Lents.

Staff: Bean, Mrdeza, Murphy.

II. Approval of Agenda:

Motion by Kostrzewa, support by Friedrich to approve agenda.

Motion approved.

III. Public Hearings:

None Scheduled.

IV. Public Comments:

Vice-Chairman Cotter opened the public comments portion of the meeting. There being no one who wished to speak, the Public Comments session was closed.

V. Site Plan Reviews:

A. SPR-14-21 - 510 W Pickard. Site Plan Review to construct two new mini-storage buildings.

Bean introduced Case SPR-14-21, submitted by McGuirk Mini-Storage for the construction of two storage unit buildings, being 2,000-sf and 1,200-sf in area for a total of 3,200-sf. Bean reported that the site is zoned I-1 Industrial and the use fits the zoning.

Bean shared the site plan submitted by the applicant, noting that the proposed buildings would be placed at the north end of the site. The site includes a gravel access drive, shared with the adjacent property; however the designated parking areas are paved with asphalt.

Bean noted that no new signage is proposed at this time; the existing sidewalk will be maintained and there are no new dumpsters shown on the site plan. Bean also reported that the site is not subject to the requirements of the Access Management Plan, and the proposed buildings meet all height, bulk and setback requirements. Bean noted that the applicant did not provide elevation drawings with the request; however, has indicated that the proposed new buildings will match what is currently on the site.

The parking requirements are met, with 66 spaces required and 67 provided.

Bean noted that the site plan shows a proposed asphalt driveway adjacent to the south ends of the proposed storage buildings and between the two buildings. He also pointed out that the Chippewa River is located approximately 50' southeast of the proposed asphalt area. In addition, the plan shows an asphalt driveway around the adjacent 8,000-sf storage building. Bean noted that the applicant will need to work with the Department of Public Works to ensure all standards for soil erosion and sedimentation control (SESC) have been met.

Bean reported that the required 10' of greenbelt for screening purposes is already in place and will need to be maintained.

Bean reviewed the comments submitted by the Department of Public Works and Department of Public Safety, and concluded his report with a recommendation to approve with conditions listed in the staff report.

Commissioner Dailey asked about the run-off with the property being near the river.

Tim Bebee, Central Michigan Surveying and Development, addressed the Board on behalf of the applicant. Mr. Bebee explained that the owner of the property is working with staff on an overall plan for this property and the property to the west. The plan includes razing the old building on the site that falls directly in the future street for the overall project. However, before the building can be razed, the two new proposed buildings need to be constructed.

Mr. Bebee reported that he met with the Fire Department and worked through their requirements for the entire property. Mr. Bebee further provided additional explanation on the proposed site plan and described the area that will be stabilized for soil erosion. He noted that there is an existing swale and noted that about 90% of the storm water goes to the north side of the railroad into a wetland approved by the DEQ. They are working closely with the Engineering Department on the overall site plan.

Mr. Bebee noted that the water mains and sanitary sewers are not shown on the site plan as this was still being worked out with the Department of Public Works. The system will be a pressurized system at their request. There will not be any water or sewer services required for the buildings but there needs to be fire protection for the site.

Board Discussion:

Motion by Kostrzewa, support by Ranzenberger the Planning Commission approve the request for SPR-14-21 for the property located at 510 West Pickard, based on the site plan dated December 3, 2014 and prepared by CMS & D Surveying/Engineering, with the following conditions:

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

2. The applicant shall work with the DPW to determine safety and SESC requirements for the proposed access drive.

Motion approved.

VI. Unfinished Business:

None at this time.

VII. Adjournment:

Motion by Kostrzewa, support by Dailey to adjourn.

Motion carried.

Meeting adjourned at 7:18 p.m.

bam