

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
June 5, 2014**

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

Present: Cotter, Friedrich, Hoenig, Holtgreive, Lents, Ranzenberger, Verleger.

Absent: Kostrzewa, Dailey

Staff: Bean, Mrdeza, Murphy.

II. Approval of Agenda:

Motion by Ranzenberger, support by Hoenig to approve agenda.

Motion approved.

III. Approval of Minutes:

A. May 1, 2014 Regular Meeting

Motion by Lents, support by Cotter to approve minutes from the May 1, 2014 regular meeting as submitted.

Motion approved.

B. May 8, 2014 Work Session

Motion by Lents, support by Cotter to approve the minutes from the May 8, 2014 Work Session as submitted.

Motion approved.

IV. Zoning Board of Appeals Report for May.

Commissioner Lents reported that the Zoning Board of Appeals did not meet in May.

V. Public Hearings:

A. SUP-14-08 - 1707 W. Pickard. Chairman Holtgreive reported that this case has again been postponed.

B. Master Plan.

Chairman Holtgreive opened the Public Hearing to receive comments on the draft Master Plan.

Joseph Olivieri addressed the Board, and spoke of Main Street, North of High Street. Mr. Olivieri stated that this area needs to be addressed as currently if an owner wishes to make improvements to their properties, i.e., improve the parking, etc., they can't, as the properties are non-conforming and are grandfathered in.

He commented that this area is predominately student rentals and will likely stay as such as this is a highly desired area by the student population. Mr. Olivieri noted that he isn't speaking about increasing density, just improving the properties. Mr. Olivieri suggested that the Board possibly consider an overlay district similar to the Mission Redevelopment Overlay District, or something similar to the M-2 procedures that are in place for the areas South of High Street. He urged the Board to consider ways to allow property owners to improve these properties without giving up their current status as rooming dwellings.

Chairman Holtgreive noted that the Planning Commission has a work session scheduled on June 26th and asked Mr. Olivieri to put his concerns and suggestions in writing for the Board to consider. Commission Lents noted that this area is on the Board's radar. Mr. Olivieri again noted that the student population in this area is not going to go away - it is predominately student rentals and likely to stay as such.

There being no one else who wished to speak, the Public Hearing was closed.

VI: Public Comments

Chairman Holtgreive opened the floor for public comments. There being no one who wished to speak, public comments was closed.

VII: Site Plan Reviews

A. SPR-14-09 1707 W. Pickard. This case has been postponed at the applicant's request.

B. SPR-14-14 -1004 E. Pickard - Tim Donut U.S. Limited, Inc.

Bean introduced Case SPR-14-14 noting that the applicant is looking for approval to allow the construction of an approximately 766-sf patio to include outdoor seating. The patio would be located on the north end of the existing building and will include a sidewalk entry to the site. Bean noted that there does not appear to be any plans to replace the landscaping that is currently in the area.

Bean reported that the site has sufficient parking and because the addition does not increase the required number of parking spaces, no further review of the parking is necessary. Bean also noted that because the site does not abut an R-Residential district, no perimeter landscaping is required.

Bean noted that the existing dumpster satisfies the Ordinance requirements and the applicant is not proposing any new dumpsters.

Bean concluded his report stating that overall the recommendation is to approve the request with the conditions noted in the staff report. One of the conditions includes a revised site plan that indicates the total number of seats. The site plan that was submitted indicates 64 seats; however, it does not state if the calculation accounts for the proposed patio area.

Patrick Bell, restaurant owner, addressed the Board stating that the plan includes renovations to both the interior and exterior of the restaurant. They wish to add an outside seasonal patio typical of the New Tim Horton's restaurant on Mission Street.

Mr. Bell noted they will be reducing the number of interior seats in the building to 58 and adding exterior seating, which will consist of tables with umbrellas. The number of seats will depend on the placement of the fencing but he anticipates anywhere from 8-16 seats.

Chairman Holtgreive asked if the photo of the seating included with the application was descriptive of what they planned to use. Mr. Bell stated yes, the picture is of their Alma location and that is the type of seating they plan on using.

Chairman Holtgreive asked if there was any plan to add additional vegetation. Mr. Bell stated they did not. The planting beds that are currently on the site will be replaced with concrete all up to grade.

Commissioner Friedrich asked if the fence shown in the photo represented the type of fence the applicant was proposing. Mr. Bell stated it was.

Board Discussion:

Motion by Lents, support by Cotter, that the Planning Commission approves the request for SPR 14-14 for the property located at 1004 East Pickard Street, based on the site plan dated May 2, 2014 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. A revised plan showing the width of the walkway entrance into the building will need to be submitted prior to securing a building permit.
3. A revised plan indicating the total seating, including the extent to which any seating is seasonal in nature, will need to be submitted prior to securing a building permit.

Motion approved.

VIII. Unfinished Business:

None

IX. New Business:

None

X. Other Business:

A. June 26, 2014 Work Session

Bean commented that the Planning Commission will eventually need to make a recommendation to the City Commission for the adoption of the Master Plan. Prior to that, he will be making the final edits and questioned whether the Planning Commission would prefer they be presented in a memo or other format. He also questioned whether the PC would like to entertain this at their June 26th work session or if they would prefer to focus energies on the M-2 study, noting that at this point we are not sure what will be on the July schedule.

Commissioner Lents noted that she is hesitant to add the Master Plan to the work session as she feels that the Commission needs to focus on the M-2 study; however, she further noted that if the July agenda ends up being large, then there won't be enough time or energy left to discuss it then either.

Bean noted that we will know by the June 26th work session what will be on the July agenda. Chairman Holtgreive suggested planning on discussing at the July meeting and if the agenda ends up being large, then to start discussion at the work session.

Commissioner Ranzenberger commented that if the Planning Commission is going to take any action at the June Work Session, then they may want to consider a Special Meeting rather than a work session.

XI. Adjournment:

Motion by Cotter, support by Lents to adjourn.

Motion approved.

Meeting adjourned 7:26 p.m.