

**Mt. Pleasant Planning Commission**  
**Work Session**  
**June 26, 2014 @ 7:00 p.m.**

- Chairman Holtgreive calls the meeting to order.

Roll Call – Cotter, Hoenig, Holtgreive, Kostrzewa, Lents, Ranzenberger.

Absent: Dailey, Friedrich, Verleger

- Discussion on options to codify M-2 redevelopment procedures. The three options are to codify the process “As-Is,” as a Special Use Permit, or as an overlay zone.
- Discussion on options to incorporate a “buffer,” as discussed at the May 8 Work Session. Implications of creating a “buffer” may require additional zoning ordinance/map amendments, and in the short-term may not properly incentivize redevelopment in the proposed “buffer.”
- Discussion on the next steps. Group consensus is that further study is needed. There is a need for an additional Work Session in which area developers are invited to share their expertise on how to properly incentivize the “buffer” and/or determine its feasibility. Ideas for the invite list includes, Olivieri, McGuirk, Labelle, and possibly someone from out of town that has experience developing market-rate townhomes.
- It was requested that staff send out a Doodle poll to determine availability of Planning Commission members for the next Work Session. It was requested that the next Work Session be held in Board Room A because it has a dry erase board to sketch out ideas.
- Meeting adjourned at 7:43 pm.