

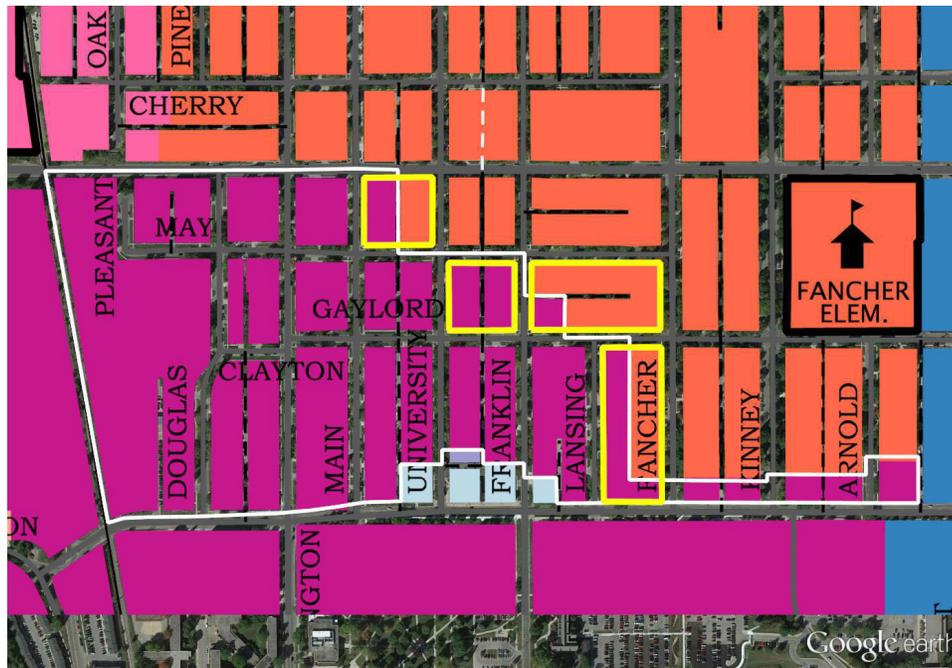
Mt. Pleasant Planning Commission
Work Session
May 8, 2014 @ 7:00 p.m.

- Chairman Holtgreive calls the meeting to order.

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

Absent: Verleger

- Alan handed out a presentation called “Rentals in the City of Mt. Pleasant”
- General discussion among Planning Commission members:
 - Recap of Student Housing Redevelopment Report.
 - Comparison to C-3 Overlay (Mission Street).
 - Discussion of a potential overlay.
 - Go to map: Alan posted 5 maps, showing Rental Licenses and Number of Licensed Rentals, Age of Structure, Property Tax Class Codes, All Rentals in the City, and Zoning.
 - Review each of the 5 maps.
 - Focus was on the boundary options on the map called “Rental Licenses and Number of Licensed Rentals”.
 - Discussion of uses along Fancher and University.
- Drew on map: Proposed “transitional” areas were noted. The map below shows the M-2 area and the underlying zoning. The white outline represents the area already zoned M-2, and the yellow outlines represent a working concept for a proposed “M2B” area.
 - “M2B” concept proposed:
 - No rooming/boarding
 - No RSO
 - Allow:
 - a. Single Family
 - b. Duplex (no SUP needed)
 - c. Multi-Family Row Houses
 - Stipulations: Landscaping (but need to get it right), brick and stone
 - Parking in back (with flexibility) – Reduce front yard (maybe 0-lot line)
 - Height: Consider greater height than 35’
 - No dumpsters
 - Buffer of fence/screening to adjacent owner-occupied property (obscuring walls)



- Getting to Consensus with City Commission:
 - Planning Commission needs to recommend a vision for those 4 blocks (which are to become “M2B”).
 - At a joint meeting, the group decides the process for making this happen (overlay, or zoning amendment, etc).

- Next Steps

Proposed agenda for the June 26 meeting:

 1. Show the proposed "M2B" conceptual area on a map.
 2. Discuss the zoning of the current M-2 panhandle area, which includes the northern frontage of Bellows from Fancher to Mission.
 3. Present summary and organization of the comments relating to the vision of what the proposed "M2B" conceptual area might be.
 4. Discuss possible procedure(s) for adopting a proposed "M2B" conceptual area.
 5. Discuss codification of the M-2 redevelopment procedures, using the recommendations from the recent M-2 Study as the basis for discussion.

- Meeting adjourned at 8:58 p.m.