

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
November 3, 2016**

I. Chair Hoenig called the meeting to order at 7:00 p.m.

Present: Dailey, Friedrich, Hoenig, Horgan, Irwin, Joseph, Kostrzewa, Liesch.

Absent: Driessnack

Staff: Kain, Murphy

II. Approval of Agenda:

Motion by Joseph, support by Kostrzewa, to approve the agenda.

Motion approved unanimously.

III. Approval of Minutes

A. October 6 2016 Regular Meeting:

Motion by Dailey, support by Friedrich, to approve the minutes from the October 6, 2016 regular meeting as submitted.

Motion approved unanimously.

IV. Zoning Board of Appeals Report for October:

Commissioner Friedrich reported that the Zoning Board of Appeals (ZBA) did not meet in October.

V. Communications: There were no communications to report on at this time.

VI. Public Hearings:

A. SUP-16-14 - 1718-1722 S. Mission - LaBelle Limited Partnership.

Kain introduced SUP-16-14, noting that the Commission has seen this project before and in August approved the construction of a 3 story mixed use building consisting of 8,140 square feet of commercial space and four four-bedroom dwellings on the second and third floors. The project also included a new connector Street, which has since been named Central Drive.

Kain noted that this request is to amend the site plan to extend the dumpster area to accommodate a recycling dumpster and grease containers.

Kain reported that the property is zoned C-3 General Business, with properties to the north, east and south also being zoned C-3 General Business, and property to the west is Central Michigan University, zoned U, University.

Kain shared the site plan, noting the only difference from the previously approved plan is to extend the dumpster enclosure. He noted the request is driven by the desire to meet prospective tenant needs. Kain explained that this will require the elimination of one parking space, which triggers the requirement that

the request come back to the Planning Commission. Kain noted that the previously approved plan exceeds the required parking as does the new plan. Code requires 66 spaces and the plan provides for 79.

Kain concluded his report recommending approval.

Doug LaBelle Jr., representing the development, addressed the Board, offering to answer any questions.

Chair Hoenig opened the public hearing. There being no one who wished to speak, the public hearing was closed.

Board discussion:

Motion by Kostrzewa, support by Joseph, to approve SUP-16-14 subject to the following conditions:

- All conditions of SUP-16-08 remain in effect.
- The applicant shall comply with the requirements of the Division of Public Works (DPW).

Motion approved unanimously.

B. SUP-16-15 - 206 W. Maple - St. John's Episcopal Church.

Kain introduced SUP-16-15, noting that this case should also be familiar to the Board, as it was approved on a larger scale in March. Kain explained that in March, the request included the current proposal plus the raising and relocation of the existing manse and a larger addition to connect the three buildings.

Kain noted that the new request would override prior approvals if granted. The new request includes a smaller addition of 309 square feet to connect the Parish Hall to the Church; however, does not include raising and relocating the manse.

Kain reviewed the variances that were granted by the Zoning Board of Appeals in March, noting that these still apply to the project. Kain noted that churches in residential districts are an allowed use, subject to a Special Use Permit. He reviewed the criteria for this use, noting that one of the two conditions is met; however, the 2nd condition is an existing non-conformity that will not be made more non-conforming with this request.

Kain shared photos of the site, along with the site plan, noting the area of the proposed addition and noting that there are three structures on the property that are not currently connected.

Kain reviewed the site plan requirements noting that the property has several existing non-conformities, such as front and rear setbacks and building height. In addition, he noted that the parking reduction was approved by the ZBA.

Kain concluded his report, recommending approval.

Vice-Chair Horgan questioned why they decided not to move the Manse. Kain responded that he believes it was due to the cost; however, the applicant may wish to expand on that.

Dale Schwerin, Great Lakes Construction, addressed the Board as representative for the case. Mr. Schwerin acknowledged the change in plan was due to funding issues.

Chair Hoenig opened the public hearing. There being no one who wished to speak, the public hearing was closed.

Board Discussion:

Motion by Friedrich, support by Dailey, to approve SUP-16-15 with the following condition:

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

Motion approved unanimously.

VII. Public Comments:

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

VIII. Site Plan Reviews:

A. SPR-16-22 - 206 W. Maple - St. John's Episcopal Church.

Kain noted that there was nothing further to report as this case was covered under SUP-16-15.

Motion by Friedrich, support by Dailey, to approve SPR-16-22.

Motion approved unanimously.

IX. Unfinished Business:

None.

X. New Business:

None.

XI. Other:

A. Administrative Review Report:

Kain reported that one site plan (SPR-16-17) for 616 E. Broadway received approval through the administrative review process to allow the modification of the roofline of the existing building and to allow the addition of a front porch.

B. Zoning Ordinance Consultant Update:

Kain provided an update on the progress towards a new zoning ordinance and shared information on the upcoming "Planapalooza" event that is scheduled for November 18th through the 21st. The event will kick off at 7:00 p.m. on Friday, November 18th, beginning with an opening presentation by our consultant, Town Planning and Urban Design Collaborative, LLC (TPUDC). There will also be a hands-on workshop and free cider and donuts for participants.

Kain reported that the City Hall Commission Chambers will be open to the public from 9:00 a.m. - 11:00 p.m. both Saturday and Sunday, November 19th and 20th, for a "Design Studio". Members of the public are encouraged to stop in at any time, for a few minutes or a few hours, whichever they prefer.

On Saturday there will be round table discussions on four separate topics:

- 9:00 a.m. Downtown Mt. Pleasant
- 11:00 a.m. Corridor Redevelopment
- 1:30 p.m. CMU/City Liaison
- 3:30 pm. Economic Development and Industrial Districts

Kain noted that during these times, there will also be opportunities to interact with the consultants, even if the round table discussions are of no interest. Again, even if people only have a few minutes to spare, they are encouraged to stop in and offer ideas and interact with the consultants.

On Monday, November 21st, the Design Studio will continue in the Commission Chambers from 9:00 a.m. - 5:00 p.m. Monday evening at 7:00 p.m. there will be a "Work-In-Progress Presentation."

Kain commented that you don't need any special knowledge of planning and zoning to participate in any part of the weekend events. The only thing you need is to care about Mt. Pleasant. City Hall will be open for long hours over the weekend to allow as many people as possible to be a part of the process. Kain encouraged everyone to spread the word and also noted that there is information regarding the project on our website as well.

Vice-Chair Horgan asked who would be participating in the round table discussions; if there would be key players invited. Kain noted that although he would be reaching out to those who we know have an interest in each topic, the discussions are open to anyone who is interested; you do not need an invitation to participate.

Commissioner Kostrzewa asked how the Design Studio works. Kain noted that there will be maps, markers, computers, etc. available. As members of the public offer suggestions and ideas, there will be real-time feedback. The consultants will also be able to offer ideas and suggestions during this time. The process is designed to provide a lot of interaction between the public and the consultants.

Commissioner Kostrzewa asked if there would be representation from CMU for the CMU Liaison Round table discussion. Kain noted that he is confident we will have CMU participation.

C. December Planning Commission Meeting:

Kain noted that we have not received any applications at this time; however the deadline isn't until Monday.

XII. Adjournment:

Motion by Liesch, support by Dailey, to adjourn.

Motion approved unanimously. Meeting adjourned at 7:28 p.m.

bam