

**Mt. Pleasant Planning Commission**  
**Minutes of Work Session**  
**February 4, 2016**

Present: Cotter, Dailey, Friedrich, Hoenig, Horgan, Irwin, Ranzenberger.

Absent: Driessnack, Kostrzewa.

Staff: Kain, Murphy

**I. 2016 Work Plan**

Kain reported that generally the Planning Commission holds a work session to discuss their goals for the upcoming year. Last year, the PC focused on the City Commission's charge to complete the M-2 redevelopment guidelines, and in the previous year, the focus was on the update of the Master Plan.

This year the main focus will be on the development of a new zoning ordinance. In addition the City Commission has requested that staff look at the Mt. Pleasant Center and the "tree" neighborhood.

Kain noted that next month's work session will focus on discussion of the Mt. Pleasant Center property, and suggested that a future work session (mid-year) will be dedicated to the tree neighborhood.

**II. Zoning Ordinance:**

**A. Scope of Work:**

Kain explained that the Scope of Work outlines the expectations of the City for the consultant we wish to employ to develop our new zoning ordinance.

Discussion ensued on the potential format and method of regulation to be utilized in the new code as well as considerations of the failings of the existing code and how to address those.

Commissioner Irwin asked for clarification on what a "multi-modal" form is. Kain explained that it encourages making travel by something other than automobiles easier and safer. Discussion ensued on how MDOT may or may not hamper this goal.

Kain explained that the consultant will be expected to:

- Ensure community involvement in and understanding of the process and the eventual product
- Work with the Planning Commission and the public to identify a vision for Mt. Pleasant that is unique to our community and consistent with community input
- Create clear and concise language
- Draft the document and work with the public, the Planning Commission, and staff to refine it

**B. Form-Based Codes Training**

Kain referred to the Form Based Codes training that he had asked the Commission to complete, and asked that if anyone was interested in continuing their subscription to let him know. Kain encouraged those who had not done the training to at least watch the introduction module, and also suggested the neighborhood and corridor modules.

### **III. Training Goals and Needs**

Kain asked that each member of the Commission set training goals for the upcoming year and identify specific topic areas of interest. These will be discussed at the beginning of the March Work Session.

Meeting adjourned at 8:22 p.m.