

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

I. Chairman Cotter called the meeting to order at 7:02 p.m.

Present: Cotter, Driessnack, Friedrich, Irwin, Kostrzewa, Ranzenberger

Absent: Dailey, Hoenig, Horgan

Staff: Kain, Murphy

II. Approval of Agenda:

Kain reported that the City Commission has asked that the Mt. Pleasant Center be a topic of discussion at the joint meeting on March 14th; therefore, staff recommends that the work session scheduled for tonight be postponed until after the April meeting.

Motion by Driessnack, support by Irwin, to approve the agenda with the noted change.

Motion approved unanimously.

III. Approval of Minutes

A. February 4, 2016 Regular Meeting:

Motion by Ranzenberger, support by Irwin, to approve the minutes from the February 4, 2016 regular meeting as submitted.

Motion approved unanimously.

B. February 4, 2016 Work Session:

Motion by Ranzenberger, support by Friedrich, to approve the minutes from the February 4, 2016 work session.

Motion approved unanimously.

IV. Zoning Board of Appeals Report for February:

Commissioner Friedrich reported that the ZBA heard one case at their February 24, 2016 meeting. The applicant was requesting that a non-conforming residential use at 721 Lincoln Street be reinstated. The property is located in the C-3 zoning district, which does not allow the residential use. Commissioner Friedrich explained that the property recently went through a foreclosure and has been vacant for more than a year, thus losing its legal non-conforming status and there has been no interest from anyone to purchase the property for commercial use.

The home was built in 1909 and has been used as a single family home until the recent foreclosure. The applicant is planning to move into the home with his family. The Board recognized that the property lacks actual frontage on the Mission Street commercial corridor, which differs from the two commercial businesses that operate on either side of Lincoln Street and concluded that the residential use fits the character of the neighborhood as it has existed for more than 100 years and therefore, granted the request to reinstate the single family residential use.

V. Communications:

None.

VI. Public Hearings:

A. SUP-16-03 - Saint John's Episcopal Church - 206 W. Maple

Kain introduced SUP-16-03, noting this was a request from Saint John's Episcopal Church to place an addition to connect the existing church buildings and to move and raise the existing manse. Kain noted the property is located at the NW corner of Maple and Washington, and is zoned R-3.

Kain shared photos of the site and the current configuration of the buildings on the lot.

Kain reported that the applicant went to the Zoning Board of Appeals in March of 2015 with three specific variance requests:

1. A variance from section 154.051(C)(3)(b) to permit an addition and relocation of the Manse (parsonage) on the property within the required 40 ft. setback. Kain noted that the recent text change for setbacks for churches in Residential districts was not in affect at the time the applicant went through the ZBA.
2. A variance from sections 154.120 to allow a reduction in the amount of on-site parking, based on the availability of street parking.
3. An increase in the amount of impervious surface beyond 40% of the lot coverage as required under section 154.095(S) of the zoning ordinance with the condition that any damage to the alley incurred during the construction project be repaired by the applicant.

Kain noted that all three variances were approved by the ZBA. The applicant had one year from that approval to move forward and present their request to the Planning Commission.

Kain noted that churches are permitted in the R-3 zoning district, subject to a Special Use Permit. Kain reviewed the criteria for churches, noting that based on the seating capacity the site would be required to have 38 parking spaces; however, the ZBA approved a reduction to the 4 parking spaces proposed. Kain noted that the parking satisfies the dimensional and hard-surfacing requirements, but noted that staff's recommendation is to require the applicant pave the existing alley which provides access to the parking area.

Kain shared the proposed site plan, along with the renderings, noting that there are a number of non-conformities existing on the property that will not be made worse with this proposal. The existing front setback of 13' 7" is an existing non-conformity and will not be made worse. The side setback to the west meets the requirements and the east setback exceeds the requirements. The rear setback and building height are both existing non-conformities that will not be made worse with the proposal.

Kain concluded his report with the recommendation to approve the request with the conditions noted in the report. Kain explained the rationale for requiring paving of the alley to the northern property line. The ZBA approval included the condition that the applicant repair any damage to the alley which may result from the construction. In addition, Kain noted that where the regular number of parking spaces are required, the applicant would be required to pave the access drive to the parking so feels it is appropriate to require paved access to the parking spaces being provided.

Commissioner Kostrzewa asked what DPW would require for hard-surfacing of the alley. Kain commented that it would likely be asphalt.

Dennis Maloney, architect, addressed the Board as the applicant's representative. Mr. Maloney noted that they have met with the Department of Public Works to discuss storm water and surface connections.

Commissioner Ranzenberger asked if there would be additional drainage requirements based on the amount of impervious surface. Mr. Maloney stated there would; he has met with the City Engineer and anticipates there will be a concrete water retention basin required under the parking area.

Commissioner Ranzenberger asked why they are proposing moving and raising the manse. Mr. Maloney indicated it is out of respect for the historic aspect of the building and feels it will help to preserve the feel of the residential neighborhood. Raising the manse will also allow barrier free access between the buildings.

Chairman Cotter opened the public hearing.

Greg Butcher, 222 W. Maple, who lives directly across the alley from the site, addressed the Board, expressing some concern over drainage as the alley is raised and he has issues with flooding in his garage. He noted, however, that it appears this concern is being addressed.

David Stairs, 109 W. Locust, noted he was there as representative of the Washington Area Neighborhood Association and they would like to go on record as being in support of the expansion.

There being no one else who wished to speak, the public hearing was closed.

Board Discussion:

Commissioner Friedrich asked staff if the alley could be constructed so it would not cause a flooding issue for the neighbor. Kain noted that there is a storm water ordinance in place that although may not alleviate existing conditions, is designed to not make conditions worse and will sometimes improve conditions.

Motion by Driessnack, support by Kostrzewa, that the Planning Commission approve SUP-16-03 with the following conditions:

1. The applicant pave the existing alley from W. Maple to the northern property boundary to DPW standards.
2. The applicant shall comply with the requirements of the Divisions of Public Works (DPW) and Public Safety (DPS).

Motion approved unanimously.

VII. Public Comments:

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

VIII. Site Plan Reviews:

A. SPR-16-04 - Saint John's Episcopal Church - 206 W. Maple

Kain noted that there was no additional information to report on this case, as it was tied to SUP-16-03.

Motion by Friedrich, support by Irwin, that the Planning Commission approve SPR-16-04.

Motion approved unanimously.

B. SPR-16-05 - Mt. Pleasant Tire Service - 1011 Industrial Ave.

Kain introduced SPR-16-05, a site plan review to modify the existing site for a commercial vehicle tire repair business. Kain also noted that a second action being requested from the Planning Commission is to affirm that the proposed use is consistent with I-1 zoning.

Kain noted that the site is located in the north industrial park off N. Mission Road. Property to the north and west is located in the Charter Township of Union. The US 127 exit ramp is to the east of the location. The property is zoned I-1 Industrial. Both the city properties and the township properties that abut the site are Industrial zoning with all future land uses also listed as Industrial.

Kain shared photos of the site along with the proposed site plan. The applicant is proposing to add overhead doors along with a new concrete area to facilitate access. In addition, there will be some demo of existing impervious surfaces to be replaced with new pavement.

Kain noted that the applicant has proposed a dumpster enclosure that will meet ordinance requirements. In addition, Kain noted that the site meets the parking requirements and meets and/or exceeds the landscape requirements.

The applicant is not proposing any additions to the building.

Kain commented that he is recommending approval of the sidewalk waiver requested by the applicant, noting that this is consistent with other sidewalk waivers that have been granted in industrial areas and that the project meets several of the waiver eligibility criteria as outlined in the staff report.

Kain noted that the Planning Commission is being asked to consider the site plan approval and to also render a finding that the proposed use as a commercial vehicle repair facility is of the same general character as the allowed uses in the I-1 district.

Staff concluded his report with the recommendation to approve with the condition noted in the staff report.

Jeff Grace, applicant, addressed the Board. Mr. Grace commented that they have been operating at their 120 S. Fancher location for several years. Approximately 6 years ago they moved the commercial operations out of the city and have since outgrown that facility and now wish to move the commercial operations out to Industrial Ave.

Commissioner Kostrzewa asked about the hours of operation. Mr. Grace indicated mainly 8-5; however, noted there would likely be some after hours work taking place as well.

Commissioner Irwin asked what types of vehicles would be serviced at the new location. Mr. Grace stated it would be commercial vehicles, with the automotive operations remaining downtown.

Chairman Cotter asked if a separate motion would be needed for the sidewalk waiver. Kain noted that if the Commission accepts staff's report, the approval of the site plan would automatically grant the sidewalk waiver.

Motion by Ranzenberger, support by Friedrich, that the Planning Commission find that the proposed use as a commercial vehicle tire repair facility is of the same general character as the allowed uses in the I-1 district.

Motion approved unanimously.

Motion by Ranzenberger, support by Irwin that the Planning Commission approve SPR-16-05 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.

IX. Unfinished Business:

None.

X. New Business:

A. Postpone work session and set work session to follow April 7, 2016 meeting:

Motion by Kostrzewa, support by Irwin, to postpone the work session scheduled for today and to set a work session to take place immediately following the April 7, 2016 regular meeting.

Motion approved unanimously.

XI. Other:

A. Staff Report:

1. April Planning Commission Meeting: Staff noted that he is expecting at least one request for a special use permit for a development under the Mission Redevelopment Overlay zone to be submitted for next month's meeting.
2. Joint Meeting: Staff reminded the Commission that the joint meeting with the City Commission is scheduled for March 14th at 6:00 p.m. prior to their regular meeting. Topics of discussion will include the review of the Planning Commission Annual Report; the Mt. Pleasant Center; and complete streets.

XII. Adjournment:

Motion by Kostrzewa, support by Irwin, to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:40 p.m.

bam