

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
April 7, 2016**

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

Present: Dailey, Driessnack, Hoenig, Horgan, Irwin, Kostrzewa,
Absent: Cotter, Friedrich, One vacancy

Staff: Kain, Murphy

II. Approval of Agenda:

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

Motion approved unanimously.

III. Approval of Minutes

A. March 3, 2016 Regular Meeting:

Motion by Driessnack, support by Irwin, to approve the minutes from the March 3, 2016 regular meeting as submitted.

Motion approved unanimously.

B. March 14, 2016 Joint Meeting:

Motion by Irwin, support by Kostrzewa, to approve the minutes from the March 14, 2016 joint meeting as submitted.

Motion approved unanimously.

IV. Zoning Board of Appeals Report for March:

Vice-Chair Hoenig reported in Commissioner Friedrich's absence that the ZBA did not meet in March.

V. Communications:

None.

VI. Public Hearings:

A. SUP-16-04-2177 S. Mission

Kain introduced SUP-16-04, noting this was a request for a Special Use Permit under the Mission Redevelopment Overlay Zone to construct a Class I Restaurant, noting that Class I restaurants are restaurants that have a liquor license and are regulated by a Special Use Permit.

Kain shared an overview of the site and surrounding areas, noting that the site is located on two vacant parcels of the Mt. Pleasant Shopping Center. The property is zoned C-3 General Business and is surrounded by C-3 zoning to the north, east and south with U, University zoning to the west. Future land use for the site is designated as C-3.

Kain shared photos of the site, noting that just north of the site is the recently reconstructed Mission Mall building, and to the south is a dermatologist office and the Super 8 motel.

Kain shared the site plan, and proposed elevations, noting that in this particular area along Mission Street, MDOT has an exceptionally wide right-of-way. The proposed restaurant will be located on the SW corner of the site with parking on the north and east sides. The front facade will face Mission Street.

Kain also noted that the proposed dumpster area includes solid metal gates and full screening walls, and goes above and beyond ordinance requirements for dumpster screening.

Kain shared Section 154.068 (*Mission Redevelopment Overlay Zone*) of the zoning ordinance that provides for flexible redevelopment standards for certain properties within the C-3 General Business District in order to advance a preferred form of development that includes “more innovative, architecturally interesting, walkable, and accessible buildings and site lay-outs” with “mixed use buildings, mixed use developments, and residential uses ... encouraged as a means to diversify the economic base of the Mission Street area and encourage its revitalization.”

Kain explained that these projects are approved through a Special Use Permit with the site plans and elevations approved through the same.

Kain reviewed the preferred characteristics defined by the Ordinance and noted that although the proposed project does not have all of the characteristics, staff feels that the overall project advances several of the objectives of the Overlay zone.

The applicant is proposing durable materials for all the facades, along with decorative fencing. In addition, the proposed elevations will feature projections, towers and other features to provide some architectural interest and to help screen utilities.

Kain reported that there will be two direct pedestrian connections to Mission Street. Kain noted that the applicant has requested a 49% reduction in the parking, which based on the proximity to Central Michigan University and the availability of parking on the shopping center site, staff feels is reasonable.

Kain also noted that there will be no new direct access from Mission Street; the development will share access with the shopping center. Kain noted that the property owner will also need to grant cross-access to the Target store in order to comply with the access management overlay zone.

Kain noted that the applicant is not proposing any new freestanding signage, but will rely on wall and window signage.

Kain noted that the building location is 6.5 feet from the Mission Street right-of-way; however, reiterated that MDOT has a fairly wide right-of-way at this location.

Kain reviewed the Special Use Criteria for Class I restaurants, noting that these conditions deal more with operations rather than design.

Kain reported that for the Planning Commission to approve this project, they will need to authorize several waivers as allowed under the Mission Redevelopment Overlay zone.

Waivers will be needed for the following:

- Allow an increase in the height of the building from 35 ft. to 40 ft. 10 inches.
- Reduce the parking from 132 spaces to 67 spaces.
- Waive the requirement for a greenbelt (allow substitution of the proposed fencing). Kain noted that the applicant is proposing a brick and aluminum picket fence, along with shrubs along the building facade. Trees will be included along the north, east and south sides of the site, with shrubbery along the north east and south, and in the landscape island in the parking area.
- Reduce the front setback from 50' to 6.5'.
- Permit an increase in the area of wall signage from 86 sq. ft. to 185.53 sq. ft. (no new pylon or freestanding signage is proposed)
- Waive the requirement for a 10' by 50' loading and unloading space.

Kain reviewed the site plan noting the placement of the proposed sidewalks and the solid waste area.

Kain concluded his report, noting that staff is recommending approval of the waivers, along with approval of the SUP with conditions noted in the staff report.

Commissioner Driessnack questioned where the JC Penney sign was located on the site plan.

Commissioner Irwin asked about the parking waiver. Kain noted that the site is maximized for potential parking and it appears that the shopping center itself may not have the minimum quantity of parking required by code; however, anecdotally it does not appear that there are any existing parking supply deficiencies in practice at the center today. The properties will be in common ownership and the applicant has the opportunity to use the parking for the shopping center.

Marissa Kolman addressed the board as representative for Texas Roadhouse. Ms. Kolman responded to Commissioner Driessnack's question on the JC Penney sign, noting that it is located in the MDOT Right-of-way. In addition, Ms. Kolman noted that their lease agreement provides shared parking for 59 additional parking spaces.

Vice-Chair Hoenig opened the public hearing.

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

Board Discussion:

Motion by Kostrzewa, support by Irwin that the Planning Commission authorize waivers to the base standards of the zoning ordinance pursuant to the provisions of the Mission Redevelopment Overlay Zone as identified in the staff report dated April 7, 2016 on the basis that they advance the goals and objectives of the Master Plan and the findings of the Mission Redevelopment Overlay Zone and the Design Considerations for Mission Street.

Motion approved unanimously.

Motion by Kostrzewa, support by Driessnack, that the Planning Commission approve SUP-16-04 subject to the following conditions:

1. The applicant shall comply with the requirements of Section 154.067(C)(8) of the Zoning Ordinance and the performance standards listed in Section 154.003 related to Class I restaurants.
2. Use of the property as a Class I restaurant shall be subject to issuance of a liquor license and compliance with the requirements of the City Commission and the Michigan Liquor Control Commission.
3. The property owner shall execute a cross-access agreement providing for a future cross-connection to Target as required by the U.S.-127 B.R./M-20 Access Management Overlay Zone.
4. The applicant shall comply with the requirements of the Divisions of Public Works (DPW) and Public Safety (DPS).

Motion approved unanimously.

B. SUP-16-05 - 614/616 E Broadway.

Kain introduced Case SUP-16-05 noting this was a request for 614/616 E. Broadway, owned by Broadway Realty & Associates, LLC for a proposed 2-story commercial/residential building consisting of approximately 1,116 sq. ft. of office space on the first floor and two apartment units on the second floor.

Kain reported that the zoning on the property is OS-1, with C-1 Local Business zoning to the north and OS-1 Office Service zoning to the east, south and west. Future land use is designated as Office use.

Kain shared photos of the sites, noting that the realty office next door purchased the property and wishes to expand their offices. The applicant has requested a Special Use Permit to extend the walls and add a 2nd story to the building at 616 E. Broadway to provide multiple-family residential units, with single family occupancy in each unit, which is an allowable use in the OS-1 district, subject to a SUP. Kain noted that although the use requires a SUP, there are no specific SUP criteria for this use.

Kain noted there are no proposed changes to the building at 614 E. Broadway, but noted that the project will include shared parking.

Kain reported that the project meets the site plan requirements in regards to height, setbacks and area. Kain further reviewed the parking requirements, noting that for the proposed office space a total of 13 spaces would be required, with an additional 5 spaces required for the two residential units for a total of 18. Kain noted that the applicant has provided 13 spaces and referred to Section 154.122(G) of the Zoning Ordinance which allows the Planning Commission some flexibility in the amount of parking required for a mixed-use development.

Kain noted that staff supports the reduction in parking as there is on street parking available within less than 300 feet of the property; the office uses will likely have a lower parking demand than other professional offices; the location is in close proximity to downtown and Mission Street, easily accessible by foot or bicycle; and the tenants of the proposed residential use will need access to the parking most consistently in the evenings and weekends, outside of normal business hours.

Kain concluded his report recommending approval of the project.

Commissioner Kostrzewa asked if the existing brown exterior would remain. Kain noted he would defer that question to the applicant.

Commissioner Horgan asked if the driveway was currently shared and questioned how that would work. Kain noted that they currently do share the drive and are now under common ownership and further commented that the properties would be tied together by a site plan approval.

Tim Bebee, Central Michigan Surveying and Development and Paula Arndt, Broadway Realty, addressed the Board. Ms. Arndt responded to Commissioner Kostrzewa's question regarding the exterior, noting that 614 E. Broadway will look more like the building next door once completed.

Commissioner Kostrzewa asked if there was any change of use proposed to the existing building at 616. Ms. Arndt responded that there would not; they just need more space so are expanding.

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

Board Discussion:

Motion by Driessnack, support by Irwin that the Planning Commission approve SUP-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.

C. SUP-16-06 - 1707 N Fancher ~~Mission~~:

Kain introduced case SUP-16-06, noting that this was a request submitted by Konwinski Construction for a special use permit and site plan review for 9 two-family buildings consisting of 18 condominium units. Kain noted that the location is at the far north end of Fancher Street just west of Industrial Drive. Kain noted that the property is located in an area zoned industrial; however, this particular parcel is zoned OS-1, based on a 425 Agreement between the City of Mt. Pleasant and the Charter Township of Union that has been in place since September 2006 when the property was conditionally transferred to the City.

Property to the north is located in the Township and is zoned for R-2A, One and Two-Family. Property to the East is zoned I-1 Industrial; to the south is OS-1 Office Service and I-1 Industrial and to the west is also located in the Township and is zoned for R-2A, One and Two-Family.

Kain reported that two-family dwellings are a permitted use in the OS-1 zoning district subject to special use permits.

Kain shared photos of the site, noting that the applicant plans to extend Fancher Street to the north to connect with one of the proposed development's entrances, with the development serviced by private drives.

Kain shared the proposed elevations, noting the units will be designed with walk-out basements.

Kain noted that the proposed development meets the criteria for two-family dwellings in the OS-1 district; and also meets the height, bulk and density requirements. The proposed parking meets and exceeds what is required by Ordinance.

Kain reported that although there are no requirements for walls, berms and greenbelts, staff is recommending that approval be conditioned upon a landscaping plan that provides an obscuring greenbelt, obscuring greenbelt with berm, and/or a wall along the entirety of the east and south property boundaries. Staff noted that this recommendation addresses compatibility between the proposed residential units and the existing and potential future industrial development located adjacent to those development boundaries.

Kain reported that although the applicant had indicated that they would like to request a sidewalk waiver, the Planning Commission does not have the authority to provide this waiver, and therefore the installation of a sidewalk along N. Fancher has also been included in staff's recommended conditions for approval.

Kain concluded his report recommending approval with the conditions noted in the staff report.

Tim Bebee, Central Michigan Surveying and Development, addressed the Board as representative for the applicant.

Commissioner Horgan asked if the access road to the Country Club would remain where it currently is. Mr. Bebee noted that the current drive to the Country Club would be eliminated; however, there would be access into the golf course on the north side of the development where Fancher will be extended.

Commissioner Kostrzewa asked about the trees on the property and whether they would remain. Mr. Bebee stated that most will remain; however they will take down what is necessary to provide a nice view for the purchasers; however, they will also leave as many as possible for safety from errant golf balls.

Discussion on what was on the site before ensued, questioning whether there were any environmental concerns. Mr. Bebee indicated that environmental studies had been completed on the property.

Mr. Bebee referred to staff's condition regarding screening and commented that there will be no problem providing screening along Fancher; however, asked for some consideration on the south property line, noting there would be limited space.

Mr. Bebee also commented that the applicant thought this project would be eligible for a sidewalk waiver; however, noted that this would not be a problem to install the sidewalks.

Commissioner Dailey asked staff to explain his recommendation for an obscuring greenbelt to the south, which abuts the cemetery. Discussion ensued on whether a fence would be appropriate, vs. an obscuring greenbelt. Commissioner Kostrzewa commented that he doesn't feel that anything is necessary along the south side.

Kain commented that the Industrial zone, by right, allows a variety of uses. His recommendation for screening was not to screen from the cemetery but from industrial properties to the south of the cemetery. He further noted that this was suggested not only to benefit the people who live there from a view of industrial uses; but would also protect the industrial businesses that are there and may be there in the future and head off potential issues/complaints from residents. He further commented that because of the proposed use, he feels this would make it more compatible with the surrounding area; however, he added that if the Planning Commission does not feel this is necessary then they can modify the proposed condition for approval.

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

Board Discussion:

Motion by Driessnack, support by Irwin that the Planning Commission approve SUP-16-06 with the following condition:

1. The applicant shall provide an obscuring greenbelt, obscuring greenbelt with berm, and/or wall along the entirety of the east property boundary that meets the standards for obscuring greenbelts and walls contained in Section 154.106 of the zoning ordinance.

Motion approved unanimously.

VII. Public Comments:

Vice-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-16-06 - 614/616 E Broadway

Kain noted that there was no additional information to report on this case, as it was tied to SUP-16-05.

Motion by Horgan, support by Driessnack, that the Planning Commission approve SPR-16-06.

Motion approved unanimously.

B. SPR-16-07 - 1707 N Fancher

Kain noted that there was no additional information to report on this case, as it was tied to SUP-16-06.

Motion by Dailey, support by Irwin, that the Planning Commission approve SPR-16-07 with the following conditions:

1. The applicant shall install a sidewalk along the property frontage on N. Fancher to DPW specifications in accordance with Section 154.022 of the zoning ordinance.
2. 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:

None

XI. Other:

A. Staff Report:

1. Planning Commission Vacancy

Kain reported that the City Commission did not have Board appointments on their agenda for Monday, but would keep the Commission posted.

2. April 18th Community Workshop:

Kain reported that there will be a community workshop held on April 18th at 7:00 p.m. to discuss the Mt. Pleasant Center property and encouraged the public to participate.

3. May Planning Commission agenda:

Kain reported that the Commission will be reviewing the Capital Improvement Plan and there may be a couple of text changes on the agenda.

Kain commented that we received five bids for updating the Zoning Ordinance. The bids will be reviewed by the subcommittee who will narrow the field. Kain asked that the Commission hold the bids until the subcommittee has determined which bidders will be interviewed. A special meeting will likely be scheduled to conduct the interviews.

XII. Adjournment to work session:

Motion by Kostrzewa, support by Dailey, to adjourn to work session.

Motion approved unanimously.

Meeting adjourned at 8:23 p.m.

bam