

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
August 4, 2016**

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

Present: Driessnack, Hoenig, Horgan, Irwin, Joseph, Kostrzewa, Liesch

Absent: Dailey, Friedrich

Staff: Kain, Murphy

II. Approval of Agenda:

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

Motion approved unanimously.

III. Welcome New Board Member:

Commissioner Joseph was introduced and welcomed to the board. Mr. Joseph is a student at Central Michigan University and was also a participant in the Citizens' Academy program.

IV. Election of new Vice-Chair:

Chairman Kostrzewa nominated Commissioner Horgan for Vice-Chair, supported by Driessnack. There were no other nominations.

Motion approved unanimously.

V. Approval of Minutes

A. June 30, 2016 Regular Meeting:

Motion by Driessnack, support by Liesch, to approve the minutes from the June 30, 2016 regular meeting as submitted.

Motion approved unanimously.

VI. Zoning Board of Appeals Report for July:

Kain reported that the ZBA did not meet in July.

V. Communications:

None.

VI. Public Hearings:

A. SUP-16-08-1718-1722 S. Mission

Kain introduced SUP-16-08, noting the request is for a Special Use Permit under the Mission Redevelopment Overlay Zone (MROZ) to construct a new mixed use development, which will include both retail and residential uses and will include the construction of a new connector street and related improvements.

Kain noted that this project came before the Planning Commission in 2015 and was approved under the MROZ. This request is very similar to the previously approved plan with one exception, as it does not include the residential only building that was approved in 2015. The new proposal includes the demolition of two existing buildings and the construction of one three-story building that includes 8,140 square feet of commercial space on the ground level with four four-bedroom dwelling units on the 2nd and 3rd floors.

Kain noted that the project is located on the west side of Mission Street, between Gordon Food Service and McDonalds. The zoning on the property is C-3 General Business and falls within the Mission Redevelopment Overlay Zone. Properties to the north, east and south are also zoned C-3 and are within the MROZ, with property to the west zoned U, University.

Kain shared photos of the site, noting the buildings scheduled for demolition include a former restaurant and a former antique store. Kain also noted the location of the proposed connector street and reported that the applicant has signed an agreement stating that upon completion, the Access Road will be dedicated to the City as public right-of-way.

Kain shared the proposed site plan, noting it is very similar to the previously approved plan. Kain also shared the proposed elevations for the building, along with material boards that were provided by the applicant. Kain noted that the apartments will consist of a 3rd floor bedroom and bath, with three bedrooms and 3 1/2 baths on the 2nd floor of the building along with the main living area and kitchen. The first floor will be dedicated to commercial uses.

Kain provided an overview of how the MROZ works, noting that under this process both the site plan and special use are as one. Kain explained that the Mission Redevelopment Overlay Zone is intended to promote the redevelopment of properties along and adjacent to Mission Street. The Planning Commission may authorize reductions and modifications of conventional zoning standards to advance a preferred form of development. Kain explained the preferred development projects include those that:

- Advance the goals and objectives of the Mission Redevelopment Overlay Zone.
- Advance the goals and objectives of the Design Considerations for Mission Street.

These projects are eligible for waivers from traditional zoning standards in proportion to the advancement achieved through the development.

Kain reviewed the objectives of the MROZ that will be advanced with this project:

- Improved building appearance
- Use of durable building materials
- Increased pedestrian accommodations
- Safe and efficient vehicle circulation
- Signs of compatible size and materials
- Multiple story buildings

- Varied and interesting architectural styles and features
- Increased building transparency on the first floors
- Mixed uses

Kain noted that the proposal meets the base zoning requirements with some exceptions for which waivers will be required.

Kain noted a waiver will be required for the height of the building, as it exceeds the 35' height and 2.5 story requirement. The proposed building will be 40' high with 3 stories.

Kain reported that there will be no waiver required for the parking, as 66 spaces are required and 80 are proposed. The applicant will, however, need a waiver to allow backing onto a street from private parking once the proposed connector street is dedicated to the City. In addition, a waiver will be required to eliminate the one loading/unloading space that would be required by ordinance.

Kain reported that a waiver would be required for the greenbelt along both Mission Street and the connector street. Kain commented that the plan currently shows plantings outside of the site and in the area of the sidewalk. In addition, he stated that there are some concerns with the species selection and whether they have a viable chance to survive. Kain commented that staff is willing to work with the applicant to assure that plantings are of the appropriate type and that they are placed appropriately to allow sufficient space for them to thrive.

Kain reported that the applicant will also require a waiver to eliminate a 6' masonry wall, which is required for a drive-through restaurant that abuts property zoned C-3 or U; however, they are proposing additional trees between the drive-through and Mission Street to provide for enhanced screening.

Kain noted that the plan includes sidewalks along Mission and also includes sidewalk connections from Mission Street to the building, from the building to the connector street and a connection from Mission Street to East Campus Drive.

Kain reported that the plan meets the ordinance requirements for a masonry dumpster enclosure.

Kain reported that the project is required to conform to the access management overlay zone and noted that it meets the requirements as it provides joint access for the parcels owned by LaBelle Properties LLC, provides for a future cross connection between the LaBelle properties and those to the south and provides connection from the site to East Campus Drive. Kain further reported that the project exceeds these requirements by restricting access to right-in and right-out only onto Mission Street and it implements full cross connection from Mission Street to East Campus Drive with the connector street.

Kain noted that a waiver will be required to allow a monument sign that exceeds the maximum width allowed by ordinance and also to allow it to be placed closer than 5 feet to the right-of-way. Kain noted that the proposed signage is consistent with the 2008 Sign Report that was endorsed by the Planning Commission, and is consistent with the design considerations for Mission Street.

Kain concluded his report noting that he endorses this project as a preferred development project and feels the waivers are consistent with the character of the area and feels that this project advances the objectives of the MROZ.

Kain noted that there are two actions required by the Planning Commission:

- 1) Authorize waivers

2) Approve the SUP, subject to several conditions, as noted in the staff report. Kain also commented that the Commission should add a condition that the applicant work with staff on an appropriate landscape plan.

Commissioner Kostrzewa asked who will pay for the connector street. Kain noted that the Downtown Development Authority (DDA) will pay a majority. In addition, there is a brownfield plan for the site that will help with the relocation of a public sanitary sewer line that runs beneath the site. Kain noted that this is not a cost-sharing project with CMU as other cross connector streets have been.

Commissioner Joseph asked if CMU takes care of East Campus Drive. Kain indicated that they do as it is a CMU roadway.

Commissioner Joseph expressed some concern with speed along East Campus Drive. Kain noted that the connector street concept is a joint endeavor with CMU, is part of the MROZ and created with the purpose of addressing safety issues on Mission Street.

Commissioner Irwin asked if a waiver had been granted on the height of the building in 2015. Kain responded that it had; the building is the same height as the last request.

Commissioner Joseph asked why the applicant should need a waiver to increase the width of the sign. Kain explained that under traditional zoning, the applicant would be allowed a pylon sign. Kain referred to the sign study completed in the mid 2000's noting that the report recommended moving away from pylon signs to ground mounted signage; however the existing ordinance isn't feasible for most sites and a waiver allows for sufficient signage.

Brandon LaBelle, LaBelle Properties, addressed the Board, noting that the only difference in this plan and the plan from 2015 is the removal of the 2 1/2 story apartment building at the rear of the property.

Commissioner Kostrzewa asked how many tenants they anticipate on the first floor commercial space. Mr. LaBelle indicated they don't anticipate more than four.

Commissioner Joseph asked about the number of proposed bike racks. Mr. LaBelle noted that with their proximity to campus and with the elimination of the residential units in the second building, they didn't see a need for more than what is shown on the site plan. He commented however, if it is determined that more are needed, they would not be opposed to adding them in the future. Kain commented that previously the plan allowed for four bike racks and now there are two proposed. Kain further commented that there is no bike rack requirement in the ordinance.

Commissioner Kostrzewa asked about the time frame for the development. Mr. LaBelle indicated they would like to start demo in mid-August and break ground in September.

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 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 August 4, 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 Horgan, support by Kostrzewa, to approve SUP-16-08 subject to the following conditions:

1. No electronic reader board signage shall be permitted.
2. No backlit box style wall signage shall be permitted.
3. Backlit monument signage panels shall have dark color backgrounds consistent with the recommendations of the 2008 Sign Report.
4. The applicant shall work with the City Planner to develop an approvable landscape plan consistent with the plan presented.
5. The applicant shall comply with the requirements of the Divisions of Public Works (DPW) and Public Safety (DPS).

Motion approved unanimously.

B. SUP-16-09 -1040 E Broomfield.

Kain introduced SUP-16-09, noting this is a request for a Special Use Permit to construct 24 rooming and boarding dwelling units with 96 total occupants. The site is located east of Winchester Towers, north of the K-Mart Plaza, and west of Tallgrass Apartments.

Kain noted that the property is zoned M-2 under a conditional rezoning of the property that was approved in 2014. The property is surrounded by a variety of land uses, with R-3 residential zoning to the north; C-3 to the east and south and M-2 to the west.

Kain shared photos of the site, noting that the parcel is somewhat narrow at the street but is fairly deep. The proposal consists of four buildings, with six units per building for a total of 24 four-occupant units.

Kain shared the proposed elevations for the buildings along with the proposed floor plans. Kain noted that the proposed use is permitted in the district with a special use permit and the request meets the requirements for the SUP in the M-2 zoning district.

Kain noted that the site plan meets all requirements for height, bulk and density. Parking is consistent with the requirements of the ordinance and the site also meets requirements for walls, berms and greenbelts.

Kain noted that as part of the conditional rezoning agreement, the applicant has agreed to provide a 6 foot wood privacy fence along the western property line as part of Phase 1, and a black chain link fence will be installed along the south and east property lines as part of Phase 3.

Kain concluded his report noting that staff recommends approval of the request.

Commissioner Liesch noted that there were no windows on the west elevation. Kain noted that this was in response to concerns and desires with neighbors to the west. Kain noted that there will be windows on the east side which abuts the mini-storage units.

Commissioner Joseph asked if 98 parking spaces would be sufficient if tenants have visitors. Kain noted that the plan meets the base requirements for any rooming/boarding dwelling. He further commented that

many rooming/boarding dwellings in the city were in existence before these standards were in place and do not meet the base requirement.

Commissioner Joseph asked if there were any proposed bike racks. Kain noted there were not, but that could be addressed with the applicant.

Commissioner Driessnack asked if they were required. Kain commented not by ordinance.

Joseph Olivieri, applicant, addressed the board offering to answer any questions.

Commissioner Kostrzewa asked if the fence on the west would force pedestrian traffic to Broomfield. Mr. Olivieri stated that the fence would prevent pedestrians from cutting through Winchester Towers, which was of concern to the tenants at that property. They would have to go north to Broomfield or south to the K-Mart property. He noted also that there was a sidewalk on Broomfield.

Commissioner Joseph asked if the applicant would consider bike racks. Mr. Olivieri stated they would consider adding them.

Discussion ensued on the number of bike racks that would be appropriate. Kain noted that most communities that have a requirement have it as a 10:1 ratio. He noted that an oversupply of bike racks could encourage bikes to be abandoned and also noted that many people will choose to store their bikes inside.

Commissioner Driessnack commented that he feels this is a market thing. If the market demand for bike racks is there, the property owner/developer will put them in.

Commissioner Horgan asked how quickly the applicant anticipated building the various phases. Mr. Olivieri stated that they will build as they are rented. They hope to have Phase I rented this fall, noting that they have to be rented before they can be built in order to secure a loan.

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

Board Discussion:

Further discussion ensued on including bike racks and what would be a reasonable number.

Kain noted that the Commission may want to talk about this as a policy going forward. Commissioner Joseph asked if the issue is debated at a later date if it would apply to existing developments. Kain stated it would not.

Commissioner Driessnack commented that he's not sure he is comfortable requiring something not in the ordinance. Kain noted that it is within their right as the Planning Commission to impose reasonable conditions with a SUP appropriate to the site, whereas with a site plan review, if it meets the requirements, it should be approved.

Commissioner Hoenig asked if the applicant would be required to come back to the Planning Commission if all Phases of the development were not completed within a year. Kain noted that the applicant has up to a year to apply for a building permit. As long as the permit is active and work continues, the approval will remain. If more than a year goes by with no activity, then they would need to come back.

Motion by Driessnack, support by Joseph, that the Planning Commission approve SUP-16-09 with the following condition:

1. Bike racks shall be provided at a ratio of 1 rack space per dwelling unit.

Motion approved unanimously.

C. SUP-16-10 - 701 E. Pickard

Kain introduced SUP-16-10, noting this was a request for a special use permit to allow a used car dealership. Kain noted that this site was approved under a SUP in 2015 for a used car dealership; however, the applicant did not move forward with the request. The current applicant is requesting a SUP for the same use with a slightly different layout.

Kain noted that the property is located on the north side of Pickard, just west of Mr. Muffler. The property is zoned C-3, General Business, with R-3 Residential and C-3 General Business to the south; I-1 to the west, north and east, with a variety of uses.

Kain shared photos of the site and the current conditions, noting that the proposed use is an allowed use permitted with a special use permit. Kain noted there are four specific SUP criteria for this use and the applicant meets all four.

Kain referred to the site plan in board packets, noting there are no alterations proposed for the building. The 10 ft. greenbelt will be required and parking will need to be striped. The applicant's proposal meets these requirements. In addition, Kain noted that the site meets the parking requirements, providing five spaces where five are required.

Kain concluded his report with the recommendation to approve with conditions noted.

Commissioner Driessnack commented that this site plan seems to be a better layout than the one proposed by the previous applicant.

Commissioner Joseph asked if the applicant could pave any of the grassy area that is part of the proposed layout. Kain commented they would be required to come back to the Planning Commission and would have to meet code in order to do so.

Commissioner Joseph asked if they would be servicing vehicles on the property. Kain noted that by code those types of activities have to take place inside a building and they wouldn't be able to do that in the building that is available on the site.

Greg Renas, applicant, addressed the Board, offering to answer questions. There were no questions for the applicant.

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

Motion by Joseph, support by Liesch, that the Planning Commission approve Special Use Permit 16-10 to allow a used car dealership with the following conditions:

1. At no time shall more than 12 vehicles be displayed for sale on the site and those vehicles shall only be parked in the areas denoted for display on the approved site plan.
2. Vehicle and trailer parking on the site shall be confined to hard-surfaced areas only.
3. The applicant shall comply with the requirements of the Division of Public Works (DPW).

Kain clarified that condition #1 should say 13 vehicles rather than 12.

Commissioner Joseph moved to amend the motion as noted. The amended motion was supported by Kostrzewa.

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-16-11-1040 E. Broomfield

Kain noted that there was nothing further to report as this case was covered under SUP-16-09.

Motion by Liesch, support by Driessnack, to approve SPR-16-11 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

IX. Unfinished Business:

None.

X. New Business:

None.

XI. Other:

A. Administrative Review Report:

Kain reported that one site plan (SPR-16-12) received approval through the administrative review process for Pheasant Run apartments to include 24 10' x 12' decks.

B. Zoning Ordinance Consultant Update:

Kain reported that we are on the final stage of getting the contract with the consultant in place.

C. Roberts Rule:

Kain noted that he placed a "Robert's Rules of Order Cheat Sheet" on the dais for the Board.

D. September Planning Commission Meeting.

Kain noted that there are several projects that will be coming to the Planning Commission, including an expansion of the Meijer store, an expansion at McLaren Central Michigan, two redevelopments in the M-2 zoning district, a project in South Industrial Park and a project in the Mission Redevelopment Overlay Zone, so it should be a busy fall. Deadline for submittals for the September meeting is Monday, August 8th.

XII. Adjournment:

Motion by Kostrzewa, support by Joseph, to adjourn.

Motion approved unanimously. Meeting adjourned at 8:11 p.m.

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