

**Mt. Pleasant Planning Commission  
Minutes of Regular Meeting  
February 2, 2017**

**I.** Kain called the meeting to order at 7:00 p.m.

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

Absent: Driessnack, Joseph.

Staff: Kain, Murphy

**II. Approval of Agenda:**

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

Motion approved unanimously.

**III. Election of Officers:**

Kain reported that based on the Planning Commission bylaws, February is the month that the Commission elects new officers. Kain reminded the Board of the procedures.

Commissioner Friedrich nominated Commissioner Hoenig as Chair. There were no other nominations. Commissioner Dailey moved to close the nominations and cast a unanimous ballot for Commission Hoenig as chair.

Motion approved unanimously.

Commissioner Dailey nominated Commissioner Horgan for Vice-Chair. There were no other nominations. Commissioner Friedrich moved to close the nominations and cast a unanimous ballot for Commission Horgan as vice-chair.

Motion approved unanimously.

**IV. Approval of Minutes**

**A. January 5, 2017 Regular Meeting:**

Motion by Dailey, support by Liesch, to approve the minutes from the January 5, 2017 regular meeting as submitted.

Motion approved unanimously.

**V. Zoning Board of Appeals Report for January:**

Commissioner Friedrich reported that the ZBA did not meet in January.

## **VI. Communications:**

Kain noted that one communication was received regarding SUP-17-02 / SPR-17-02 and had been provided on the dais.

## **VII. Public Hearings:**

### **A. SUP-17-01 - 1415 E. Pickard - Postponed.**

### **B. SUP-17-02 - 202 N. Arnold**

Kain introduced case SUP-17-02 submitted by Brian Partie, Sr., requesting a Special Use Permit to remodel and construct an addition to an existing dwelling to create a three-unit multi-family dwelling. Kain explained there would be two dwelling units on the ground level and one on the second level.

Kain reported that the property is located on the north side of Mosher and east side of Arnold and is zoned OS-1. Kain explained that the OS-1 district is designed to act as a transitional area between lower intensity residential areas and higher intensity commercial areas. Kain explained that there is a variety of zoning and uses in this area, with R-3 Residential to the north and west and C-3 General Business to the east and south. Future land use is Urban Residential to the north and west, Office to the south and Commercial/Mission Redevelopment Overlay Zone to the east.

Kain shared photos of the site and the current conditions.

Kain noted that multiple-family residential dwellings are a permitted use in the OS-1 zoning district, regulated by a special use permit (SUP) under the same standards as the M-1 zoning district for the same use. Kain further noted that because there are no specific criteria for this particular use, only the general SUP criteria will apply.

Kain noted that the current dwelling has a couple of additions that will be removed and a new addition will be constructed, and shared the site plan showing the footprint of the original dwelling. Kain reported that the front porch will remain and noted that there is a proposed ADA ramp.

In regards to the site plan review, Kain noted that the proposal complies with the setback, height and floor area regulations, as well as the parking requirements. The required parking for the project is eight spaces, and eight are proposed.

Kain noted that the site plan does not currently meet the requirements for landscaping and noted that an approval should be conditioned on the site plan being brought into compliance with these standards.

Kain reported that sidewalks are existing along N. Arnold and the applicant is proposing the construction of sidewalks along Mosher as required. He further noted that the proposed location and design for the solid waste collection meets ordinance requirements.

Kain shared the proposed elevations and concluded his report recommending approval of the SUP and approval of the site plan with the conditions noted in the staff report.

Brian Partie Sr., addressed the Board, offering to answer questions.

Commissioner Kostrzewa asked if any consideration had been given to completely tearing down the current structure. Mr. Partie stated that the core structure that will be saved is true and solid and it wouldn't be financially feasible to tear it down. He commented that there will be new siding, roof and windows, along with a lot of new plumbing and electrical, new utilities, etc., and the project will meet all current fire codes; however, he reiterated that the foundation is solid.

Commissioner Kostrzewa asked if he would be targeting families. Mr. Partie stated he would and noted that each apartment would have two bedrooms. Kain noted that only single-family units are permitted in a multiple family development.

Commissioner Dailey asked where the three entrances would be located. Mr. Partie noted that there would be one entrance on the building's west side and two on the east side.

Commissioner Liesch asked about the deficiencies in the greenbelt. Mr. Partie stated he would do what he needs to do to make it compliant.

Chairman Hoenig opened the floor for public comments.

Tracy Collins, 312 N. Arnold, addressed the Board, speaking in opposition of the request.

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

Board Discussion:

Kain noted that the applicant was before the Planning Commission in 2014 for a similar request, which included two apartments and one office space, whereas the new request eliminates the office and adds a third apartment.

Commissioner Dailey asked how long this property has been zoned as OS-1 and how long it has been vacant. Kain noted he could not answer how long it has been vacant, but that it has been zoned this way since at least the adoption of the 1984 zoning ordinance, noting that the only thing unusual about this parcel is it is the only lot on its block in this district.

Commissioner Kostrzewa commented that he has gotten used to a lot of architectural features in recent developments near the University and feels this project is lacking. Kain noted that the projects being referred to are redevelopments under the M-2 redevelopment procedures, where we have more stringent design standards that do not apply citywide.

Kain noted that the Board needs to determine if this project is compatible with the character of the neighborhood. Kain further commented that with the variety of uses in the immediate area

and the fact that the original dwelling is being preserved, it would be difficult to make a determination that the project does not fit the character of the neighborhood.

Motion by Horgan, support by Liesch to approve SUP-17-02.

Commissioner Dailey asked staff for clarification on what their decision should be based on. Kain explained that they need to look at the responses to the seven criteria in the zoning ordinance for special use permits, and reiterated that they need to determine if the project conforms to the character of the neighborhood. If they don't feel it does, then they need to see if there are conditions that could be placed on the approval to make it conform. If they can't make it conform, they need to make a finding in their discussion that indicates why. In any case, Kain noted that the Planning Commission bylaws require an affirmative motion such as that currently on the floor.

Kain further commented that because there is a history of approval, the Board will need to determine if conditions have changed in the vicinity in the intervening period or if the character of the project is sufficiently different to justify a different action.

Commissioner Kostrzewa acknowledged that the site is currently an eyesore; however, reiterated that he feels the renderings are mediocre. Discussion ensued on architectural features. Kain noted that the Board cannot hold this project to the standards of the Mission Redevelopment Overlay Zone or the M-2 Redevelopment process. He noted that if the primary concern is the renderings, they could choose to approve the SUP with the condition that the applicant work with staff on a more detailed facade treatment.

Kain again noted that the Board needs to determine compatibility with the surrounding area and uses. He noted that with a variety of commercial, office and residential uses in the surrounding area and a variety of building materials and architectural styles, he does not see a compatibility issue.

Motion by Dailey, support by Kostrzewa, to amend the motion to read:

Move to approve SUP-17-02 with the following condition:

1. The applicant shall work with the City Planner on the architectural details to assure compatibility with the surrounding neighborhood.

Motion to amend the original motion was approved unanimously.

Motion to approve the amended motion was approved unanimously.

### **VIII. Public Comments**

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

**IX. Site Plan Reviews:**

**A. SPR-17-01 1415 E. Pickard - Postponed.**

**B. SPR-17-02 202 N. Arnold**

Kain noted that he had nothing further to add to his report.

Commissioner Friedrich asked staff if there was enough land area to accommodate the required number of trees and shrubs. Kain noted there was, and also noted that there is flexibility in regards to species, etc. It was also noted that the ground sign that appeared on the 2014 approval would not be included with this project as a multi-family project would not be eligible for such signage.

Commissioner Friedrich asked what would become of the dead tree. Kain noted that he believes it is the applicant's wish to possibly have some sort of sculpture made out of it.

Commissioner Kostrzewa asked about the proposed sidewalk and whether it would be installed. Kain noted that it would.

Mr. Partie responded to Commissioner Friedrich's question regarding the dead tree, noting that he would like to have some type of sculpture made from it; however, noted that if he was unable to find an attractive option, it would simply come down. Mr. Partie assured the Board that he would like to make that corner attractive. It was also noted that the large evergreen would need to come down to accommodate the sidewalk.

Motion by Horgan, support by Liesch, to approve Site Plan Review 17-02 with the following conditions:

1. The applicant shall work with the City Planner to design a code compliant greenbelt.
2. The applicant shall comply with the requirements of the Divisions of Public Works and Public Safety and the Department of Building Safety.

Motion approved unanimously.

**X. Unfinished Business:**

None

**XI. New Business:**

**A. 2016 Annual Report and joint meeting with the City Commission:**

Kain reported that each February, the Planning Commission issues a report on its activities during the previous year. Following approval from the Planning Commission the report is presented to the City Commission during a joint meeting. Kain thanked the Planning

Commission for their time and efforts and for their accomplishments. Kain noted that the back pages of the annual report includes the projects that were selected for the Community Improvement Awards for 2016, and stated that he is looking for two actions from the Commission:

- 1) Approve the annual report as presented or with amendments;
- 2) Set a joint meeting with the City Commission for Monday, March 13th at 6:00 p.m. in the Commission Chambers. Kain noted that he planned to schedule the presentations for the Community Improvement Awards at the City Commission meeting immediately following the joint meeting.

Motion by Liesch, support by Friedrich, to approve the Annual Report as written.

Motion approved unanimously.

Motion by Liesch, support by Irwin, to set a joint meeting with the City Commission for Monday, March 13th at 6:00 p.m. in the City Hall Commission Chambers.

Motion approved unanimously.

#### **B. Recommend a Planning Commission Representative to the Zoning Board of Appeals:**

Kain reported that each year the Planning Commission recommends someone to serve as a crossover member to the Zoning Board of Appeals (ZBA). Kain noted that the City Commission will make the actual appointment, and that this is just a recommendation.

Motion by Dailey, support by Kostrzewa, to recommend that the City Commission appoint Commissioner Friedrich to serve as the crossover member to the ZBA.

Motion approved unanimously.

#### **C. Strong Towns Workshop:**

Kain reported that the Planning budget for 2017 includes funding for Mt. Pleasant to host a workshop by Strong Towns. Kain reported that several members of city staff and some commission members had attended a previous training that included Strong Towns. He noted that this workshop is scheduled for April 14th at City Hall and asked that Commissioners plan to attend. Kain further commented that they are still working on the details regarding times, etc., and would let the Board know as soon as the information is available. He noted that Commissioners could learn more information regarding Strong Towns by visiting their website: [www.strongtowns.org](http://www.strongtowns.org).

## **XII. Other:**

### **A. Staff Report:**

**1. Administrative Reviews:** Kain reported that two site plans received approval through the administrative review process in January.

**2. Zoning Ordinance Update:** Kain reported that there has been some internal communication with the consultant as they finalize a draft of the new zoning ordinance, and it is anticipated that a draft copy will be available later this spring when the consultants will likely do a presentation. As of right now, we are in a holding pattern until that is ready.

**3. March Planning Commission meeting - anticipated agenda items:** Kain noted that the 1415 E. Pickard project for Krapohl Ford will likely be postponed again in March as they need to go to the Zoning Board of Appeals before appearing back before the Planning Commission. Deadline for submissions is Monday, February 6.

**XII. Adjournment:**

Motion by Dailey, support by Irwin, to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:56 p.m.

bam