

**Mt. Pleasant Planning Commission
Minutes of Special Meeting
September 21, 2017**

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

Present: Friedrich, Hoenig, Horgan, Irwin, Joseph, Kostrzewa.

Absent: Dailey, Driessnack, Liesch.

Staff: Kain, Murphy

II. Approval of Agenda:

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

Motion approved unanimously.

III. Approval of Minutes:

September 7, 2017 Regular Meeting

Motion by Kostrzewa, support by Irwin, to approve the September 7, 2017 minutes.

Motion approved unanimously.

IV. Communications:

Kain reported that we had received one communication from Grace Church regarding the proposed new zoning ordinance.

V. Public Hearings:

A. SUP-17-20 - 1301 E. Pickard

Kain introduced case SUP-17-20, noting that this was a request to allow the Ponderosa Restaurant located at 1301 E. Pickard to operate as a Class I Restaurant.

Kain noted that the property is located on the North side of Pickard, east of Brown Street and is zoned C-3 General Business. Properties to the east, south and west are also zoned C-3 Commercial with I-1 Industrial zoning to the north. Future land uses for the property and surrounding properties is designated as Commercial.

Kain reviewed Section 154.003 of the Ordinance which defines Class I Restaurants as restaurants that are licensed to sell alcoholic liquors and also reviewed the Special Use Permit requirements for Class I Restaurants under Section 154.067(C)(8), noting that part of that requirement is that no more than 50% of the revenue within a 90 day period can be from the sale of alcohol.

Kain shared photos of the property, noting the only change will be operational with no proposed site modifications.

Kain concluded his report with the recommendation to approve the special use permit with the conditions noted. Kain further commented that the proposed conditions are standard for all Class I Restaurants and not unique to this site.

Levi Martin, applicant, addressed the Board offering to answer any questions.

Commissioner Kostrzewa commented that he has never been to a Ponderosa that served alcohol and questioned whether this was unique to this site.

Mr. Martin responded that this was unique to this location and the alcohol will be incidental to overall sales. He further commented that they will monitor this restaurant to determine customer satisfaction with the addition of alcohol service.

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

Board Discussion:

Motion by Friedrich, support by Joseph, to approve Special Use Permit 17- 20 with 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 compliance with the requirements of the Michigan Liquor Control Commission.

Motion approved unanimously.

VI. Public Comments:

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

VII. Site Plan Reviews:

None

VIII. Unfinished Business:

None

IX. New Business:

None.

X. Other:

Staff Report: Kain reminded the Board that the regular October 5, 2017 meeting has been canceled. Kain further reminded the Board that there will be a special meeting on October 19, 2017 for the purpose of holding a public hearing on the proposed new zoning ordinance. Kain commented that the Board would be provided with hard copies of the final draft prior to the public hearing.

XI. Adjournment:

Motion by Friedrich, support by Kostrzewa, to adjourn.

Meeting was adjourned at 7:09 p.m.

bam