

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
March 1, 2018**

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

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

Staff: Kain, Murphy

II. Approval of Agenda:

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

Motion approved unanimously.

III. Approval of Minutes

A. February 1, 2018 Regular Meeting:

Motion by Dailey, support by Kostrzewa, to approve the minutes from the February 1, 2018 regular meeting as submitted.

Motion approved unanimously.

IV. Zoning Board of Appeals Report for February:

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

V. Communications:

Kain reported there were no communications.

VI. Public Hearings:

A. SUP-18-01 - 1002 W. Broomfield

Kain reported that this case was on the February agenda but postponed at the request of the applicant. He noted that the original request was to construct nine 8-unit apartments. The revised request is for seven 8-unit apartment buildings and one 4-unit apartment building.

Kain reported the project is proposed for the northwest corner of W. Broomfield and S. Crawford. The zoning at the time of submittal was OS-1 and the project is being reviewed under those standards. Future land use is designated as office. Kain reported that there is a variety of zoning districts in the area and the new zoning designation is CD-4. The proposed project is compatible with the uses in the area and is a special use in the OS-1 zoning district. He noted that there are no specific special use criteria for the use in this district.

Kain shared photos of the property and the surrounding areas along with the proposed site plan and elevations. Parking has been proposed at the center of the site, with access drives from both Broomfield and Crawford.

Kain noted that the site is consistent with the requirements of the OS-1 district in regards to setbacks and building heights. He further noted that floor plans are needed to confirm that the requirements for minimum and average floor area per unit have been met.

Kain noted that 150 parking spaces are required and 153 are proposed. He also noted that the proposed greenbelt does not meet minimum quantity standards for planting.

Kain reported that sidewalks are proposed along both frontages, connecting to interior sidewalks. The applicant is proposing two solid waste enclosures designed to meet ordinance standards.

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

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

Commissioner Dailey commented that the University is not increasing their enrollment and questioned who they would be targeting to fill the units. Mr. Olivieri commented that whoever could meet the rent requirements.

Commissioner Dailey asked if there would be an opportunity for the tenants to recycle. Kain commented that the City recently expanded the recycling opportunities to include multiple family units.

Commissioner Friedrich commented that the site plan shows the project in phases and asked about the timeline. Mr. Olivieri responded that as the market absorbs the units they will continue to build. He commented that they would begin with 1-2 phases. Commissioner Friedrich questioned when they would include the entrance from Broomfield. Mr. Olivieri was unsure at this time, noting that they have not gotten any hard numbers on the site work at this time.

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

Board Discussion:

Motion by Liesch, support by Kostrzewa, to approve SUP-18-01 & SPR-18-01 with the following conditions:

1. The site plan shall be updated to provide 1 bicycle parking space per unit near each building entrance.
2. The applicant shall provide floor plans which demonstrate compliance with minimum and average floor area requirements.
3. The site plan shall be updated to include a greenbelt that complies with the minimum standards of Section 154.106.
4. The applicant shall comply with the requirements of the Divisions of Public Works and Public Safety.

Commissioner Rise commented that she has a concern with the 2nd drive not being built until Phase VII, and requested an amendment to the motion to require the 2nd drive off Broomfield to be installed if the project continues beyond Phase IV.

Commissioner Irwin commented that it may be a driveway to nowhere.

Commissioner Dailey asked Commissioner Rise to elaborate on her concern. Commissioner Rise commented that she feels it is a safety issue and that having two driveways would help alleviate traffic congestion.

Commissioner Ortman commented that by Phase V, 3/4 of the buildings would be built so the second drive would be reasonable.

Kain commented that this would be a reasonable condition to impose. As a matter of comparison, he offered that the complex adjacent to the site only had one entrance. He further commented that he would work with the applicant to assure that the driveway and drive aisle connected to the parking area.

Chair Hoenig called for a vote on the proposed amendment.

Motion approved 8:1 with Commissioner Irwin voting no.

Chair Hoenig asked how much parking would be required under the new zoning ordinance. Kain responded that no vehicular parking would be required.

Chair Hoenig called for a vote on the amended motion:

Motion to approve Special Use Permit 18-01 and Site Plan Review 18-01 to construct seven 8-unit and one 4-unit multiple-family buildings at 1002 W Broomfield with the following conditions:

1. The site plan shall be updated to provide 1 bicycle parking space per unit near each building entrance.
2. The applicant shall provide floor plans which demonstrate compliance with minimum and average floor area requirements.
3. The site plan shall be updated to include a greenbelt that complies with the minimum standards of Section 154.106.
4. The applicant shall comply with the requirements of the Divisions of Public Works and Public Safety.
5. The applicant shall construct the second proposed drive lane off Broomfield, connecting with the parking area by Phase V of the project.

Motion approved unanimously.

B. SUP-18-02 & SPR-18-03 - 1804 S. Mission

Kain introduced Case SUP-18-02 & SPR-18-03, submitted by Dorchen/Martin Associates, Inc., on behalf of McDonald's Corp #21-0520, noting the applicant is proposing to modify the parking lot and add a second queue lane to the existing drive-through restaurant.

Kain noted that the property is zoned CD-5 (Urban Center) with future land use designated as Commercial/Mission Redevelopment Overlay District. Zoning on the properties to the north, east and south is also CD-5, with property to the west zoned SD-U (University).

Kain commented that the restaurant has been operating at this site for several years and has undergone several remodels. This particular remodel is the first significant change to the site layout.

Kain shared an overview of the site, noting that it is just south of the Campus Commons development, which includes the Chipotle restaurant, and just north of the Tire Factory.

Kain shared photos of the site, noting that there is currently a single drive-through lane and the applicant is proposing a 2nd lane. Drive-through restaurants are subject to special use permits with specific special use criteria. Kain noted that there are existing non-conformities on the site; however, they would not be increased with this request. Kain noted that the stacking lane and access point criteria will be met with the proposal and further commented that the screen wall requirement does not apply to this site.

Kain reported that along with the site changes, the applicant is proposing both interior and exterior remodeling and shared photos of the proposed facade, noting that the facade does not conform to the design proportion, glazing, or void area requirements of the district.

Kain reported that the existing front and side setbacks are non-conforming. The existing rear setback is conforming. No encroachments are being proposed.

Kain noted that the site currently has some non-conforming parking located in the first and second lot layers; however, this project does not include any modification in this area. There will be 50 parking spaces retained on the site and the applicant will be modifying an ADA parking area in the third lot layer. Kain reported that the ordinance requires that cross access be provided between the contiguous parking areas to the north and south.

Kain noted that bicycle parking is not shown on the plan. The ordinance requires 10 bicycle parking spaces. There is an existing dumpster enclosure on site; however, it was noted that there is also a recycling dumpster on site that is not within an enclosure.

In regards to landscaping, screens and streetscape, Kain noted that based on the setback, shrubs will be required around the building foundation. In addition, a streetscreen between the parking area and frontage will be required as well as a screen between the parking area and adjacent properties. A 4-6 ft. wide planter strip with trees planted 30 ft. on center is required within the public frontage.

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

Commissioner Dailey asked for clarification on the cross access requirement. Kain responded that the City has an agreement with the North property owner to create a cross access. In addition, a place holder will be needed until a time when the property to the south goes through site plan approval.

Commissioner Dailey asked for clarification on the facade glazing. Kain explained that the ordinance requires the first story of Shopfront Frontages to have at least 70% glazing.

Frank Martin, Dorchen/Martin Associates, Inc. addressed the Board. Mr. Martin commented that McDonalds has operated from this location since 1988. This renovation is part of a national program to update McDonald's restaurants across the country. Mr. Martin commented that most of the conditions noted were pretty straightforward; however, expressed concern with two of them: The location designated as the cross access with the property to the North (Campus Commons), which he feels creates some problems with the site design; and the facade calculations. Mr. Martin commented that the building is set back from the street approximately 88 ft. and questioned whether based on that and the type of business, whether it would be considered a "storefront." The design they submitted calculates at 51% glazing where 70% is required. Mr. Martin commented that this creates some challenges for renovating

an existing building. Mr. Martin commented that this project includes a total inside renovation and there will be more glass than there is now, and more than their typical remodels.

Commissioner Friedrich asked if it would be possible to reduce the top part of the building above the windows to get to the 70%. Mr. Martin responded that the building was designed with the higher roof line to shield equipment.

Commissioner Irwin asked if the applicant was requesting a variance from the percent of glazing. Mr. Martin reiterated that it will be difficult to meet the 70% but wasn't sure what method they should follow to get relief from this requirement.

John Lorentzen, Michigan Construction Manager who would be overseeing the project, addressed the Board. Mr. Lorentzen stated that the concern of the McDonald's Corporation was they are in the process of creating a new visual image. The dark vertical wall shown in the elevation drawings is what is considered their "Brand Wall." He commented that even if they eliminated the brand wall they would still not meet the 70%. Mr. Lorentzen commented they have not encountered this situation before.

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

Board Discussion:

Commissioners Kostrzewa and Irwin questioned if this should go to the ZBA.

Kain commented that the standard in question is non-discretionary. He further commented that the normal protocol is for the ZBA to consider variance requests prior to a site plan approval from the Planning Commission.

Motion by Liesch, support by Friedrich, to approve SUP-18-02 and SPR-18-03 subject to the following conditions:

1. The proposed façade shall be modified to conform to the design proportion, void area, and glazing requirements of the zoning ordinance.
2. Cross access shall be provided between contiguous parking areas to the north and south of the site in accordance with Section 154.412.A.23.
3. Ten bicycle parking spaces shall be provided meeting the specifications of the Planning & Community Development Department.
4. All dumpsters shall be enclosed as required by the zoning ordinance.
5. A landscaping plan shall be provided which complies with all landscape, streetscreen, screen, and public frontage improvement requirements of the zoning ordinance.
6. The applicant shall comply with the requirements of the Divisions of Public Works and Public Safety.

Commissioner Kostrzewa asked the applicant to come forward, asking if they wished to postpone a decision and apply for a variance.

Mr. Martin asked that the Board continue with the process and they will look at design options. If they cannot find a way to comply then they will go through the ZBA process.

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.

XIII. Unfinished Business:

None

IX. New Business:

A. 2017 Annual Report & joint meeting with City Commission

Kain presented the draft 2017 Annual Report for review and comments and thanked the Board for their work and dedication to the city. If satisfied with the report, staff is looking for a motion to approve the annual report. Kain further noted that the Board would need to make a motion to set their annual joint meeting with the City Commission at which time the Annual Report will be presented to them.

Motion by Dailey, support by Friedrich, to approve the 2017 Annual Report.

Motion approved unanimously.

Motion by Kostrzewa, support by Friedrich to set a joint meeting with the City Commission for Monday, April 9th at 5:30 p.m. in the City Hall Commission Chambers.

Motion approved unanimously.

B. Public Participation Plan draft

Kain reported that in 2016 the City Commission authorized the implementation of recommendations necessary to receive Redevelopment Ready Communities (RRC) Certification from the Michigan Economic Development Corporation (MEDC). Kain reviewed the program benefits, and commented that the city has made significant progress on completion of the requirements, much of which was accomplished through the adoption of the new zoning ordinance. One of the remaining tasks is to adopt a public participation plan. Kain asked that the Board review the draft plan and provide comments, if any, as soon as possible.

C. New City Master Plan process

Kain reported that the 2018 City budget includes funding to initiate the creation of a new City Master Plan, with an anticipated adoption date in 2020. The current Master Plan was initiated in 2011 as an update to the 2006 plan and was adopted in 2014.

Kain reported that the Michigan Planning Enabling Act mandates that "At least every 5 years after adoption of a master plan, a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan."

Kain commented that his review of the current plan revealed that significant progress has been made toward many of the work plan items. He further commented that the usability of the plan is constrained based on its size of over 500 pages. He noted that the current plan had a planning horizon through the year 2020.

Kain stated that the Board would need to initiate the process by identifying the need. At that time, staff would be required to inform other jurisdictions of the plan. The scope of the work will be a topic of discussion at the joint meeting with the City Commission.

Commissioner Rise asked if the update would be to get the Master Plan to match the Zoning Ordinance. Kain responded that the Master Plan provides a community vision that includes but is not limited to planning and zoning.

Motion by Horgan, support by Ortman, that based on the review of the 2014 Master Plan, the City shall commence the procedure to adopt a new master plan.

Motion approved unanimously.

X. Other:

A. Staff Report:

1. Administrative Reviews: Kain reported that staff has administratively approved four site plans since the last meeting:

- 1310 E. Pickard - An additional ten parking spaces at the existing ice cream shop.
- 314 S. Brown - Construct a new 2,850 sq. ft. medical office building with 24 parking spaces.
- 1500 W. High - Construct an additional 15 parking spaces at an existing medical office building.
- 1106 W. High - Construct a 2,570 sq. ft. addition to an existing medical office building.

2. April Planning Commission meeting - Anticipated agenda items: Kain reported that he is anticipating a special use permit request for a liquor store, similar to the ones approved in 2017 and possibly a Class I Restaurant.

In addition, it is anticipated that a draft medical marihuana ordinance will be available for review. If so, the Planning Commission will also be asked to set a date for a public hearing.

XIV. Adjournment:

Motion by Kostrzewa, support by Liesch, to adjourn.

Motion approved unanimously.

Meeting adjourned at 8:17 p.m.

bam