

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
March 7, 2019**

- I.** Vice-Chair Horgan called the meeting to order at 7:00 p.m.

Present: Friedrich, Hoenig (arrived late), Horgan, Irwin, Kostrzewa, Liesch, Ortman, Rise.
Absent: Dailey.

Staff: Kain, Murphy

II. Approval of Agenda:

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

Motion approved unanimously.

III. Approval of Minutes

A. February 7, 2019 regular meeting:

Motion by Kostrzewa, support by Irwin, to approve the minutes from the February 7, 2019 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-19-01 – 213 & 213 ½ Oak

Kain introduced Case SUP-19-01 submitted by Naturopathic Community Center to allow a short-term rental in the existing two-family dwelling located at 213 & 213 ½ Oak Street.

Kain reviewed the property's zoning and other characteristics as well as the current use, zoning, and future land use of adjacent properties.

Kain noted that the dwelling will not be owner-occupied and shared an overview and photos of the site.

Kain reviewed the nine criteria for short term rentals, noting that the request meets 8 of the 9. He explained that the first criteria rests on a determination by the Planning Commission and has been noted as such.

Kain concluded his report recommending approval with the condition that the applicant comply with the requirements of the Division of Public Safety.

Commissioner Rise asked if there was a site plan associated with this request. Kain noted that a site plan is not typically required for short term rentals. Commissioner Rise questioned whether this was considered a duplex and asked about the occupancy. Kain noted that it is a duplex and each unit would be considered single-family occupancy and limited to no more than two unrelated.

Julie Wagester, representing the Naturopathic Community Center, addressed the Board offering to answer questions. Commissioner Kostrzewa asked about the average age of the students for the Center. Ms. Wagester commented that the median age for the students was 32 years and noted that they are there to learn to be naturopathic doctors.

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

Motion by Liesch, support by Friedrich, to approve SUP-19-01 with the following condition:

1. The applicant shall comply with the requirements of the Division of Public Safety.

Motion approved unanimously.

VII. Public Comments

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

VIII. Site Plan Reviews:

None

IX. Unfinished Business:

None

X. New Business:

A. Discuss Amendment to Subsection 154.414.B.4.k of the zoning ordinance:

Kain noted that, as discussed at previous meetings, staff has identified an error in the text of the Sign Standards, where a cross-reference in Subsection 154.414.B.4.k. refers to Subsection 154.414.B.5.e, which should be Subsection 154.414.B.4.e. Kain referred to the draft ordinance in board packets that would correct this error and noted that a public hearing would need to be set.

Commissioner Irwin asked why a public hearing was needed if it was simply to correct an error. Kain noted that any change to the ordinance requires a public hearing.

Motion by Friedrich, support by Kostrzewa, to set a public hearing to consider the proposed text change at the April 4, 2019 meeting.

Motion approved unanimously.

B. Chippewa Township Draft Master Plan

Kain reported that Chippewa Township has invited the City to review and comment on their draft Master Plan. He asked that comments be submitted to staff no later than March 15, 2019.

XI. Other:

A. Staff Report:

1. April Planning Commission Meeting – anticipated agenda items:

Kain noted that we have received three Special Use Permit/Site Plan Review applications for the April meeting and anticipate one more. In addition, there will be the public hearing on the proposed text change.

2. Master Plan Update

Kain reported that he met with McKenna and noted that the public input sessions have been scheduled for the week of April 8th. Kain asked that Commissioners keep April 8th open for the kick-off event and encouraged their participation throughout that week.

XII: Adjournment

Motion by, Friedrich, support by Liesch, to adjourn.

Motion approved unanimously.

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Meeting adjourned at 7:17 p.m.

bam