

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
February 5, 2009**

- I. Chairman Orlik called the meeting to order at 7:00 p.m.
Present: Ellertson, Jakeway, Johnson, Lazarov, Lux, Orlik (Chair), Robinette, Smith (Vice Chair).
Absent: Brockman (excused).
Staff Present: Gray, Morrison, Sundberg.
Following roll call, the Chair acknowledged the full transition of staffing from Kulick to Morrison to Gray.
- II. Approval of Agenda:
Motion by Smith, second by Johnson, to approve the agenda as presented. Motion approved unanimously.
- III. Election of Officers:
Chairman Orlik asked for nominations for Chair.
Motion by Johnson, second by Ellertson, to nominate Orlik as Chair. ~~Motion approved.~~
There being no other nominations, the Chair asked for a vote on the nomination. Motion approved.
Motion by Lux, second by Johnson, to nominate Smith as Vice Chair. ~~Motion approved.~~
There being no other nominations, the Chair asked for a vote on the nomination. Motion approved.
- IV. Approval of Minutes:
A. January 8, 2009 – Regular Meeting.
Motion by Robinette, second by Smith, to approve the minutes with the following changes:
1. Page 2, Item IX. A. 1., line 3, after “approve” replace “the” with “an acceptable” (site plan).
2. Page 2, Item IX. A. 1., last line, after “breathalyzer devices”, insert “an important public safety task.”
Motion approved.
B. January 8, 2009 – Work Session.
Motion by Smith, second by Johnson, to approve the minutes as presented. Motion approved.
C. January 20, 2009 – Special Meeting.
Motion by Robinette, second by Ellertson, to approve the minutes as presented. Motion approved.
- V. Public Hearings:
None scheduled.
- VI. Public Comments:
No comments received.
- VII. Site Plan Reviews:
No site plans received for review.
- VIII. Unfinished Business:
A. Mission Street Redevelopment District – Continue discussion of possible ordinance amendments.
Gray narrated a PowerPoint presentation which included a review of the Planning Commission’s work session in January and gave a status update on the discussion points from that session. A table showing an analysis of the various approaches to Mission Street transitional zoning was distributed and discussed.

The Chair asked staff to provide recommendations from staff at a future meeting regarding the recommended vehicle for the proposed ordinance. The Chair then called for discussion and feedback from the commissioners on the proposed ordinance language and design guidelines. Commissioners noted a few typographical considerations and asked that the waiver of parking requirements (page 3 of proposed ordinance language) be modified as well.

IX. New Business:

A. 2008 Annual Report.

The Planning Commission reviewed the goals for 2008.

Motion by Lux, second by Smith, to approve the 2008 Annual Report. Motion approved.

B. Set goals for 2009.

The Planning Commission considered the following goals for 2009:

1. Complete the development of the Mission Street Redevelopment District.
2. Consider revisions to site plan review regulations to insure that they reflect community desires and contemporary standards.
3. Review and amend the C-3 General Business zoning regulations to improve minimum expectations and address outdated standards.
4. Implement Sign Committee recommendations.
5. Review West Broadway land uses between Main Street and Nelson Park given recent and planned development activity.

Motion by Robinette, second by Johnson, to approve the five goals proposed for 2009. Motion approved.

C. Appoint members to committees for 2009.

1. Capital Improvements Plan – By consensus, it was agreed that the CIP would be reviewed by the Commission as a whole rather than by a committee.
2. Community Improvement Awards – Lazarov (chair), Ellertson, Johnson.
3. Planning Commission representative to Zoning Board of Appeals – Ellertson agreed to continue serving as a member of the ZBA. Staff will inform the Appointments Committee of Ellertson's willingness to serve.

D. Zoning Board of Appeals meeting – Monthly report for January.

Ellertson reported that the ZBA granted a variance to allow a reduction in parking spaces (from 6 required by ordinance to 4 requested) for a duplex at 911/913 N. Henry. The ZBA considered the fact that the property had been a duplex previous to its expired license (necessitating a new special use permit) and that the existing parking for four vehicles had been adequate.

E. March Planning Commission meeting – Anticipated agenda items.

Gray reported that a site plan had been received from Campus Habitat to convert a garage into an office and community room at 1815 Deming. Another site plan for construction of a new bank on Mission Street is expected, noting that the deadline to submit applications is Monday, February 9.

X. Other:

A. Staff Report – 2010-2014 Capital Improvement Plan status report.

Materials were distributed which summarized all projects proposed by the City in the 2010-2014 Capital Improvement Plan. Discussion and questions about particular line items followed. It was noted that the Plan includes \$600,000 of infrastructure support for Mission Street redevelopment in 2010-2013 to support private reinvestment along the corridor. In addition \$350,000 is proposed in DDA funds for

expenditure in 2011 to support a grant application for landscaping enhancements for the MDOT boulevard that is planned along south Mission Street.

B. Walkability Presentation – Discussion.

Gray gave an overview of the stakeholder meetings held with business and property owners, boards, and commissions on February 3 regarding the proposed MDOT Mission Street boulevard. Gray provided a summary of the consultants recommendations for modifications to that project. Staff noted that accident data at the intersection of Broomfield and Mission is the driving force for MDOT funding at that section of S. Mission, and that the MDOT has expressed a commitment to exploring a unifying design for northern sections of Mission in future years.

C. Correspondence.

1. Isabella County Plan Notice.

Chairman Orlik acknowledged Isabella County's notice of intent to amend its Master Plan.

2. Educational Opportunities.

Gray noted the information in the Planning Commission packet on a Planning and Zoning Essentials workshop sponsored by the Michigan Association of Planning.

XI. Adjournment:

Motion by Robinette, second by Ellertson, for adjournment at 8:06 p.m. with a work session to follow.

JS