

**Mt. Pleasant Planning Commission  
Minutes of Regular Meeting (revised)  
January 8, 2009**

I. Roll Call:

Chairman Orlik called the meeting to order at 7:00 p.m.

Present: Brockman, Ellertson, Jakeway, Johnson (arrived at 7:05), Orlik (Chair), Robinette, Smith (Vice Chair).

Absent: Lazarov, Lux (both excused).

Staff Present: Morrison, Gray, Sundberg.

II. Approval of Agenda:

Amended agendas distributed. Motion by Ellertson, second by Brockman, to approve the amended agenda as presented. Motion approved unanimously.

III. Approval of Minutes:

A. November 6, 2008 – Regular Meeting.

Motion by Brockman, second by Ellertson, to approve. Motion approved unanimously.

B. December 4, 2008 – Regular Meeting.

Motion by Ellertson, second by Robinette, to approve. Motion approved unanimously.

IV. Public Hearings:

A. SUP-08-11 – Robert L. Wheeler – 911/913 N. Henry – Request for Special Use Permit to allow a duplex in an R-3 Single Family Residential zoning district.

Gray presented details of the applicant's request, noting that the applicant proposes to pave the parking, and is willing to provide 6 spaces as required by the zoning ordinance; however, a variance request from the Zoning Board of Appeals is underway to allow for pavement of the existing four parking spaces.

Chairman Orlik asked the applicant, Robert L. Wheeler, if he would like to comment on his request. Mr. Wheeler said he had nothing to add.

The Chair opened the public hearing. There being no one wishing to speak, the Chair closed the public hearing.

Discussion. Commissioner Smith said he was more comfortable approving the request for six spaces. The Zoning Board of Appeals can subsequently approve fewer spaces if it wishes.

Motion by Ellertson, second by Johnson, to approve SUP-08-11 for a special use permit to allow a single family duplex at 911/913 N. Henry, subject to the following conditions:

1. The applicant shall install six parking spaces in accordance with one of the two optional plans submitted by the applicant on December 30, 2008.
2. The applicant shall submit a plan for review and approval by staff showing plantings within the five-foot buffer yard on the south side of the proposed parking area that meet the requirements of Section 154.051(C)(9)(d) of the Zoning Ordinance.
3. The applicant shall comply with the licensing requirements of the Division of Public Safety (DPS) and the requirements of the Division of Public Works (DPW).

Motion approved unanimously.

V. Public Comments:

No comments received.

VI. Site Plan Reviews:

No site plans received for review.

VII. Unfinished Business:

No unfinished business.

VIII. New Business:

A. Zoning Board of Appeals meeting – Monthly report for December.

Commissioner Ellertson reported that there was no Zoning Board of Appeals meeting in December.

B. February Planning Commission meeting – Anticipated agenda items.

Gray reported that no applications had been received to date, and that the deadline is January 12, 2009.

C. 2009 Calendar – Consider approval.

Motion by Smith, second by Robinette, to approve the 2009 Calendar as presented. Motion approved unanimously.

IX. Other:

A. Staff Report.

1. Morrison reported on a site plan by Curt and Kathy Ritchey to enclose an existing canopy at 122 S. Washington for use as a vehicle service bay. The Planning Commission had granted approval for staff to review and approve ~~the~~ **an acceptable** site plan. Chairman Orlik noted that the site plan did not propose a change in the footprint of the building and that the enclosure would be used for the installation of court ordered breathalyzer devices, **an important public safety task**.
2. Morrison reported on the “Walkability” audit/assessment that had taken place in December and the plan to revisit the walkability concept in February when the City begins working with the local Transportation Service Center for the Michigan Department of Transportation to coordinate design plans for boulevards on S. Mission Street. Staff asked for Planning Commission representation at those meetings. More information will be forthcoming as details are solidified.

X. Adjournment to Work Session:

Motion by Brockman, second by Ellertson, to adjourn the regular meeting at 7:21 p.m. Motion approved unanimously.