

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
July 2, 2009**

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

Present: Brockman, Ellertson, English, Holtgrieve, Orlik (Chair), Robinette, Smith (Vice Chair).

Absent: Jakeway and Lux (both excused).

Staff: Gray and Morrison.

II. Approval of Agenda:

Motion by Brockman, second by Holtgrieve, to approve the agenda as presented.

III. Approval of Minutes

A. June 4, 2009 Regular Meeting.

Motion by Ellertson, second by English, to approve the minutes of the June 4, 2009 regular meeting with the following correction:

1. Page 2, second sentence of the first paragraph to read, "Staff (Morrison) added that the Liquor Control Commission requires all beverages sold be manufactured on the premises."

IV. Zoning Board of Appeals Report.

A. Monthly report for June.

Ellertson gave a brief report on business conducted and action taken at the regular meeting of the Zoning Board of Appeals held on Wednesday, June 24, 2009, including a variance related to the Isabella Bank case appearing later on the Planning Commission agenda (item VII.A.).

V. Public Hearing:

A. Case #TC-09-01 – Consider text amendment to the Mt. Pleasant Zoning Ordinance to add Section 154.068, the Mission Redevelopment Overlay Zone. Also, consider a resolution to adopt the Design Considerations for Mission Street.

Chairman Orlik declared the public hearing open and invited staff comments. Gray presented a PowerPoint presentation that outlined the process of developing the proposed Ordinance amendment and Design Considerations. Gray explained that, if adopted, the proposed amendment would create an optional set of ordinance standards that would provide flexibility in proposed redevelopment of properties along Mission Street. He noted that the Design Considerations are intended to assist the development community in understanding the preferred development that is being encouraged.

Orlik invited public comments regarding the proposed amendment and Design Considerations.

Pam Dosenberry, 1005 Glenwood, thanked the Planning Commission for the inclusive notification process and efforts in developing the amendment and Design Considerations.

There being no further comments, Chairman Orlik closed the public hearing and invited comments from the Planning Commission.

Brockman noted that the ordinance amendment and Design Considerations had been discussed at length by the Planning Commission over the past several months.

Motion by Smith, second by Holtgrieve, to recommend that the City Commission approve TC-09-01 to establish the Mission Redevelopment Overlay Zone and that the Planning Commission approve the resolution adopting the Design Considerations for Mission Street. Motion approved.

VI. Public Comments:

There were none.

VII. Site Plan Reviews:

- A. SPR-09-17 – 1416 E. Pickard – Thompson-Phelan Group, Inc. – Construction of a 1,091 square foot addition to the existing Isabella Bank and Trust building.

Chairman Orlik explained the Planning Commission site plan review procedures and invited staff comments. Gray reviewed his memorandum dated June 25, 2009, noting that the proposed addition had been previously approved by the Planning Commission (SPR-07-05), but that the project did not move forward and the approval expired. He indicated that the site plan is unchanged from the previous approval.

Gray noted that staff is taking a more conservative read of the ordinance than was applied in the past and determined that a front setback variance is required for the proposed addition. The ZBA granted the variance at their June regular meeting. In addition, Gray pointed out that the Access Management regulations were contemplated but had not been adopted at the time of the previous site plan approval. He noted that the site is in compliance with the Access Management Plan.

Chairman Orlik invited the applicant to speak.

Bill Haas, Thompson-Phelan Group, Inc., briefly summarized the application, noting that there were no changes to the previously approved site plan. The request is simply for a building addition with landscaping added near the building. There will be no changes to the parking area or other site improvements.

Smith noted that he would be abstaining from discussion and voting, due to his employment at Isabella Bank.

Brockman pointed out that references to Isabella Bank and Trust in the recommended action should be to Isabella Bank.

Motion by Robinette, support by Ellertson, to approve SPR-09-17 to allow the construction of a 1,091 square foot addition to the Isabella Bank building located at 1416 E. Pickard Street, based on the site plan prepared by Barber McCalpin Associates for Isabella Bank dated June 1, 2009 (project #206029), with the following condition:

1. The applicant shall comply with the requirements of the Division of Public Safety (DPS), the Division of Public Works (DPW), and the Michigan Department of Transportation (MDOT).

Motion approved with Smith abstaining.

VIII. Unfinished Business:

None.

IX. New Business:

Orlik requested that staff research Planning Commission Codes of Ethics from other communities and provide a draft for consideration by the Commission at a future meeting.

X. Other:

A. Staff Reports.

1. August Planning Commission meeting – Anticipated agenda items.

Gray stated that staff has not received any applications for the August meeting, but that the deadline for submittal is July 13, 2009.

XI. Adjournment:

Motion by Robinette, second by Ellertson, to adjourn the meeting at 7:26 p.m. Motion approved.

JMG