

**Mt. Pleasant Planning Commission  
Minutes of Regular Meeting  
June 4, 2009**

- I. Chairman Orlik called the meeting to order at 7:00 p.m.  
Present: Ellertson, English, Holtgrieve, Jakeway, Lux, Orlik (Chair), Robinette, Smith (Vice Chair).  
Absent: Brockman (excused).  
Staff: Gray, Morrison, Sundberg.
- II. Approval of Agenda:  
Motion by Robinette, second by Ellertson, to approve the agenda as presented. Motion approved.
- III. Approval of Minutes
- A. May 7, 2009 – Regular Meeting.  
Motion by Holtgrieve, second by Ellertson, to approve the minutes of May 7, 2009, with the following correction:  
1. Page 5, Item VII. F., Condition 1., line 4, change “along” to “alone”.  
Motion approved.
- B. May 7, 2009 – Work Session.  
Motion by Smith, second by Ellertson, to approve the minutes of the May 7, 2009 work session.  
Motion approved.
- C. May 13, 2009 – Joint Meeting.  
Motion by Smith, second by Lux, to approve the minutes of the May 13, 2009 joint meeting.  
Motion approved.
- D. May 19, 2009 – Special Meeting.  
Motion by Ellertson, second by Lux, to approve the minutes of the May 19, 2009 special meeting.  
Motion approved.
- IV. Zoning Board of Appeals Report.
- A. Monthly report for May.  
There was no Zoning Board of Appeals meeting in May.
- V. Public Hearings:  
Chairman Orlik explained the public hearing process.
- A. Case #ZC-09-02 – P & A Development – Request to conditionally rezone a portion of 560–616 W. Pickard from I-1 Industrial to C-3 General Business with self-imposed conditions to allow retail use accessory to a permitted industrial use.  
Staff presented details of the applicant’s request from the staff report dated May 28, 2009, including the conditions offered by the applicant.  
The applicant, represented by Tim Bebee, had nothing to add to what staff already presented and asked the commission if anyone had questions.

Chairman Orlik asked the applicant if the language in their conditions offered could be clear that the sale of beverages would be manufactured on-premise. The applicant agreed. Staff (Morrison) added that the Liquor Control Commission ~~will not allow the sale of beverages other than what is~~ **requires all beverages sold be** manufactured on the ~~premise~~ **premises**.

Commission English asked what the premises will look like. Jim Holton, the proposed retail leasee, gave a brief description, stating it will look like a pub.

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

Discussion. There was none.

Motion by Lux, second by Robinette, to recommend that the City Commission conditionally rezone a portion of the property located at 560-616 W. Pickard Street from I-1 Industrial to C-3 General Business (Case #ZC-09-02), in accordance with the Conditional Rezoning Agreement, with the language clarified to indicate that beverages sold on site will be limited to those manufactured on site, as offered by the applicant. Approval of the conditional rezoning is recommended on the following basis:

1. The proposed retail uses are generally considered customarily accessory to the permitted industrial uses of manufacturing, bottling, and warehousing of alcoholic beverages, and that no off-premise beverages to be sold on-premise.
2. The offered conditions will assure that the predominant use of the facility will be for industrial uses, consistent with the purpose and intent of the Master Plan.
3. The limited retail use, as proposed, is consistent with the existing and planned industrial character of the area.

Discussion on the motion. There was none.

Motion approved.

- B. Case #SUP-09-07 – P & A Development – 560–616 W. Pickard – Request for a Special Use Permit to allow a bar or tavern as an accessory to a brewery, winery or similar facility.

Staff presented details of the applicant's request from the staff report dated May 28, 2009, noting that this special use permit request would be contingent upon approval of the proposed rezoning (Case #ZC-09-02).

The applicant, represented by Tim Bebee, had nothing to add to what staff already presented and addressed Chairman Orlik's question about DPW's concern regarding wastewater discharge and water pressure by stating the demand placed on either system will not be great.

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

Discussion. There was none.

Motion by Smith, second by Holtgreive, to approve the request for SUP-09-07 from P&A Development, LLC for a bar or tavern accessory to a brewery, winery, or similar facility at the property located at 560-616 W. Pickard Street, subject to the following conditions:

1. The Special Use Permit shall only be valid if the City Commission approves the conditional rezoning (Case #ZC-09-02) associated with the property. Denial of the rezoning request shall render this Special Use Permit null and void.

2. The applicant shall comply with all terms and conditions of the conditional rezoning for the subject property (Case #ZC-09-02). Only beverages produced on site may be sold on site.
3. The applicant shall comply with the terms and conditions of the approved site plan for the subject property (Case #SPR-09-15).
4. The applicant shall comply with the requirements of the Division of Public Works (DPW) associated with the proposed use of the facility.

Motion approved.

VI. Public Comments:

There was none.

II. Site Plan Reviews:

- A. SPR-09-16 – 210 S. Mission – Biggby Coffee – Installation of outdoor patios.

Staff presented details of the applicant's request from the staff report dated May 28, 2009, noting the applicant is proposing to add features that are consistent with the intent of the Mission Street Redevelopment Plan.

The applicant had nothing to add.

Discussion. There was none.

Motion by Smith, second by Ellertson, to approve SPR-09-16 to allow the installation of outdoor patios at the property located at 210 S. Mission Street, based on the site plan prepared by Wolgast Corporation for Biggby Coffee #279 dated May 6, 2009 (project #: AO-9725), with the following condition:

1. The applicant shall comply with the requirements of the Division of Public Safety (DPS) and the Division of Public Works (DPW).

Discussion on the motion. There was none.

Motion approved.

VIII. Unfinished Business:

- A. Mission Redevelopment Overlay Zone and Design Considerations for Mission Street – Consider setting a public hearing for July 2, 2009.

Staff asked if the Planning Commission had anything to add to the proposed ordinance language for the Mission Street Overlay Zone or Design Considerations, or if they were ready to make a recommendation to proceed with a public hearing. Chairman Orlik asked if the area under consideration for a public hearing was from the south city limits north to Pickard (along Mission). Staff affirmed that to be correct. Chairman Orlik directed a public hearing be held at the next Planning Commission meeting on July 2.

IX. New Business:

There was none.

X. Other:

A. Staff Reports.

1. July Planning Commission meeting – Anticipated agenda items.

Staff reported that Isabella Bank has submitted a modified site plan for review, and that the deadline for applications is June 8.

B. Correspondence.

1. Isabella County Master Plan.

Chairman Orlik acknowledged the letter from Isabella County regarding a public hearing set for June 11, 2009 at 7:00 p.m. at the County Building to receive public comment on their proposed Master Plan amendments.

XI. Adjournment:

Motion by Holtgreive, second by English, to adjourn the meeting at 7:35 p.m. Motion approved.

JS