

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

I. Roll Call:

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

Absent: Lazarov, Lux (both excused).

Staff: Gray, Morrison, Sundberg.

II. Approval of Agenda:

Motion by Robinette, seconded by Brockman, to approve the agenda as presented with the following change: Item VI. C. to be removed from the agenda per applicant's request for postponement until April meeting. Motion approved.

III. Approval of Minutes:

A. February 5, 2009 – Regular Meeting.

Motion by Smith, seconded by Jakeway, to approve the minutes with the following changes:

1. Item III., paragraph 2, line 1, delete "Motion approved".

2. Item III., paragraph 3, line 1, delete "Motion approved".

Motion approved.

B. February 5, 2009 – Work Session.

Motion by Smith, seconded by Ellertson, to approve the minutes as presented. Motion approved.

IV. Public Hearings:

None scheduled.

V. Public Comments:

Chairman Orlik asked if anyone wished to address the Planning Commission.

Chuck Hiltz, representing the applicant for case SPR-09-04 (Item VI. D.), explained that AT&T is proposing to remove 3 antennas and install 6 new antennas at the water tower located at 910 N. Kinney. The project would include planting five Arbor Vitae shrubs.

There being no one else wishing to speak, the Chair closed the Public Comments section of the meeting.

VI. Site Plan Reviews:

A. SPR-09-01 – 1815 Deming – Campus Habitat – Site Plan Review to construct an approximately 550 square feet addition on to an existing garage and to renovate the space to use as a leasing office and community building.

Staff (Gray) described the applicant's proposed project and showed where the proposed sidewalk would be located, noting that additional sidewalk and landscaping will be needed.

Discussion.

Commissioner Brockman questioned the need for sidewalk. Staff responded that walkability is being encouraged to and from the community center to the existing walks to the north.

Commissioner Robinette questioned the adequacy of the parking. Staff responded that sidewalk is being emphasized over parking.

Motion by Smith, seconded by Robinette, to approve SPR-09-01, for the construction of a small addition and conversion of the existing garage at the Edgewood Apartments for a leasing office and community building use, based on the site plan and elevations dated January 22, 2009 prepared by James R. Duffy Architects PC, with the following conditions:

1. The applicant shall submit a revised site plan showing a minimum of three trees and 25 shrubs meeting the greenbelt requirements of Section 154.106(C) of the Zoning Ordinance.
2. A revised site plan shall be submitted showing public sidewalk extending in front of the subject site north to Edgewood Drive, and east along Edgewood to the first driveway. The plan shall also show sidewalk extending between the community building and the new public sidewalk.
3. The revised plan shall be subject to review and approval by the Director of Planning and Community Development prior to issuance of a building permit.
4. The applicant shall comply with the requirements and the Division of Public Works (DPW) and the Division of Public Safety.

Motion approved.

- B. SPR-09-02 – 616 Industrial – JBS Contracting for M & L Investments – Site Plan Review for a 5,717 square foot addition to the existing industrial building for a service garage.

Staff described the applicant's proposed project, noting that the applicant has agreed to install a paved parking area and some additional landscaping.

Discussion.

Motion by Smith, seconded by Ellertson, to waive the sidewalk requirement since the property is not located on a principal activity route to a major activity center and there are no existing intermittent public sidewalks on the streets within the block where the property is located. Motion approved.

Motion by Smith, seconded by Brockman, to approve SPR-09-02, for the construction of a 5,717 square foot service garage addition to the existing building located at 616 Industrial Ave., based on the site plan received in the Planning and Community Development Department on February 26, 2009 prepared by JBS Contracting, Inc. for Beard Oil, subject to the applicant complying with requirements of the Division of Public Safety and Division of Public Works.

Motion approved.

- C. SPR-09-03 – 2015 S. Mission – Firstbank – New 1,776 square foot branch bank.

Postponed at the applicant's request until the April meeting.

- D. SPR-09-04 – 910 N. Kinney – ATT - Dobson Cellular Systems – Site Plan Review to replace the existing cellular antenna installation and to modify the existing power installation on the ground.

Staff presented details of the applicant's proposed project, along with photos of the site.

Discussion.

Chairman Orlik asked whether review by the FAA was required. The applicant said it was not. Orlik also asked whether there was concern about copper theft. The applicant said it was not an issue in this area.

Motion by Robinette, seconded by Brockman, to approve SPR-09-04, for the property located at 910 N. Kinney Avenue, based on the site plan last revised on January 28, 2008 (URS project no. 13650500) prepared by URS for Dobson Cellular Systems, LLC (AT&T), subject to the following conditions:

1. The applicant shall install 5 Arbor Vitae shrubs parallel to the security fence between the two southernmost gates on the west side of the tower compound, placed 5 feet outside of the fence.
2. The applicant shall comply with the requirements and the Division of Public Safety (DPS) and the Division of Public Works (DPW).

Motion approved.

VII. Unfinished Business:

- A. Mission Street Redevelopment District – Continue discussion of possible ordinance amendments.

Staff referenced the table presented at the last meeting which summarized the various options that could be considered for implementing the Mission Street Redevelopment District. Staff is recommending the Planned Unit Development (PUD) as the vehicle for implementation. The PUD allows for consideration of a site plan along with rezoning a single piece of property or collection of properties from C-3 to PUD. The site plan and proposed uses become an integral part of the approved rezoning application. Adjoining properties would not be affected by the site-specific rezoning.

Discussion.

Chairman Orlik concurred that a PUD would be the best option of the five proposed.

Commissioner Smith expressed concern that rezoning to PUD adds unnecessary steps. Consensus after further discussion was to shorten the process for developers. Staff will continue to explore other options to accomplish that goal.

Further discussion with consensus included adding Pickard to the redevelopment district.

Financial incentives were discussed as well. While it may be appropriate for Mission Street businesses, staff is recommending there be no incentives for Pickard Street in order to incite redevelopment.

Chairman Orlik summarized the key discussion points that the Planning Commission would like to see:

1. Continue to explore the Planned Unit Development as the vehicle for the rezoning process.
2. Add Pickard to the redevelopment district.
3. Explore ways to reduce the number of steps to approve each request.

VIII. New Business:

- A. Zoning Board of Appeals meeting – Monthly report for February.

Commissioner Ellertson reported that there were no cases brought before the Zoning Board of Appeals in February.

- B. April Planning Commission meeting – Anticipated agenda items.

Staff reported that two cases are expected to be brought before the Planning Commission in April: one for site plan review for a new Firstbank on S. Mission and one for a special use permit for a kitchen addition and parking lot expansion at Isabella County Medical Care Facility. It was noted that more may be received until the deadline on Monday, March 9.

Discussion followed as to whether the next meeting should be changed from April 2 to April 9 to avoid absences during the public school's spring break. Staff will poll commission members to determine availability and whether an alternate date would be appropriate.

C. Rules of Procedure.

Chairman Orlik suggested the Planning Commission look at revising the Rules of Procedure for comments and presentations by site plan review applicants. Staff will add this item to the next agenda.

IX. Other:

A. Staff Report.

Staff reminded the commission of the joint meeting with the City Commission on March 23 to present the Planning Commission's annual report and goals for 2009. Discussion between the two commissions regarding the Mission Street Redevelopment District will take place at a future meeting.

B. Correspondence.

None.

X. Adjournment:

Motion by Robinette, seconded by Ellertson, to adjourn the meeting at 7:52 p.m. Motion approved.

JS