

**Mt. Pleasant Planning Commission
Minutes of Special Meeting
March 18, 2010**

I. Vice- Chairman Smith called the meeting to order at 7:00 p.m.

Present: Brockman, English, Holtgreive, Lux, Kostrzewa, Robinette, Smith (Vice-Chair)

Absent: Orlik (Chair), Rautanen – both excused.

Staff: Gray, Murphy.

II. Approval of Agenda:

Vice-Chairman Smith requested “Public Comments” be added to the agenda.

Motion by Brockman, second by Robinette to approve agenda with addition of Public Comments. Motion approved.

III. Public Comments:

Vice-Chairman Smith opened the floor for public comments. There being no one who wished to address the Board, the public comments session was closed.

IV. Site Plan Reviews

A. **SPR-10-06 – 900 E. Broomfield** -Site Plan Review to allow construction of a wall and gable addition at the front and rear of the building.

Staff presented details of the applicant’s request based on the staff report dated March 12, 2010, explaining that the applicant is proposing the construction of a column and gable on the entrance and exit to the existing drive-through car wash.

Staff stated the existing business was granted site plan approval in 1985, and is operating under that approval. The proposed addition complies with the minimum requirements of the Zoning Ordinance. Staff further reported that the applicant was advised that the city was willing to work with them to explore other design options that would not require site plan review; however, the applicant has chosen this design, and indicated time was of the essence, therefore they requested a special meeting to expedite things.

Scott Perrin and Brett Perrin of Perrin Construction, representing Letavis Enterprises, were in attendance to answer board questions.

Commissioner Brockman asked if the proposed addition would include new signage. Scott Perrin stated that they are just doing the gable construction – they do not install signage.

Motion by Brockman, support by Kostrzewa to approve SPR-10-06 to allow construction of a wall and gable addition at the front and rear of the building located at 900 E. Broomfield, based on the drawing prepared by Perrin Construction Co., Inc. for Letavis Enterprises, Inc dated March 5, 2010, with the following condition:

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

Commissioner English asked what steps the owner would need to follow if additional signage was proposed in the future. Staff explained that the owner would need to secure a sign permit through the office of Building Safety, who would verify the sign meets the requirements of the ordinance.

Vote on motion: Motion approved unanimously.

V. Other Business:

Staff reported that we have a full agenda for the regular April meeting, which falls during Mt. Pleasant School's spring break. Staff stated when setting the schedule for 2011, spring breaks will be taken into account and the meeting schedule adjusted accordingly to avoid conflicts with vacations. It does appear we will have a quorum for the April meeting; however, Board members were asked to contact us as soon as possible if their schedules change.

VI. Adjournment:

Motion by Robinette, support by Holtgreive to adjourn. Motion passed unanimously. Meeting adjourned at 7:07 p.m.