

**Mt. Pleasant Planning Commission
Work Session
November 3, 2011**

Chairman Orlik called the work session to order at 7:35 p.m.

Present: Brockman, Kostrzewa, Orlik (Chair), Quast, Rautanen, Shellady, Smith (Vice-Chair).

Absent: Holtgreive, Lux

Staff: Gray, Murphy

Discussion of 2011 Goals

Staff commented that the departure of our Community Services Division Director has left us somewhat behind in our goals for the year. In addition, staff reported that the City Commission will be prioritizing their goals, which may change our focus.

Staff reminded the Commission that they had divided their goals for 2011 into two lists; one priority list and one "as time allows" list.

The priority goals list was reviewed.

- Develop potential policy and ordinance amendments to address repeat ordinance violations.
 - Staff reported that our City Attorneys reviewed our ordinance and have a legal opinion on what we can do with the ordinance as it currently reads. Staff suggested waiting to see what they lay out for us, to try and accomplish our goal without an ordinance amendment. If, after reviewing the attorney opinion, the Commission wishes to take it farther, we will look at amending the ordinance. Staff expects to meet with the prosecuting attorney's office within the next couple of months.
- Amend the C-2, Central Business District zoning district to allow hotels/inns in the downtown.
 - Staff reported that this has been reviewed by the Planning Commission and their recommendation is set to go before the City Commission.
- Begin the 5-year review and update of the Master Plan, as required by State stature.
 - Staff commented that we are looking at a narrow/focused update. Staff commented that the City Commission is looking at their priorities and have expressed some interest in ordinance amendments. Staff will be meeting with them at their work session on November 14th. Staff commented that the Master Plan will take a lot of time and resources and it will be difficult to do both the Master Plan update and ordinance amendments. Typically the Master Plan would be done first, but it will depend on the City Commission priorities.

Staff further commented that it is up to the Planning Commission what direction they wish to take.

- Continue to cultivate new development and redevelopment within the Mission Redevelopment Overlay Zone.
 - Staff referred to some recent approvals under this zoning, such as:
 - Credit Union - corner of Main and High
 - Dairy Queen patio
 - Renewal of LaBelle's projectAll of these have been approved to receive some assistance from the DDA in regards to decorative fencing and driveway closures/re-locations.
 - Staff also referred to the work taking place in regards to grid streets to connect Mission Street to East Campus Drive.
 - Conversations have taken place with property owners
 - City has identified some desired locations
 - Currently looking at the corner on the south side of the Special Olympics building.
 - Property owners are interested
 - University is supportive and working with us.
 - Working towards a development plan
 - Looks promising for 2012 construction
 - Likely to receive funding from DDA
 - A lot of public benefit

As Time Allows Goals

- Complete the Mission Street Redevelopment District (Mission north of Pickard and along Pickard.)
 - Staff commented that although we have not had time to specifically address this goal, we have had some success working with applicants, such as Belle Tire, to get some of the same results. They are still planning on breaking ground this year.
- Consider Zoning Amendments recommended by the ZBA and those needed to address conventional development projects.
 - ZBA has requested the Planning Commission take a look at several ordinance revisions.
 - Staff will get a list of the changes the ZBA has requested the PC look at to review following the City Commission's prioritization of goals. We will have a clearer direction at that time.

Commissioner Brockman stated the ZBA feels good about the work they are doing - allowing redevelopments to reduce non-conformities on properties. Commissioner Smith commented he hopes to see more of these student redevelopments.

Commissioner Kostrzewa asked if there was any talk of expanding the lighting project, as he has had people approach him about it, indicating they would be willing to pay for it

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with special assessment dollars. Staff stated that last project was paid for by grant money. In addition to the cost of the lights, there is also installation, maintenance and energy costs to consider.

Commissioner Rautanen commented he wants the Commission to keep moving forward and focusing on the code enforcement with repeat offenders in conjunction with the redevelopments in the student neighborhoods.

Motion by Brockman, support by Shellady to adjourn.

Work session adjourned at 8:00 p.m.