

**Minutes of Special Work Session
City of Mt. Pleasant
Planning Commission
Central Business District Tax Increment Finance Authority (CBD-TIFA)
Downtown Development Board (DDB)
March 21, 2013**

The work session was called to order at 6:04 p.m. Gray provided introductory comments and invited those present to introduce themselves and note the board or boards that they serve on.

Planning Commission

Members Present: Tim Brockman, Bill Dailey, Lesley Hoenig, Shaun Holtgrieve (Vice-Chair), Allison Quast, Jeff Smith (Chair).

Members Absent: Keith Cotter, Mike Kostrzewa, Suzanne Shellady.

CBD-TIFA

Members Present: Jeff Smith, Rich Swindlehurst (Vice-Chair), Rick McGuirk, Terrie Zitzelsberger.

Members Absent: Tim Coscarelly, Tim Dolehanty, Kathie Grinzinger, John Hunter, Tom Krapohl, Doug Ouellette (Chair), Mike Pung, Steve Silverberg.

DDB

Members Present: Tim Brockman (Chair), Kathy Hill, Allison Quast (Vice-Chair).

Members Absent: Lois Breidenstein, Sarah Christensen, Sharon Tilmann, Matt Young.

Also Present:

Rick Rautanen, City Commissioner; Jeff Gray, Community Development Director; Bill Mrdeza, Director of Community Services and Economic Development; Michelle Sponseller, Downtown Development Director; Alan Bean and Rob Eggers, the Spicer Group; members of the press.

Eggers began by providing an overview of what a Master Plan is and the current work to update the City's Master Plan. Eggers and Bean reviewed the current planning documents of the existing boards and demonstrated how the various project goals fit within the current Master Plan.

Members of the DDB noted that they have identified some additional projects for implementation and have determined that some on the current list will not be pursued. It was noted that updated lists could be incorporated into the amended Master Plan.

It was also noted that the current goals of the three groups coincide and can be well integrated, as recommended by the Spicer Group.

Discussion followed regarding an interest in additional residential in and near Downtown. Interest was expressed in continuing to encourage additional upper-story residential above the existing retail and office

space; in addition, it was the consensus that new townhouse residential should be encouraged around the perimeter of Downtown.

The input survey was discussed next, with the following input offered:

- The map is difficult to view by those accessing on smart phones.
- Residential questions may be warranted, including townhouse and senior housing needs.
- Questions should be weighted against one another, so that respondent priorities are more apparent.
- Interested in knowing what would attract someone to come Downtown.
- The questions regarding historic buildings should focus on aesthetics, rather than reuse.
- Questions regarding public art Downtown are warranted.
- Need to allow those who have multiple interactions with Downtown (live, work, own business, shop, etc.) to report all of those relationships.

Outreach for the survey was discussed next. Social media and the City's website were described as a primary location. Business owners and board members will be encouraged to share the electronic survey via social media and email lists. It was noted that student input would be important. Various methods to obtain student participation were discussed.

There being no other discussion, the meeting adjourned at 7:25 p.m.