

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
April 11, 2013**

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

Present: Brockman, Cotter, Dailey, Holtgreive (Vice-Chair), Kostrzewa, Quast, Shellady

Absent: Smith (Chair), Hoenig (arrived following approval of agenda).

Staff: Gray, Mrdeza, Murphy.

II. Approval of Agenda:

Motion by Brockman, support by Quast, to approve the agenda.

Motion approved.

III. Approval of Minutes:

1. March 14, 2013 Regular Meeting

Motion by Quast, support by Kostrzewa to approve minutes from the March 14, 2013 regular meeting as written.

Motion approved.

2. March 21, 2013 - Joint meeting with Planning Commission, Central Business District Tax Increment Finance Authority (CBD-TIFA) and Downtown Development Board (DDB).

Motion by Brockman, support by Kostrzewa to approve minutes from the March 21, 2013 joint meeting.

Motion approved.

IV. Zoning Board of Appeals Report for March:

Commissioner Quast reported that the ZBA did not have a March meeting.

V. Public Hearings:

A. SUP-13-01 - 2013 S. Mission - Ronald McIvor.

Staff reported that case SUP-13-01 will be postponed until May, as it needs to appear before the Zoning Board of Appeals for a variance prior to coming to the Planning Commission.

No action was required by the Commission.

B. TC-13-01 - Proposed Ordinance to Amend Section 154.146(H) of the Zoning Ordinance of the City of Mt. Pleasant.

Staff noted that the proposed change to the Ordinance language is fairly minor and explained that while the current Ordinance allows one square foot of wall signage per lineal foot of building front for each business within a shopping center, the amount has a cap of 100 square feet per tenant. The proposed change would still limit individual businesses to one square foot per lineal front foot of the building but removes the 100 square feet cap.

Staff provided some background to the proposed amendment, noting that the request was forwarded to the Planning Commission by the Zoning Board of Appeals, after they received a request from MC Sports to increase the allowable wall signage during the facade renovation on the shopping center. The proposed signage was within the 1 square foot per lineal wall requirement; however it exceeded the 100 square feet cap. The ZBA determined that the proposed signage was proportional with the tenant suite and renovated facade and granted the variance and asked that the Planning Commission consider an amendment to the language.

Staff commented that the Subcommittee reviewed the information and felt that this was in line with the direction that the Planning Commission is heading, with greater emphasis on increasing the profile and presence of buildings and permitting proportional wall signs.

Commissioner Dailey asked how the process worked for Ordinance amendments. Staff replied that the Planning Commission will receive Public Comments on the proposed Ordinance and then discuss. If the Commission approves of the proposed text change, then it would be appropriate for them to take action to recommend the text change to the City Commission.

Vice-Chairman Holtgreive opened the Public Hearing. There being no one who wished to speak, the Public Hearing was closed.

Motion by Dailey, support by Shellady to recommend that the City Commission approve Text Change 13-01 to eliminate the 100 square feet wall area sign limitation for individual tenants in the C-3 General Business District.

Motion approved.

VI. Public Comments:

Vice-Chairman Holtgreive opened the floor for public comments. There being no one who wished to speak, the public comments portion of the meeting was closed.

VII. Site Plan Reviews

A. SPR-13-01 - 2013 S. Mission - Ronald McIvor. Vice-Chairman Holtgreive noted that this case is postponed until the May Planning Commission meeting.

B. SPR-13-08 - 1900 Gover Parkway - Konwinski Construction. Staff introduced case SPR-13-08, noting that this request is for a proposed addition to the existing construction business. Staff reported that the site is zoned I-1 Industrial, with I-1 zoning to the north, east and south and OS-1/C-3 zoning to the west, which is currently being used as Residential property and also includes some vacant land.

Staff noted that the proposed addition is consistent with buildings in the Industrial zone. Staff further noted that the landscaping and parking are already installed and meet Ordinance requirements. Staff reported that the proposed addition includes 4,000 square feet of enclosed space and another 1,000 square feet of open lean/to space. The open space will be on the south end and will be used for open storage.

Staff reported that the existing building was approved in 2001 and the plan is consistent with the 2001 approvals, meeting all setback, height, parking and landscaping requirements.

Staff also noted that in 2001 the sidewalk requirement was waived and commented that there have been no changes in the conditions and staff therefore continues to support the sidewalk waiver.

Staff noted the Department of Public Works submitted comments that are fairly standard in nature. In addition, comments were received from the Department of Public Safety prior to the meeting and have been provided on the dais. Staff commented that the applicant and staff will work with the Fire Department regarding the requirements for sprinklers and hydrants.

Staff concluded his report noting that the request meets the requirements of the Zoning Ordinance and he is recommending approval with conditions noted.

Gerald Konwinski, applicant, addressed the Board, commenting on the Fire Department's requirements and how it affects his request. Staff noted that they have met with Tim Bebee, CMS&D (architect) on the site design and will continue to work with the applicant and the Fire Department. Staff further noted that the Planning Commission can't waive requirements from the Fire Department; however, assured the applicant that staff will continue to work with them to resolve the issues.

Commissioner Dailey asked for clarification on the Fire Department's requirement. Staff reported that fire code requires all parts of a building to be within 150' of a fire hydrant, and again stated that, if the Planning Commission is comfortable with it, staff will work administratively with the Fire Marshall to determine what the issues are and options for resolving them.

Commissioner Quast asked staff to address the reason for waiving the sidewalks. Staff noted that Gover Parkway remains a dead-end cul-de sac and the industrial park is bounded on the east by US-127. There have been no changes in pedestrian or development patterns that appear to warrant the installation of sidewalks. Staff also noted that when the plots were laid out they went from Isabella to Gover, with recent back portions being split off. The city will be meeting with property owners to coordinate efforts for these splits and noted that as the developments go in facing Isabella, then the Planning Commission may want to address sidewalks at that time.

Motion by Kostrzewa, support by Quast that pursuant to the requirements of Section 154.022(B) of the Zoning Ordinance, the Planning Commission grant a waiver to the requirement to install sidewalks in the public rights-of-way on a finding that the property is not located on a street designated as a school walking route and there are no existing intermittent public sidewalks on the streets within the block where the property is located.

Motion approved.

Motion by Brockman, support by Dailey that the Planning Commission approve SPR-13-08 for the property located at 1900 Gover Parkway, based on the site plan dated March 12, 2013 and prepared by CMS&D for Konwinski Construction (job number 1303-017) with the following conditions:

1. Site lighting shall meet the requirements of Section 96.13 of the City Code.
2. The applicant shall comply with the requirements of the Division of Public Safety (DPS) and the Division of Public Works (DPW).

Motion approved.

VIII. Unfinished Business:

A. Z-13-01 - 1040 E. Broomfield - P.S. Equities. Vice-Chairman Holtgreive noted that this case continues to be postponed.

IX. New Business:

None

X. Other:

A. Ordinance Amendment Subcommittee Report and Recommendation:

Commissioner Quast reported that the subcommittee met on March 25th and looked at the following sections of the ordinance.

1. Section 154.095 – Setback requirements in Industrial zones (ZBA-04-2010/April 28, 2010)
2. Section 154.095/154.050(I) – Architectural projections in the Industrial districts (ZBA-05-2011/July 27, 2011)

Commissioner Quast reported that the subcommittee is recommending reducing the side yard setback in the I-1 industrial zoning district from 30 feet to 20 feet. The Subcommittee is also recommending adding language to the Zoning Ordinance which would allow architectural elements for a building to extend into the minimum setback, and eliminating similar language that permits these encroachments only in the Residential districts. The Subcommittee is also recommending a number of typographical errors be corrected at the same time.

Motion by Brockman, support by Shellady to place the recommendation for the text change in Section 154.095 on the May 2nd agenda and hold a public hearing.

Motion approved.

Commissioner Quast reported that the Subcommittee will meet on a quarterly basis to keep up with housekeeping issues as they arise.

B. Master Plan Update:

Alan Bean, from Spicer Group, provided an update on the Master Plan. They are in the process of receiving community input. The on-line survey is set to launch and they are working with our Community Information person on various strategies; i.e., linking it to e-mail, launching on Face book, etc. The domain name is not active yet, but will be within a few days. The survey will be open through May 25th.

Mr. Bean also reported that there will be a Public Input Open House on Tuesday, April 23rd from 4:00 - 8:00 p.m. This will be an informal open house and an opportunity for the public to come and share their ideas on what they would like to see.

Mr. Bean noted that there will also be an Open House taking place at the same time for people to learn about the Mt. Pleasant Center.

C. Staff Report:

1. Joint Meeting: Staff reminded the Commission that there will be a Joint Meeting with the City Commission on Monday, April 15th. The Commission will be looking at the Planning Commission's 2012 Annual Report, along with the 2013 Goals. In addition, they will be reviewing the results from the Highest and Best Use Study for the Mt. Pleasant Center.
2. May Planning Commission Meeting: Staff reported that SPR-13-01 - 2013 S. Mission will appear on the May agenda and in addition, we have received a request for a Special Use Permit from Crankers, for a Class I Restaurant.
3. Service Organization Outreach: Staff reported that he spoke to the League of Women Voters on the Master Plan Update.

XI. Adjournment:

Motion by Quast, support by Brockman, to adjourn to work session.

Motion approved.

Meeting adjourned 7:29 p.m.

bam