

Mt. Pleasant Planning Commission
Minutes of Work Session
August 1, 2013

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

Absent: Brockman, Shellady, Smith (Chair).

Staff: Bean, Mrdeza, Murphy.

Staff reminded the Board that last month the information collected from the public input portion of the Master Plan update process was shared with them for their review. In addition, the Board reviewed their goals and was asked to give some thought as to whether they wished to include any additional goals of if the current list was still good.

Commissioner Quast suggested that she would like to have the Commission look at the student district boundary; however, suggested this may be something to look at following the Master Plan update.

Mrdeza noted that the City Commission has asked that we look at codifying the M-2 Procedures that the ZBA and PC have been successfully employing. Right now the scope of the area the City Commission is looking at is limited to the area bounded by Washington, Main, High and Bellows Streets. An RFP went out and the city received three proposals. Rowe Public Services Co. was selected to undertake the process. Once the contract is settled and signed, Rowe anticipates a 6 month process. Mrdeza noted the scope of the work is fairly limited and they intend to work closely with the City Commission, PC, the ZBA, staff and stakeholders throughout the process to look at what has been working, what issues we are dealing with and determine a way to codify the process that achieves our goal.

Commissioner Quast stated she would like to find a solution that works for both the M-2 district and the surrounding properties - maybe look at the separation requirements, transitional housing, etc., and suggested bringing in some of the developers, landlords and home owners to discuss as a group, the issues they are facing.

Vice-Chairman Holtgreive agreed that there is too much of a collision between the student housing and single family homes and agreed we need to find a resolution.

Commissioner Kostrzewa noted that the group has not accepted buffer zones and that conditional re-zoning has not been looked on favorably by the City Commission.

Bean asked if Rowe would be including a stakeholder session for input and whether they would be before the Planning Commission at some point. Mrdeza stated that the discussion with stakeholders will likely be limited to a defined area, and further stated that Rowe would be working closely with both the Planning Commission and ZBA.

Vice-Chairman Holtgreive suggested the Planning Commission hold another work session and focus on a "map session," noting he feels this issue needs to be resolved. Bean asked what they would like to see on a map.

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Board consensus was to include as much detail as possible; i.e., rentals vs. owner occupied; density, etc.

Commissioner Cotter suggested that owners need to be held more responsible.

Bean stated he would work to put together an existing land use map, with rental information, zoning etc. as a starting point.

Vice-Chairman Holtgreive asked that the information be provided to the Commission ahead of time so they can get familiar with it.

Bean also noted that the Zoning Ordinance Amendments that were on the PC list did not include the proposed University District. He asked the Commission to plan on a map session and discussion for their next work session.

Motion by Kostrzewa, support by Cotter to adjourn.

Meeting adjourned at 8:38 p.m.

bam