

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
December 4, 2014**

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

Present: Cotter, Dailey, Friedrich, Hoenig, Holtgreive, Lents, Ranzenberger.

Absent: Kostrzewa, Verleger.

Staff: Bean, Mrdeza, Murphy, Tewari.

II. Approval of Agenda:

Motion by Lents, support by Cotter to approve agenda.

Motion approved.

III. Minutes:

A. November 6, 2014 Regular meeting.

Motion by Lents, support by Friedrich to approve minutes from the November 6, 2014 regular meeting.

Motion approved.

IV. Zoning Board of Appeals Report for November:

Commissioner Lents reported that the Zoning Board of Appeals did not meet in November.

V. Public Hearings:

A. TC-14-01 - M-2 Codification.

Bean reviewed the proposed text change for the Zoning Ordinance. Bean provided some background, noting that a year ago the City Commission asked that the current process being utilized by the Zoning Board of Appeals (ZBA) and Planning Commission (PC) be codified rather than being a standalone document.

Bean reported that Doug Piggott, Rowe Professional Services Company, completed a study, along with holding several public input sessions. After compiling the information, he presented a report to the Planning Commission in March, which outlined the current process and offered three alternative approaches. The ZBA and PC, by majority vote, decided that the "As-Is" option was the preferred option. Prior to sending a recommendation to the City Commission, a public hearing was scheduled.

Chairman Holtgreive reported that staff received correspondence from 41 people; 37 in favor of keeping the process "As-Is" and 4 that offered differing ideas.

Chairman Holtgreive opened the public hearing.

Ella Reagan, 1016 S. Kinney, commented that she reviewed the three options and is confused on what a "buffer zone" means.

There being no one else who wished to speak, the public hearing was closed.

Chairman Holtgreive commented that the buffer zone referred to by Ms. Reagan has gone unresolved by the Planning Commission as well.

Commissioner Dailey commented that the idea of a buffer zone is to have multi-family housing that doesn't butt right up to single-family housing. He noted the Commission has worked hard on trying to come up with an alternative kind of housing, i.e., something that would attract young professionals.

Commissioner Lents commented that out of the correspondence received, a portion of the individuals work in town; however, they don't live in town. She noted that they would have a different perspective than those who actually live in the area. Commissioner Lents further noted that although she is not in favor of the "overlay" option, she also is not in support of sending the "as-is" recommendation to the City Commission. She expressed disappointment that the Planning Commission didn't keep working at resolving the "buffer" issue.

Motion by Cotter, support by Ranzenberger that the Planning Commission recommend to the City Commission the adoption of the text amendment to the zoning ordinance that incorporates the "As Is" procedure for redevelopment in the M-2 zoning district.

Roll Call Vote: Nays: Friedrich, Hoenig, Lents: Yays: Cotter, Dailey, Holtgreive, Ranzenberger.

Motion passed 4:3.

Chairman Holtgreive thanked the Planning Commission for all of their hard work on this subject, noting that the foundation is there for the community to move forward. He expressed his hope that future Commissioners would continue to work towards resolving the buffer zone issue.

VI. Public Comments:

Chairman Holtgreive opened the public comments portion of the meeting. There being no one who wished to speak, the Public Comments session was closed.

VII. Site Plan Reviews:

A. SPR-14-20 - 1240 E. Broomfield. Site Plan Review to construct a 10,280 square foot

clubhouse building.

Bean introduced Case SPR-14-20 submitted by Tallgrass Apartments for the construction of a 10,280 -sf clubhouse, noting that a 3,000 square foot portion of the building will be used for exercise equipment and the remaining area will contain an indoor basketball court. Bean noted that there is a 4,950-sf sand volleyball court that will be relocated on the site. Bean reported that the overall site contains approximately 32.8 acres of land.

Bean shared the site plan showing the existing conditions and commented that the proposed clubhouse will serve the residents of the complex.

Bean reported that the site is zoned M-1 Multiple Family Residential; however it was previously granted a use variance to allow development in accordance with M-2 standards. Staff noted that the approval of this use is being taken into consideration with this review. The property to the north is zoned M-1 and C-1; to the west is C-3 General Business, with the property being bordered on the East and South sides by Union Township.

Bean noted that the zoning district allows Accessory Buildings and uses customarily incidental to the permitted uses.

Bean shared the overall site plan of the complex, showing the site for the proposed building, the relocated volleyball courts, and the parking area.

Bean reported that the proposal meets all the requirements in regards to height, bulk, density. Bean further noted that the parking is adequate for the site. He did note that the applicant would be responsible for assuring that the parking complies with ADA requirements.

Bean noted that the applicant is proposing landscape timbers around the volleyball court and noted that the Commission may wish to ask the applicant later for additional information on this.

Bean noted that there is a sidewalk along the building that connects to the parking lot; there is no new lighting proposed at this time; however, Bean commented that any new lighting would require the applicant to submit a photometric plan to assure compliance with section 96.13 of the City Code.

Bean concluded his report with the recommendation to approve the request with conditions noted in the staff report.

Tim Bebee, Central Michigan Surveying & Development, addressed the Board on behalf of the Apartment Complex. Mr. Bebee indicated that the applicant has no issues with any of the conditions proposed by staff. He provided additional information on the landscape timbers surrounding the volleyball courts, noting that they will help hold the sand back and keep it out of the parking lot. Chairman Holtgreive asked if they would also help keep sand from entering the sanitary sewer system. Mr. Bebee stated they would; and further noted that if they receive site plan approval from the Planning Commission, they will work with the Engineering staff to assure the plan meets their approval as well.

Mr. Bebee commented that the only signage that may be added would be directional signage; as they will not be advertising the facility - it is strictly being designed for residents. He commented that there will be lighting that is required by the building code but noted that it would be located at the interior of the site.

Commissioner Lents asked if there was a pool on site or if there had ever been a pool on site. Mr. Bebee stated there never has been. He commented that the patio is sized sufficiently for a hot tub if the complex wishes to install one in the future.

Board Discussion:

Motion by Lents, support by Friedrich, that the Planning Commission approve the request for SPR-14-20 from Tallgrass Apartments LLC for the property located at 1240 E. Broomfield, based on the site plan and elevation drawings provided by CMS&D surveying and engineering, to allow the construction of a 10,280 square foot clubhouse building along with a relocated volleyball court, with the following conditions:

1. The applicant should work with the building official to ensure proposed landscape timbers provide adequately safe access for court users prior to seeking a building permit.
2. Details for any proposed new signs should be submitted for approval by the building official prior to seeking a building permit.
3. If required as determined at the time of applying for a building permit, specifications and photometrics for any new lighting fixtures will need to be submitted in order to demonstrate compliance with the requirements of Section 96.13 of the City Code.
4. 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. Sidewalk Construction Prioritization Policy:

Bean reviewed the changes to the Proposed Sidewalk Construction Prioritization Policy based on last month's discussion, and meetings with various staff members. Bean commented that references were made to being a walkable community and the Greater Mt. Pleasant Non-Motorized Transportation Plan. Bean noted that the prioritization list basically remains the same and an annual work session with the City Commission has been added to the recommendations.

Commissioner Friedrich commented that one of the Medium Priority items and one of the Lowest Priority items seemed to be saying the same thing. Existing language is as follows:

Medium Priority:

1) One side of major streets with an hourly traffic count at or below 250 vehicles in any 1 hour time period within 24 hours.

Lowest Priority:

4) Paved streets with a traffic count less than 250 vehicles in any 1 hour time period within 24 hours.

Stacie Tewari, City Engineer, clarified that the Lowest Priority should read "Local" streets rather than paved streets, noting the difference between a major street and a local street.

Brief discussion took place on snow removal from sidewalks. The City Ordinance currently only requires commercial properties to keep their sidewalks clear.

Motion by Lents, support by Ranzenberger to forward the revised document, with edits from tonight's discussion, to the City Commission.

Motion approved.

IX. New Business:

None.

X. Other:

A. Community Improvement Awards:

Bean reported that because of the gap in staffing, it was decided last year to put off the Community Improvement Awards until 2015. Bean asked the Commission if they were interested in resuming this program and noted that the local artist that we worked with in the past is no longer a member of the community so the Board will need to determine if they want to seek another local artist or if they wish to pursue other options. Board consensus was it is a good program and Ranzenberger commented there are a lot of talented local artists.

Staff will prepare a list of projects completed in the previous two years for the Commission to consider. The Commission was asked to send their nominations to Bill if they have a place they would like to see considered.

B. 2015 Meeting Schedule:

The Board reviewed the proposed meeting schedule for 2015. Vice-Chairman Cotter suggested moving the July 2 meeting to the following week (July 9) to avoid conflicts with the 4th of July weekend.

Motion by Cotter, support by Friedrich to approve the proposed 2015 Meeting Schedule with the noted change for the July meeting.

Motion approved.

C. January Planning Commission Meeting:

The January Planning Commission meeting will be held on the 2nd Thursday of the month (January 8) as the first Thursday falls on New Year's Day.

XI. Adjournment:

Motion by Cotter support by Dailey to adjourn.

Motion carried.

Meeting adjourned at 7:37 p.m.

bam