

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
August 7, 2014**

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

Present: Cotter, Dailey, Friedrich, Hoenig, Holtgreive, Kostrzewa, Lents (arrived late),
Ranzenberger, Verleger.

Absent: None

Staff: Bean, Murphy.

II. Approval of Agenda:

Chairman Holtgreive asked that discussion on the M-2 proposal be added to the agenda and asked for a motion.

Motion by Kostrzewa, support by Hoenig to approve agenda with addition of M-2 Proposal discussion.

Motion approved.

III. Approval of Minutes:

A. July 10, 2014 Regular Meeting

Motion by Lents, support by Verleger to approve minutes from the July 10, 2014 regular meeting as submitted.

Motion approved.

IV. Zoning Board of Appeals Report for July.

Commissioner Lents reported that the Zoning Board of Appeals heard one case that would be of interest to the Planning Commission. A request to redevelop a RSO north of High Street was brought before the ZBA, which met with a lot of neighborhood opposition. The ZBA looks at these cases to determine if the request reduces the degree of non-conformities and determined that this request did not; and further determined that it would not enhance the neighborhood and therefore, the request was unanimously denied.

V. Public Hearings:

None Scheduled,.

VI: Public Comments:

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-14-15 - 2127 S. Mission, Isabella Bank.

Bean provided the background for this request, explaining that the applicant is proposing a 390 square foot building expansion, and noted they will also be making some interior renovations to the restrooms, service counter and service area, and will be relocating a flag pole and bike rack.

Bean reported that the property is zoned C-3, and is surrounded by C-3 properties on all sides.

Bean reported that there is no dumpster on site and plans do not include a dumpster.

Bean shared the proposed site plan, showing the areas of the addition and awning, and also noted the location for the bike rack and flag pole. Bean noted that the addition meets all setback and height requirements and the project is not subject to the City's Access Management Standards.

Bean reported that the site has sufficient parking, with 19 parking spaces, including 2 ADA accessible spaces and provides stacking for five vehicles. Bean also noted that the plan does include some minor changes to the internal sidewalk layout. Bean noted that at one time the applicant was proposing a monument sign; however, the plan submitted includes no changes to the freestanding sign currently on the site.

Bean reviewed comments supplied by the Department of Public Works (DPW) and the Department of Public Safety (DPS), which included standard requirements in regards to storm water drainage and DPS's comments included the need for an address to be posted on the building.

Bean concluded his report, noting that the project is recommended for approval with the conditions noted in the staff report.

Commissioner Lents asked for clarification on the revised site plan that was provided at the dais - how does it differ from the original submittal.

Bean responded that he would defer to the applicant to provide that information.

Commissioner Lents asked for clarification on the signage. Bean noted that there are currently no changes to the signage that is currently on site.

Dale Moeller, representing Isabella Bank, addressed the Board. Mr. Moeller noted that the only difference in the new site plan was to address DPS comments regarding the address on the building.

Board Discussion:

Motion by Verleger, support by Friedrich that the Planning Commission approve Site Plan Review 14-10 from the Thompson-Phelan Group / Isabella Bank to allow the modification of the property located at 2127 S. Mission Street including a 390-sf building expansion, a redeveloped accessible ramp, and the relocation of the site's flag pole and bike rack. Approval is subject to the following conditions:

1. 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: None.

IX. New Business:

A. Vacation of Illinois Street west of Greenfield Drive.

Bean reported that the City received a request to vacate a 130 ft. portion of Illinois Street west of Greenfield Drive. He noted that there are only two parcels that would be impacted and both property owners have signed the request. Bean reviewed the maps, showing the area in question.

Bean further reported that the area east of the property, which was identical in size, was vacated in 2000, with the two adjacent property owners splitting the property in the same manner as proposed with this request.

Bean reported that the area has never been developed and shared the aerial maps showing the gap in Illinois Street, noting that the parcels have been developed in a manner that the street that would close the gap would never be constructed.

Bean reported that the Planning Commission is being asked to consider the request and make their recommendation to the City Commission who will make the decision.

Commissioner Dailey commented that the adjacent property owners did not offer to purchase the property and questioned what was currently in the area.

Commissioner Ranzenberger commented that he believes the area is currently being used as a garden area by the adjacent property owners.

Chairman Holtgreive commented that the property currently is not taxable.

Commissioner Ranzenberger questioned whether there were any utilities buried there. Bean commented that he wasn't sure.

Commissioner Ranzenberger noted that it is doubtful that the road would ever be built.

Motion by Hoenig, support by Ranzenberger that the Planning Commission recommend to the City Commission that they approve the vacation of Illinois Street west of Greenfield Drive.

Motion approved.

X. Other Business:

A. M-2 Discussion: Chairman Holtgreive asked for discussion on the options for M-2 redevelopments.

Commissioner Dailey asked Chairman Holtgreive to lay out the options. Chairman Holtgreive reviewed the recommendations provided by the consultant that the Board would be considering:

Option 1 - the "As Is" option would treat all of the M-2 properties in the target area the same. With this option, the requests would go before the ZBA first and then to the Planning Commission. An increase in occupancy would be determined on the number of non-conformities being eliminated.

The "Overlay" option would look at specific boundaries from the map. The determination on which areas would be included in the M-2 overlay zone would need to be determined.

Chairman Holtgreive noted that if the Commission chooses not to do anything, then they can't use the discretion that they currently use and they wouldn't be able to look at areas outside of the study zone identified by the City Commission. He further commented that he would like to keep the ZBA involved in the discussion as they are another set of eyes and they offer tremendous insight. He also noted that by keeping two Boards involved it offers two opportunities for public input and gives more transparency to concerned citizens. Chairman Holtgreive noted that the Overlay Zone option would take the ZBA out of the decision and he feels that is a critical piece. He further noted that he feels a decision needs to be made so developers are aware of the city's direction when they bring these requests before the Board.

Commissioner Kostrzewa commented that he likes the Overlay option, noting that he isn't concerned about keeping the ZBA in the process as the area is quite small he feels the Planning Commission has a good grasp of what they want there.

Discussion ensued on the pros and cons of the options under consideration. Additional discussion took place on ideas for creating a buffer zone, including brownstone/townhouse style housing and whether this type of housing would be desirable or not to surrounding single family homes, or if building this type of housing would even be feasible for developers.

The Board discussed the idea behind an overlay zone and how an overlay zone works.

Commissioner Lents commented that although she understands that the City Commission would like the Planning Commission to make a decision, she feels that the options under consideration are not in the best interests of the City. She further commented that a lot of time and energy has

been spent on this issue and feels that choosing one of the options would be taking the easy way out.

Motion by Ranzenberger, support by Lents that the City Commission rezone the western half of the blocks along the "buffer zone" from M-2 to R-3 and create an overlay zone for those properties.

Commissioner Cotter commented that property owners have rights too, indicating he did not like that idea. Commissioner Dailey acknowledged that, noting that we have heard from the developers but not the property owners.

Commissioner Verleger asked what type of incentives the City may realistically be able to provide.

Commissioner Kostrzewa noted that the redevelopments in the M-2 district are not all bad, even the ones adjacent to the R-3 zoning districts.

Chairman Holtgreive repeated Commissioner Ranzenberger's motion, asking for a roll call vote:

Nays: Cotter, Dailey, Kostrzewa, Verleger, Holtgreive. Yays: Friedrich, Hoenig, Lents, Ranzenberger.

Motion failed 5:4.

Motion by Lents, support by Hoenig that the Planning Commission set a work session with the City Commission and property owners and continue to postpone the M-2 discussion until that is completed.

Yays: Cotter, Dailey, Friedrich, Hoenig, Kostrzewa, Lents, Verleger. Nays: Holtgreive, Ranzenberger.

Motion passed 7:2.

B. September Planning Commission Meeting:

Bean reported that the deadline for submittals is Monday, August 11, 2014. It is expected that we will have at least a couple of requests.

XI. Adjournment:

Motion Kostrzewa, support by Dailey to adjourn.

Motion approved.

Meeting adjourned 8:15 p.m.