

Mt. Pleasant Planning Commission
Minutes of Work Session
February 6, 2014

Present: Cotter, Hoenig, Holtgreive (Vice-Chair), Ranzenberger, Verleger.

Absent: Dailey, Kostrzewa, Lents.

One vacancy.

Staff: Bean, Mrdeza, Murphy.

Bean reported that tonight's work session would focus on the Future Land Use Plan, Zoning Adjustments and an Action Program.

Bean provided the Board with handouts showing the proposed language for these three sections of the Master Plan.

Future Land Use Plan:

Bean reviewed the proposed changes for the Future Land Use Map, outlining the proposed changes. The Board felt that more discussion on the proposed "Main Street Overlay District" was warranted, noting that Commissioner Lents would likely have some input.

Mrdeza also commented that the Mission Street Overlay District is not mentioned and suggested that it be identified to make it more recognizable as it an important part of future development. Vice-Chairman Holtgreive agreed, noting that by documenting it in the written document, it will provide some historical information for future Commissioners.

Mrdeza referred to the Southwest section of the map, currently labeled PRD, noting that this particular area has went through some contentious reviews in the past and suggested staff discuss internally to see if we are appropriately dealing with this area. Commissioner Ranzenberger agreed, further noting that there is a big block of undeveloped land close to CMU, and there should be a good use for it, but also commented that he doesn't feel like it will be developed if it remains zoned PRD.

Bean noted that they have included a new "Mt. Pleasant Center District". Commissioner Ranzenberger suggested that the city should acknowledge that a portion of this property is actually under Tribal ownership and noted the city should plan for possible trust status. Mrdeza agreed that the map should indicate the portions of the property controlled by the Tribe, and added that he doesn't feel the trust status would affect the city so much as the Township.

Zoning Adjustments:

Bean reviewed the suggested changes in the handout that he provided to the Commission, noting that the suggested changes are based on the feedback that he's heard over the course of the review.

It was noted by Mrdeza that the Mission Street Redevelopment Overlay Zone needs to be completed on North Mission, north of Pickard, and also on Pickard, east of Mission.

Discussion took place on #8, which states: "Evaluate the adequacy of the noise, air, and light standards of the Zoning Ordinance." It was noted that when this ordinance was created LED technology was not available, and we may want to take another look at this Ordinance taking into account this new lighting technology.

Commissioner Ranzenberger referred to the language to draft regulations to address adult-oriented businesses, noting that as it stands, he does not believe our Ordinance is enforceable.

Regarding the land development regulations to consider for providing standards and regulations to specific elements within the City, Commissioner Ranzenberger suggested clarifying the statement that reads: "Develop Storm water Management Regulations that comply with Phase II and encourage use of Best Management Practices (BMP's)," noting that it doesn't specify Phase II of what. It was also noted that DPW is currently working on a Storm Water Ordinance.

The final piece that Bean discussed was the Action Program.

Bean provided several forms/charts noting the actions required for implementing the Master Plan. He suggested sitting down with staff to fill in the blanks.

Vice-chairman Holtgreive commented that we should probably get the material provided at the meeting out to the other Commissioners who were not in attendance and suggested postponing the discussion until next month to avoid having to re-hash the discussion. He suggested everyone read the information and discuss next month.

Bean commented that although he appreciates that comment, he feels that we need to keep moving forward, noting that there is no guarantee we will have a full board next month either. He suggested moving ahead with a draft of the revised Master Plan to present next month, noting that there will still be chances to revise the document as it goes through the public hearing process. Bean reviewed the steps that need to happen to adopt the Master Plan.

Mrdeza also commented that the original goal was to have the Master Plan completed by the close of 2013, noting that we need to do due diligence, but also need to wrap things up.

Other Business:

Mrdeza noted that the Planning Commission generally holds a joint meeting with the City Commission in March to present the annual report. He further noted that we had anticipated being able to present the Planning Commission's recommendation on the M-2 study at the same time; however with the M-2 update that was on tonight's agenda being postponed, the Planning Commission will likely not be ready to provide a recommendation until later.

Vice-Chairman Holtgreive noted that he feels it would be best to wait until April for the joint meeting and combine the two items.

Mrdeza noted he would inform the City Manager of the Planning Commission's decision to wait.

Motion by Ranzenberger, support by Hoenig to adjourn.

Meeting adjourned at 8:53 p.m.