

Mt. Pleasant Planning Commission
Minutes of Work Session
April 9, 2015

Present: Cotter, Dailey, Driessnack, Friedrich, Hoenig, Horgan, Ranzenberger.

Absent: Irwin, Kostrzewa

Staff: Kain, Mrdeza, Murphy.

1. Review of agenda and work session goals.

Staff provided commissioners with information from previous M-2 discussions along with the options that were presented for consideration in the past. Maps of the area were also provided and referenced.

Staff identified three goals for the work session: (1) to reach consensus on the major issues that have been discussed related to the M-2 district, (2) to identify and review regulatory options moving forward, and (3) to develop a timeline for the project that includes multiple opportunities for public input.

2. Review of M-2 Issues.

Commissioners reviewed issues identified by the public, the Planning Commission, the City Commission, staff and other stakeholders regarding the M-2 area and the process currently being used.

Discussion ensued on issues of student behavior, distrust among some in the public regarding the process, concerns about the impact of multifamily housing on adjoining single family properties, and views on the quality of redevelopment realized under the current process.

3. Brainstorming - new recommendation.

Commissioners discussed procedural options on how to move forward. General consensus was that there needs to be some incentive for redevelopment to happen in the neighborhood.

Discussion ensued on density not being so much of an issue as behavioral problems. Getting better code enforcement/policing was something the group would like to see.

Options discussed included modifying and clarifying the "as-is" option and/or implementing a type of overlay zone which would allow the Planning Commission some flexibility and to encourage the types of developments we want to see. Discussion ensued on how an overlay zone might work and the type of regulations that could be included.

Discussion ensued on the pros and cons of an overlay type approach.

Commissioners requested that staff compile data on the impact of approved M-2 redevelopment projects on both occupancy/density and taxable value.

4. Discussion of process.

Methods of getting public input were discussed.

Staff indicated that they will work to implement the following timeline to obtain public input and produce a new recommendation to the City Commission:

April: Walking tour of the M-2 area so that the public can provide feedback and discuss issues directly with Planning and Neighborhood Resource Unit staff and Planning Commission.

May: Hold a public engagement event at City Hall.

June: Hold a second work session at which the Commission can provide direction to Staff on components of a new recommendation.

July: Discussion of the new recommendation and setting of a Public Hearing for August.

August: Hold Public Hearing.

Meeting adjourned at 9:47 p.m.