

**Mt. Pleasant Planning Commission  
Minutes of Regular Meeting  
October 6, 2016**

**I.** Vice Chair Horgan called the meeting to order at 7:00 p.m.

Present: Dailey (arrived late), Driessnack, Friedrich, Horgan, Irwin, Joseph, Kostrzewa, Liesch.  
Absent: Hoenig.

Staff: Kain, Murphy

**II. Approval of Agenda:**

Motion by Kostrzewa, support by Friedrich, to approve the agenda.

Motion approved unanimously.

**III. Approval of Minutes**

**A. September 1, 2016 Regular Meeting:**

Motion by Joseph, support by Irwin, to approve the minutes from the September 1, 2016 regular meeting as submitted.

Motion approved unanimously.

**IV. Zoning Board of Appeals Report for September:**

Commissioner Friedrich reported that the Zoning Board of Appeals (ZBA) heard one case in September. The Meijer store on Pickard Street wants to remodel the building. As part of that remodel the facade improvements would increase the square footage in the store by 2,559 square feet. The increase in the size of the building would require them to comply with current parking standards mandating a total of 1,488 spaces. There are currently 950 spaces. The applicant was requesting a variance to allow fewer parking spots than are required by code. Though it would be possible on the lot to accommodate the mandated number of spaces the applicant showed that historically, both the Mt. Pleasant store and other Meijer stores throughout the Midwest, have used an average of about 760 spaces at peak times. In addition, the added parking would increase the amount of impervious surface on the property and greatly reduce the green space. In light of these findings, the Zoning Board granted the request with the addition that the applicant work with city staff to ensure adequate bike parking at the location.

**V. Communications:** There were no communications to report on at this time.

**VI. Public Hearings:**

**A. SUP-16-12 - 1016 S. Main.**

Kain introduced SUP-16-12 submitted by Curt Carson on behalf of Delta Alpha Association, requesting approval to install a fence at an existing registered student organization dwelling at 1016 S. Main Street.

Kain shared an overview of the site, noting the property is located on the west side of Main Street between Bellows and Gaylord Streets. The property is zoned M-2 Multi-family as are surrounding properties. Future land use is Multiple Residential (Medium).

Kain shared a photo of the site, noting that this site went through the redevelopment process under the old M-2 redevelopment standards and continues to meet the criteria for the Special Use Permit under the new guidelines. The applicant is looking to add a fence in the front yard. Kain reported that the use is permitted in the district subject to a special use permit. Kain shared the conditions that are required for the SUP, noting that the request meets all these requirements.

Kain reviewed the fence regulations from the Ordinance, noting that fences in the front yard are allowed when they are no more than four feet tall and no more than 75% solid. Kain noted that the request is in line with these standards, with the fence proposed to be 4 ft. high and less opaque than the code maximum.

Kain shared the fence specifications that were submitted by the applicant, along with the site plan, noting the area where there is currently a fence.

Staff concluded his report recommending approval.

Commissioner Joseph questioned whether there would be any sharp points on the fence. Kain noted it would be flat on top and also noted that the request was reviewed by the Department of Public Safety, and they were very supportive of the proposal.

Ross Pope, representing the applicant, addressed the Board, offering to answer any questions.

Commissioner Irwin asked why they decided to put up a fence. Mr. Pope indicated that it was to prevent uninvited guests from trespassing through and/or congregating in the yard. He noted that during the busier weekends, they have put up snow fence; however would like something that looked nicer and was more of a permanent solution.

Vice-Chair Horgan opened the public hearing. There being no one who wished to speak, the public hearing was closed.

Board Discussion:

Motion by Joseph, support by Irwin, to approve SUP-16-12.

Motion approved unanimously.

#### **B. SUP-16-13 - 1005 & 1007 S University.**

Kain introduced SUP-16-13 submitted by Olivieri Builders on behalf of United Apartments, requesting a SUP to raze the existing buildings and construct two two-unit rooming dwellings with 16 total occupants (4 per dwelling unit).

Kain reviewed the M-2 redevelopment process including the role of the Planning Commission and Zoning Board of Appeals in the process and the applicable review criteria.

Commissioner Joseph asked for clarification regarding this process, noting that when the ZBA makes the decision to allow variances and/or to allow an increase in occupancy, then the PC has no say over that. Kain confirmed that once the ZBA makes that decision, it then becomes conforming.

Commissioner Irwin asked if this project was turned down in the past and questioned why it went to the ZBA first. Kain responded that the site went through the SUP process back in 2005; however, any new decision by the Planning Commission would trump the 2005 decision. He further noted that it went to the ZBA first as it is a non-conforming redevelopment, which requires review by both bodies.

Kain noted that the property is located on the east side of University Street, between Bellows and Gaylord, a few houses north of the former SBX Bookstore. The property is zoned M-2 Multiple Family as are surrounding properties. Future land use is Multiple Residential (Medium). Kain further noted that the proposed use as a rooming dwelling is a permitted use in the M-2 zoning district subject to a SUP.

Kain shared photos of the current site conditions, noting that there are currently two principal dwelling units and two accessory dwelling units on the site. The proposal would replace the four dwelling units with two principal buildings with two units each, four occupants per unit, for a total of 16 occupants.

Kain noted that staff worked with the applicant to assure that the new buildings would not look identical. Some of the differences include staggered setbacks, variation in landscaping, orientation of the sidewalks, and significant architectural and color variation.

Kain reported that in 2005 the Planning Commission required that the properties be combined into one zoning lot, with deed restrictions to prevent the property from being split. To meet code, the Planning Commission will need to lift the deed restriction and require the lots to be split into the original platted lots.

Kain noted that each property will have a paved area, a bike rack and trash enclosure. The applicant has proposed stacked parking with curbing to prevent yard parking. The redevelopment will eliminate the driveways from University and all parking will be accessed from the alley. In addition, the applicant has proposed an underground stormwater detention system.

Kain shared the elevation drawings for both buildings, noting the varied heights, and reviewing the level of detail on the buildings and the upgraded building materials.

Kain reviewed the conditions for rooming dwellings under Section 154.054 of the zoning ordinance, noting that all have been met, and further commented that the structural and housing requirements would be addressed during the building permit review process.

Kain reviewed the site plan requirements, noting that the height, bulk and density requirements have all been met, with the reduction in land area per occupant being approved by the ZBA. The ordinance requires 16 parking spaces and 16 have been proposed. In addition, it was noted proposed placement and screening for trash receptacles meets the zoning requirements.

Staff concluded his report recommending approval of the SUP and approval of the site plan with the conditions noted in the staff report and as discussed.

Commissioner Dailey asked for clarification on driveway access. Kain reiterated that there would be no access to the sites from University Street.

Commissioner Driessnack asked if that would allow for an additional parking space along University Street. Kain noted that was a possibility.

Commissioner Irwin asked about the rationale for not having basements. Kain clarified that both buildings would have a basement and referred to the floor plans in packets.

Joe Olivieri, applicant, addressed the board, offering to answer questions.

Commissioner Dailey asked about the hardie board. Mr. Olivieri stated that although it is pricey, it is a very durable product and basically maintenance free and comes in different colors.

Vice-Chair Horgan opened the public hearing. There being no one who wished to speak, the public hearing was closed.

Motion by Liesch, support by Driessnack, to approve SUP-16-13.

Motion approved unanimously.

## **VII. Public Comments:**

Vice-Chair Horgan opened the floor for public comments. There being no one who wished to speak, public comments was closed.

## **VIII. Site Plan Reviews:**

### **A. SPR-16-16 - 1016 S. Main.**

Kain noted that there was nothing further to report as this case was covered under SUP-16-12.

Motion by Friedrich, support by Liesch, to approve SPR-16-16.

Motion approved unanimously.

### **B. SPR-16-18 - 1005 & 1007 S. University.**

Kain reminded the Board that the recommendation for approval of this request includes three conditions as previously discussed.

Commissioner Kostrzewa asked if there were any mature trees on this property that would have to come down and if so, was there any plan to replace them. Kain noted that there is currently very little green space on the site and no mature trees would be lost. He further noted that one street tree will be added, and there would be trees added in the back as well.

Commissioner Friedrich asked about the location of the underground water retention. Kain responded that it would be located between the parking areas.

Motion by Friedrich, support by Liesch, to approve SPR-16-18 with the following conditions:

1. The Planning Commission authorizes the removal of the existing deed restriction that prohibits resplitting of the subject property as required by the Planning Commission on September 1, 2005.
2. The tax parcel must be split as shown on the proposed site plan prior to occupancy.
3. The applicant shall comply with the requirements of the Divisions of Public Works (DPW) and Public Safety (DPS).

Motion approved unanimously.

**IX. Unfinished Business:**

None.

**X. New Business:**

None.

**XI. Other:**

**A. Administrative Review Report:**

Kain reported that one site plan (SPR-16-20) for 1217 N. Mission received approval through the administrative review process to allow the construction of a pavilion, new deck, and paving of driveways for an existing industrial site.

Kain noted that the Meijer project will likely fall within the threshold for Administrative Review and therefore may not come before the Planning Commission.

**B. Zoning Ordinance Consultant Update:**

Kain thanked all who participated in the interviews and kick-off ceremony with the consultants. He further noted that the presentation was available on the City's YouTube channel for anyone who was unable to attend and was interested in seeing it.

Kain noted that the next event: *Planapalooza*, will take place over a four day stretch, from November 18th through the 21st, starting with a 7:00 p.m. presentation and workshop on the 18th. The weekend will be an open design studio, which will continue throughout the day on Monday. On Monday evening, November 21st at 7:00 p.m. there will be a closing presentation. Kain noted that more information regarding weekend times, etc., would be sent out once the plans are finalized. He noted this visit will be designed to encourage intensive public involvement and will be a participatory event, not a "sit and listen" event. He noted that Commissioners are not expected to be here the entire time; however, they are encouraged to participate throughout the weekend and encourage others to attend as well.

**C. November Planning Commission Meeting:**

Kain noted that we have not received any applications at this time; however the deadline isn't until Monday.

**XII. Adjournment:**

Motion by Dailey, support by Liesch, to adjourn.

Motion approved unanimously. Meeting adjourned at 7:45 p.m.

bam