

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
September 1, 2016**

I. Chair Hoenig called the meeting to order at 7:00 p.m.

Present: Dailey, Friedrich, Hoenig, Horgan, Irwin, Joseph, Liesch
Absent: Driessnack, Kostrzewa.

Staff: Kain, Murphy

II. Approval of Agenda:

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

Motion approved unanimously.

III. Approval of Minutes

A. August 4, 2016 Regular Meeting:

Motion by Dailey, support by Irwin, to approve the minutes from the August 4, 2016 regular meeting as submitted.

Motion approved unanimously.

IV. Zoning Board of Appeals Report for July:

Commissioner Friedrich reported that the Zoning Board of Appeals heard two cases at their August meeting. The first case was submitted by Olivieri Builders for a redevelopment at 1005/1007 S. University. The project involves the demolition of four rooming dwellings currently on one zoning lot, splitting the lot, and the construction of two new two-unit rooming dwellings. The request included increasing the occupancy from 6 to 8 on each lot. Following a lengthy discussion the board unanimously approved the request. The Board considered the nicer buildings, the removal of two rear dwelling units and an increase in green space as the basis for their approval.

Commissioner Friedrich reported that the second case was submitted by Sam Cascarelli, to reinstate the use of a rear dwelling unit at 610 1/2 N. Arnold. Commissioner Friedrich commented that rear dwelling units have not been allowed since 1984. Mr. Cascarelli has had an unlicensed rental for over 30 years, claiming he didn't know it needed to be licensed as it is on the same property as his principal residence. Commissioner Friedrich reported that the neighboring properties both have rear dwelling units. Mr. Cascarelli was questioned at length over his lack of knowledge on the rental program and the Board ultimately denied the request in a split decision.

V. Communications: Kain reported there were no communications to report on at this time.

VI. Public Hearings:

A. SUP-16-11 - 1221 South Drive.

Kain introduced SUP-16-11 submitted by McLaren Central Michigan Hospital for a Special Use Permit and Site Plan Review to construct a 7,450 square foot addition to the existing hospital. Kain noted that the addition would be a one-story addition to the emergency department and would occur on the southeast corner of the existing building, just east of the ER entrance. The addition would replace nine existing parking spaces.

Kain noted that the hospital is located along South Brown Street, between North Drive and South Drive and encompasses the majority of the block, along with some properties on the north side of North Drive. The property, along with the surrounding properties, are all zoned R-3 Residential, with the future land use designated as Urban Residential. Kain noted that the proposed use is an allowed use in the R-3 zoning district with a Special Use Permit, further noting that there is no "use specific" criteria for hospitals.

Kain shared a photo of the current conditions, along with the site plan showing the area of the proposed addition. Kan also shared the proposed elevation drawings.

Kain reported that in regards to the site plan review, the addition meets all the height, bulk and density requirements for the district. In addition, he reported that although they would be removing nine parking spaces, the parking exceeds what is recommended by code. The code requires 208 spaces, whereas the plan provides for 605.

Staff concluded his report recommending approval.

Commissioner Dailey commented that the site shows a catch basin under the parking lot and referred to some flooding of basements in the surrounding residential areas. Kain noted that the city recently adopted a Storm Water Ordinance which dictates how the water is captured on the site. He commented that with this proposal, we will be trading concrete for rooftop (impervious surface to impervious surface), and this project should not have any impact on the surrounding areas. He also noted that the surrounding area is known to have a high water table and that the applicant has already received approval of their stormwater permit for this project indicating compliance with the ordinance.

Commissioner Irwin asked if the hospital already had a special use permit. Kain responded that they did; however, any special use permit that expands or is modified is required to come back to the Planning Commission for approval.

Mike Terwilliger, representing the hospital, along with Alan Goschka, architect for the project, addressed the Board, offering to answer any questions.

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

Board Discussion:

Motion by Friedrich, support by Liesch, to approve SUP-16-11.

Motion approved unanimously.

B. SUP-16-12 - 1016 S. Main. Chair Hoenig noted this case has been postponed.

C. ZC-16-02 - 402 S. University. Chair Hoenig noted this case was withdrawn by the applicant.

VII. Public Comments:

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

VIII. Site Plan Reviews:

A. SPR-16-13 -1221 South Drive.

Kain noted that there was nothing further to report as this case was covered under SUP-16-11.

Motion by Friedrich, support by Irwin, to approve SPR-16-13 with the following condition:

1. The applicant shall comply with the requirements of the Division of Public Works (DPW).

Motion approved unanimously.

B. SPR-16-15 - 3711 S. Isabella.

Kain introduced case SPR-16-15 submitted by JBS Contracting, to allow a 7,500 square foot addition to the existing building at 3711 S. Isabella. Kain noted this location was at the northwest corner of South Industrial Park at the end of Preston at Isabella.

Kain reported that the property is zoned I-1 Industrial and future land use is designated as Industrial. Property to the north, east and south is also zoned I-1, with property to the west zoned OS-1 Office Service. Future land use to the north, east and west is designated as Industrial and to the west, Institutional.

Kain shared photos of the building, noting that Fastenal, a wholesale company is located in the front of the building, with Line-X, a company that makes liners for trucks, occupying the rear. The new addition would be on the rear of the building and once completed, Fastenal would move to the new space. There will be a new tenant located in the space currently occupied by Fastenal.

Kain shared the proposed site plans, which includes the expansion of the parking lot. Kain noted that the proposed parking includes 43 spaces, which will exceed the ordinance requirement of 27. In addition, Kain noted that the proposal meets the requirements for off street loading and unloading and greenspace.

Kain reported that sidewalks are already existing and there is currently a dumpster enclosure on the site; however, noted that the gates to the enclosure have been removed. A condition for approval will include the gates being replaced.

Kain concluded his report noting that staff recommends approval with conditions noted in the staff report.

Joshua Melnek, Project Manager for JBS Contracting, addressed the board, offering to answer questions.

Commissioner Friedrich asked why the dumpster gates had been removed. Mr. Melnek responded he didn't know for sure, but thought perhaps they were getting banged up. Kain noted that based on his conversations, at some point in time the gates became an inconvenience and so were removed.

Board Discussion:

Motion by Horgan, support by Joseph, to approve SPR-16-15 with the following conditions:

1. The applicant shall replace the required gates on the existing enclosure consistent with the requirements of Section 154.025 of the zoning ordinance.
2. 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-16-14) for 1000 Industrial Drive received approval through the administrative review process to allow the construction of a new dumpster enclosure.

B. Zoning Ordinance Consultant Update:

Kain thanked the Commission for responding to the interview scheduling, noting that this would be an opportunity for the consultant to meet all the Board members, ask questions and receive comments, etc. Kain also noted that the first public kickoff event will be on Wednesday, September 21st at 7:00 p.m. This will be an opportunity for the public to meet the consultant and get information on how they can be involved in the process.

In addition, tentative dates have been set for late November for a 3-4 day charrette, followed by a public presentation of the results. Staff will provide dates as soon as they are set.

Commissioner Liesch asked what the expectations are for the kickoff meeting and how it will be promoted. Kain noted that the promotion will begin early next week with a press release. In addition, social media and MAC3TV will be utilized. He noted that there won't be a lot of interactive participation at the kick off meeting; however, noted that we would like to get as much community input as possible during the charettes. Kain also noted that although it isn't expected that commissioners will be able to be at all the sessions, they are encouraged to be involved in at least one of the sessions.

C. October September Planning Commission Meeting.

Kain noted that there are a couple of projects that will likely be coming to the Planning Commission, including an expansion of the Meijer store, the two redevelopments in the M-2 zoning district that recently went through ZBA, and the postponed case from tonight. Kain also noted there are several potential projects on the horizon so it will likely be a busy fall.

XII. Adjournment:

Motion by Liesch, support by Irwin, to adjourn.

Motion approved unanimously. Meeting adjourned at 7:27 p.m.

bam