

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
December 7, 2017**

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

Present: Dailey (arrived at 7:05 p.m.), Driessnack, Friedrich, Hoenig (arrived at 7:01 p.m.), Horgan, Irwin, Joseph, Kostrzewa, Liesch.

Staff: Kain, Murphy

II. Approval of Agenda:

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

Motion approved unanimously.

III. Approval of Minutes:

November 2, 2017 Regular Meeting:

Motion by Driessnack, support by Irwin, to approve the November 2, 2017 minutes from the regular meeting.

Motion approved unanimously.

November 2, 2017 Work Session:

Motion by Joseph, support by Liesch, to approve the minutes from the November 2, 2017 Work Session.

Motion approved unanimously.

IV. Zoning Board of Appeals Report:

Commissioner Friedrich reported that the Zoning Board of Appeals heard two cases at their November meeting. In the first case the applicant was requesting a variance from Section 154.120 regarding the minimum number of parking spaces required for off street parking. The applicant is making a small addition to the rear of the Mt. Pleasant Shopping Center at 2125 S. Mission Street. Because of this, the code requires that he provide additional parking because of the increase in floor space. The applicant has operated at this location for the past 30 years without any parking issues and would be able to provide the required amount of employee parking; and has land area, which is currently landscaped, to be held in reserve for an additional 343 parking spaces if the need arises in the future. Several aerial photographs of the site showed the parking lot only being 10-15% full, which made a strong case that there is already adequate parking for this shopping center. In light of the above, the variance was granted.

Commissioner Friedrich reported that the second case, which is on the Planning Commission's agenda tonight, was a request for a variance from Section 154.067(C)(4), requiring a six foot masonry screening wall at a drive-thru lane at the Culver's restaurant on Pickard Street. The applicant is looking to reconfigure the drive-thru lane in order to increase safety in the parking lot by allowing the stacking of more vehicles in the drive-thru lane. The drive-thru lane currently does not have a masonry wall because the site plan had been approved without the normally required wall some time before construction began in 2005. It was the Board's determination that in this particular situation the addition of a 6 foot wall would actually present a public hazard as it would block site lines to the access drives bordering the restaurant to the west and north. The variance was granted.

V. Communications:

Kain reported that one communication related to the proposed zoning ordinance was received and included in the meeting packet.

VI. Public Hearings:

A. SUP-17-21 -1021 E. Pickard

Kain noted that this was the case Commissioner Friedrich reported went through the Zoning Board of Appeals in November.

Kain reported that the site is located in front of Meijer, off of Pickard Street, and is surrounded by other commercial businesses. He noted the property is zoned C-3 General Business as are the surrounding properties. Future land use is designated as Commercial. Kain reported that the applicant is seeking approval to modify the drive-through for the existing restaurant by extending the queue lane.

Kain shared photos of the site from various angles, pointing out the area where the queue entrance would be relocated. Kain reported that drive through restaurants are subject to Special Use Permits (SUP) and reviewed the SUP conditions that are imposed. Kain noted that with the variance granted by the ZBA, the site meets all those conditions.

In regards to the site plan review, Kain noted there would be minimal changes to the site. He further noted that the site is currently out of compliance with the 2005 site plan and the ZBA has imposed conditions of landscape screening along the west and north property boundaries. Kain noted that a landscape plan should be required as a condition of approval.

Kain concluded his report recommending approval with the condition imposed by the Zoning Board of Appeals in granting the variance for the screening wall.

Commissioner Liesch commented that he feels bike racks should be included on the site and suggested this be added as a condition for approval.

Mike Houseman, Wolverine Building Group, addressed the board representing K-Berger. Mr. Houseman commented that staff did a great job helping them with this request. He noted that Culver's has operated in this location for several years and they wish to increase the safety on the site by extending the drive-through to pull cars away from the entrance to the restaurant. Mr. Houseman stated that they are in agreement with staff regarding the landscaping and will be submitting a landscape plan for staff's approval.

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

Commissioner Liesch stated he uses this particular drive-through and sees the need for the extension. He reiterated that he feels bicycle parking was overlooked on this plan.

Motion by Liesch, support by Friedrich, to approve SUP-17-21 subject to the following conditions:

1. The applicant shall provide a landscape plan which includes plantings along the west and north property boundaries to satisfy the conditions imposed by the Zoning Board of Appeals in approving the screening wall variance.
2. The applicant shall provide 2 bicycle parking spaces near the primary entrance of the restaurant.

Motion approved unanimously.

B. SUP-17-21 - 1707 N. Fancher

Kain introduced case SUP-17-21 submitted by TIMMUS LLC, requesting approval for 9 two-family buildings consisting of 18 condominium units. Kain noted this case was previously approved in 2016; however, the approval has expired and the applicant is again seeking approval for the project.

Kain reported that the site is at the far north end of Fancher Avenue, west of Industrial Drive, and is bordered by Union Township on the north and west. Kain noted that the surrounding properties to the east and south are currently industrial in both zoning and use and these areas are designated for Industrial use in the Master Plan as well. Properties to the north and west are located in Union Township and are zoned R-2A, One & Two-Family. Kain also noted that the property overlooks the Mt. Pleasant Country Club to the west.

Kain reported that the subject property was transferred to the City in 2006 by the Charter Township of Union under a 425 agreement which specified that the zoning for this property be OS-1 Office Service District and designated the City as the zoning authority for the property.

Kain shared photos of the property from various locations, along with the proposed site plan and elevations, noting this is essentially the same project approved in 2016.

Kain noted that the plan meets all of the SUP criteria.

In regards to the site plan approval, Kain noted that the site exceeds requirements for parking and meets all the requirements in regards to height, bulk, density and area. Kain noted that as was noted in the conditions for approval in 2016, approval of the project should include an obscuring berm with a greenbelt to protect both the residents of the property and the property rights of the industrial businesses in the area.

Kain noted that sidewalks are being proposed along N. Fancher as required by ordinance and further reported that there are no requirements for solid waste.

Kain concluded his report with the recommendation to approve with the noted conditions.

Commissioner Joseph asked how far the sidewalk would be extended. Kain responded they would extend for the length of the property.

Tim Bebee, Central Michigan Surveying & Development, addressed the Board on behalf of the applicant. Mr. Bebee reiterated that this was basically the same project that was approved in 2016 and has since expired. In order to have it extended they were required to come back before the Planning Commission.

Vice-Chair Horgan asked if this was a project that would be built in phases. Mr. Bebee responded that once they get 6 commitments they will begin construction.

Commissioner Kostrzewa commented that this will basically be an isolated piece of sidewalk, stating that this will be a sidewalk to nowhere and that it doesn't make any sense.

Mr. Bebee commented that the site will be set up so buses, trash pickup, etc. can go to the interior of the site. He noted that Union Township is currently looking at setting up escrow accounts for sidewalks in these types of instances. He further commented that because sidewalks are a city requirement they are shown on the plan.

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

Board Discussion:

Commissioner Kostrzewa questioned whether the board had the authority to waive the sidewalk requirements. Kain responded that they did not.

Motion by Driessnack, support by Liesch, to approve SUP-17-22 with the following condition:

1. The applicant shall provide a landscape plan with planting schedule that meets the standards for obscuring greenbelts and walls contained in Section 154.106 of the zoning ordinance.

Motion approved unanimously.

VII. Public Comments:

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

VIII. Site Plan Reviews:

A. SPR-17-14 - 1021 E. Pickard

Kain reported that there was nothing further to report on this case, as the site plan was reviewed with SUP-17-21 and staff is recommending approval with the condition that the applicant provide a landscape plan showing compliance with the zoning ordinance and they comply with requirements of the Divisions of Public Works and Public Safety.

Commissioner Joseph asked if they need to specify where the bike racks should be located. Kain noted that this was addressed under the SUP conditions.

Motion by Liesch, support by Friedrich, to approve SPR-17-14 subject to the following conditions:

1. The applicant shall provide a landscape plan which complies with the minimum standards of Section 154.106 of the zoning ordinance.
2. The applicant shall comply with the requirements of the Divisions of Public Works and Public Safety.

Motion approved unanimously.

B. SPR-17-16 - 1707 N. Fancher

Kain noted that there was nothing further to report as the site plan was reviewed along with SUP-17-22 and noted that staff is recommending approval with the condition that the applicant complies with the requirements of the Divisions of Public Works and Public Safety.

Motion by Joseph, support by Liesch, to approve SPR-17-16 with the following condition:

1. The applicant shall comply with the requirements of the Divisions of Public Works and Public Safety.

Motion approved unanimously.

C. SPR-17-17 - 611 W. Pickard

Kain introduced SPR-17-17, submitted by Peter Rogers, seeking approval to construct a 21 space parking lot for an existing pole building.

Kain reported that the site is located on the south side of West Pickard, just east of the railroad tracks and with the Chippewa River running directly behind it. Kain reported that the property is zoned I-1 Industrial with future land use designated as Industrial. Property to the north is zoned C-3 General Business and I-1 Industrial; property to the east and west is zoned I-1 Industrial and property to the south is zoned R-4 Residential. Future land use is designated as Industrial to the north, east and west and public parks to the south.

Kain shared photos of the property, noting that some of the construction has already taken place prior to receiving approval. Kain reported that the applicant has indicated the pole barn will be used for storage purposes and the parking lot would be leased back to his business, which is just west of this parcel.

Kain reported that the proposed parking exceeds the requirements of the zoning ordinance. In addition, sidewalks already exist along Pickard.

Kain noted that there would be greenbelt requirements along Pickard and a screening wall is required along the south property line. Kain reported that the Planning Commission has the authority to substitute landscaping in lieu of a screening wall, and based on the location of the Chippewa River running south of the site, staff is recommending that the Board permits the substitution of an obscuring greenbelt rather than requiring the screening wall.

Kain concluded his report, recommending approval with several conditions as noted in the staff report in regards to providing a landscape plan, a plan for solid waste and ADA parking spaces.

Commissioner Irwin asked for clarification on the number of ADA parking spaces that would be required, and if the parking lot was for customers or for the storage building. Kain commented that the applicant has indicated that the parking lot would be leased to Pete's Auto Body, but would let the applicant speak more to this.

Commissioner Friedrich asked about the minimum requirements for solid waste. Kain responded that because the use isn't clear, staff is requesting that the applicant provide an appropriate plan.

Tim Bebee, Central Michigan Surveying & Development, addressed the Board representing the applicant. Mr. Bebee responded to the solid waste question, noting that the owner plans to use the site for storage and doesn't feel there is any need for a dumpster on this site as there is one for Pete's Auto Body that would be available for any waste generated. Mr. Bebee further commented that if they are required to have a legal agreement with Pete's Auto Body they could do that, but would like the ability to terminate the agreement in the future if the property is sold to a different owner and the need arises for the site to have their own dumpster.

Mr. Bebee asked the Board to keep in mind what this property looked like in the past, noting that a lot of cleanup work has taken place.

Mr. Bebee further noted that they will put in whatever ADA parking is required and will work with staff on the most reasonable location. In addition, he noted they would work with staff on a landscaping plan.

Board Discussion:

Motion by Driessnack, support by Irwin, to approve SPR-17-17 with the following conditions:

1. The applicant shall provide a landscape plan for the required greenbelt along W. Pickard and an obscuring greenbelt along the Chippewa River that meet the requirements of Section 154.106 of the zoning ordinance.
2. The applicant shall provide a plan for solid waste that meets the minimum standards of Section 154.025 of the zoning ordinance.
3. The applicant shall provide the required number of ADA parking spaces within the parking lot.
4. The applicant shall comply with the requirements of the Divisions of Public Works and Public Safety.

Motion approved unanimously.

IX. Unfinished Business:

None

X. New Business:

None

XI. Other:

Staff Report:

- A. January Meeting: Kain indicated that he is not aware of any pending submittals for the January meeting. Kain reminded the Board that we would be setting the calendar for March 2018 through February 2019 at the January meeting. In addition, the Board was reminded that at the February meeting we will be holding elections for Chair, Vice-Chair and the crossover member to the Zoning Board of Appeals.
- B. Kain acknowledged Commissioner Joseph for his service on the Planning Commission and extended congratulations on his recent election to the City Commission. Kain also extended his gratitude to all the Planning Commission members for their participation this past year with all the challenging projects.

XII. Adjournment:

Motion by Liesch, support by Dailey, to adjourn. Meeting adjourned at 7:47 p.m.

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