

**Mt. Pleasant Planning Commission  
Minutes of Regular Meeting  
April 6, 2017**

I. Chairman Hoenig called the meeting to order at 7:01 p.m.

Present: Dailey, Hoenig, Horgan, Joseph, Kostrzewa.

Absent: Driessnack, Friedrich, Irwin, Liesch.

Staff: Kain, Murphy

**II. Approval of Agenda:**

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

Motion approved unanimously.

**III. Approval of Minutes**

**A/B. February 2, 2017 Regular Meeting and March 13, 2017 Joint Meeting:**

Motion by Kostrzewa, support by Joseph to approve the minutes from the February 2, 2017 regular meeting and March 13, 2017 joint meeting as submitted.

Motion approved unanimously.

**IV. Zoning Board of Appeals Report for February and March:**

Commissioner Friedrich's submitted the following information regarding ZBA action, which Kain read:

*At our February 22<sup>nd</sup> meeting we had one case. The applicant wanted a variance to permit the use of municipal parking more than 300 feet from their retail/office use at 309 West Michigan Street. The site is on a very narrow lot in the downtown area, but too far away to make use of the city parking lots. It was determined that due to the unusual narrowness of the lot and the fact that there is ample street parking in that area of the downtown that the variance was approved.*

*At our March 22<sup>nd</sup> meeting we had two cases. In the first case the applicant was requesting four variances in order to construct an addition to Krapohl Ford. The first variance was to allow the addition to extend into the side street setback so that it would align with the current building. Due to the lot line not running parallel to the building the setback creeps closer to the building the farther north the lot line goes. Due to the unusual lot shape the variance was granted. For the second variance the applicant was asking to reduce the amount of landscaping required in the greenbelt along Pickard Street. The applicant stated that the nature of his business depends on traffic on Pickard being able to see the automobiles for sale in the lot and the required landscaping would reduce visibility to these vehicles. The variance was granted due to the hardship this would cause. The third variance was to reduce the amount of greenbelt required along Packard Street. This variance was also granted due to the hardship it would cause the applicant because the area in question is needed for parking of large vehicles that are towed to the*

*dealership and the granting of the application doesn't negatively affect the neighboring properties. Finally, with the fourth variance the applicant was requesting to allow one dumpster without an enclosure on the property. The particular dumpster in question is for used oil filters, is smaller than an average dumpster, and building an enclosure for it would require it to be moved farther from the oil change business possibly causing oil spills during the transport of the canisters to the dumpster. In addition, the dumpster is already blocked from view on three sides by the building and the fourth side will have new landscaping which will obstruct the view from Packard Street. Due to all these factors the fourth variance was also granted.*

*In the second case the applicant, Meijer/Valley City Sign, was requesting a variance to the sign code to allow a larger sign than permitted at the newly remodeled Meijer store. Initially the applicant was also asking for a variance to allow a larger sign at the Meijer Gas Station as well, but that request was amended just prior to the meeting so that they were only requesting that the main "Meijer" sign on the center of the store's face be allowed to be larger. All other signage along Pickard and Mission streets and the gas station would remain the same size. The applicant made the case that aesthetically the larger sign was a better fit than a smaller one that would look like it was being swallowed by the building since the storefront itself is so large. Additionally, the front of the store is quite distant from the nearest street and a slightly larger sign would make the front of the store more visible. In light of these facts the variance was granted for an additional 230 square feet above the maximum allowed in the code.*

#### **V. Communications:**

Kain reported that there were no communications received.

#### **VI. Public Hearings:**

##### **A. SUP-17-01 - 1415 E. Pickard - Goodreau & Associates, Inc./Greenwald B.C. for Krapohl Ford (Postponed from January).**

Kain introduced SUP-17-01 & SPR-17-01 for the property located at 1415 E. Pickard, Krapohl Ford, noting that the property is located on the northeast side of Mt. Pleasant with frontage on E. Pickard, Packard and Corporate Drive.

Kain reported that there is split zoning on the property with the front (south) portion zoned C-3 General Business and the rear (north) portion of the property zoned I-1 Industrial. The surrounding properties are a mix of C-3 General Business and I-1 Industrial, with the property to the north of the site being located in the Charter Township of Union.

Kain noted that this is a large piece of property and shared several photos from various vantage points showing the current conditions and layout.

Kain explained that the use as a car dealership is permitted, subject to a special use permit and reviewed the conditions that are imposed for this type of use. Kain noted that with the variances granted by the ZBA and with the condition noted in staff's recommendation for approval, these conditions have or will be met.

Kain shared the site plan, noting that the area to the north, along Packard and Corporate is currently undeveloped. Kain pointed out on the site plan where the proposed addition would be located and noted that the addition will line up with the existing building.

Kain reported that with the variances that were approved by the Zoning Board of Appeals, the project meets the requirements for the district in regards to height, bulk, density and area. In addition, Kain reported that the site provides more parking than is required.

Kain referred to the variance from the greenbelt requirements granted by the ZBA; noting that the applicant has agreed to plant an additional 7 trees and 7 shrubs along Pickard to supplement the existing landscaping in that area, along with adding two trees and one shrub along the western property line near Pickard. In addition, the applicant will add a greenbelt area consisting of 7 trees and 53 shrubs along a portion of Packard, in front of the addition and the existing quick lane service center, where there is currently only pavement.

Kain noted that the applicant is requesting a sidewalk waiver for the frontage along Packard and Corporate, noting that there is currently sidewalks present along the Pickard frontage.

Kain reported that although the applicant was granted a variance for the dumpster for the Quick Lane oil change area, there are several other dumpsters on the site that are currently not enclosed. The applicant will be required to provide specifications for the new enclosures to ensure they meet the city's standards for screening and placement.

Kain referred to the Access Management Plan which was adopted by the City in 2007. The plan recommends that the driveways closest to the Pickard/Packard intersection be closed; however, the Michigan Department of Transportation (MDOT) has indicated that they will not require these closures. Kain noted that the Planning Commission will need to determine whether they wish to require the site to meet these standards.

Kain concluded his report, referring to the conditions required for approving the request, along with some optional conditions for the Planning Commission to consider.

Commissioner Dailey asked for clarification on the Access Management Plan requirements, MDOT's stance on this project, and whether the Planning Commission has any authority to overrule their decision. Kain explained that the standard provides flexibility for both MDOT and the PC. MDOT's view on this project is that it is not necessary to implement the standards at this location in association with this project; however, if the Planning Commission determines they wish to implement them, then the applicant would be required to comply.

Commissioner Kostrzewa commented that MDOT is the expert in this and if they had any concerns they would have required the closures.

Commissioner Dailey asked about the sidewalk waiver and whether, based on ordinance requirements, whether the applicant would be required to put sidewalks along both Packard and Corporate Drive. Kain acknowledged this was correct based on the way the code is written; however, the Planning Commission is authorized to determine whether conditions exist that are

sufficient for them to issue a waiver. Kain also noted that waivers are based on individual context so there is no concern over setting precedent.

Commissioner Kostrzewa commented that he does not feel sidewalks along these areas would be used.

Colin Herren, Greenwald B.C., addressed the Board on behalf of Krapohl Ford, noting he would speak to the Access Management Plan and the request for a sidewalk waiver, as that seemed to be the issues of concern to the Board.

Mr. Herren noted that closing the drives noted in the Access Management Plan would pose a hardship for the dealership, forcing more traffic onto Pickard. Mr. Herren noted that they feel the most dangerous intersection is the one that is across from Russell Street and the employees are asked not to use that particular drive. In regards to the sidewalks, Mr. Herren noted that there is currently a sidewalk along Pickard and he doesn't feel that a sidewalk along Packard and Corporate would be used and further noted that if required to install one, it would require removing several large mature trees along that area.

Commissioner Joseph questioned why Krapohl would want to keep a drive open if they felt there were safety issues. Mr. Herren explained that the one he was referring to isn't one that would be closed and the dealership would suffer from any of the drive closures.

Vice-Chair Horgan commented that as a customer, she feels closing the drives would be detrimental to the site.

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

Board Discussion:

Motion by Joseph, support by Dailey, to approve SUP-17-01 with the following conditions:

1. Servicing of vehicles and major motor repair and refinishing shall meet the standards of Section 154.067.

Motion approved unanimously.

## **VII. Public Comments**

Chairman 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-17-01 1415 E. Pickard - Goodreau & Associates, Inc./Greenwald B.C. for Krapohl Ford (*Postponed from January*).**

Kain noted that he had no additional information for the Board.

Motion by Horgan, support by Joseph, to approve SPR-17-01 with the following conditions:

1. The applicant shall provide staff with a list of proposed trees and shrubs for review and approval.
2. The applicant shall provide a specification demonstrating that the new enclosures meet the minimum standards for screening and placement found in Section 154.025 of the zoning ordinance.
3. 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:**

**A. Staff Report:**

**1. Zoning Ordinance Update:** Kain reported that he has been in communication with TPUDC and anticipates having a draft ordinance for review later this spring or early summer.

**2. Medical marijuana ad-hoc committee:** Kain thanked Chairman Hoenig and Commissioner Joseph for their interest in serving on the ad-hoc committee. He noted that the Mayor would be announcing the appointments for the committee at the City Commission meeting on Monday, April 10, 2017. He reported that the committee will consist of two City Commissioners, two Planning Commissioners, and three citizens of Mt. Pleasant, along with non-voting staff members including himself; the Public Safety Director, Paul Lauria; and the City Attorney. The intent is to have a draft ordinance by the end of September.

**3. Strong Towns Events:** Kain reported that the City would be presenting an event by Strong Towns on April 13th to include a walking tour of Mission Street; a walking tour of Downtown; and a curbside chat at City Hall. Kain noted that this will be a very interesting event and encouraged Commissioners to attend.

**4. Planning & Zoning Essentials Training:** Kain reported that the City, in collaboration with Isabella County, Union Township and Chippewa Township has arranged for the Michigan Association of Planning to bring their Planning & Zoning Essentials training to Mt. Pleasant on

Wednesday, May 31st from 5:30-9:30 p.m. He noted that this should be a very informative training and encouraged attendance. Kain also noted that he would need RSVP's as soon as possible.

**5. May Planning Commission meeting - Anticipated items:** Kain noted that there are several potential site plans that may or may not be submitted for the May meeting. He noted that there will be a May meeting whether or not there are any cases submitted, as there will be a presentation on the Capital Improvement Plan draft. He noted that once he receives the draft he will forward the link to it on to the Commissioners, prior to meeting packets being distributed. This will allow additional time for the Commission to review the document. He suggested that if anyone has questions regarding items in the CIP that they contact him prior to the meeting so he can forward them on to the finance department.

**XII. Adjournment:**

Motion by Kostrzewa, support by Joseph to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:41 p.m.

bam