

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
August 3, 2017**

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

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

Staff: Kain, Murphy

II. Approval of Agenda:

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

Motion approved unanimously.

III. Approval of Minutes

A. June 29, 2017 meeting

Motion by Liesch, support by Friedrich, to approve the June 29, 2017 minutes.

Motion approved unanimously.

IV. Zoning Board of Appeals Report for July:

Commissioner Friedrich reported that the Zoning Board did not meet in July.

VI. Public Hearings:

A. SUP-17-12 - 1218-1222 S. Mission

Kain introduced SUP-17-12 submitted by Mission Street Enterprises, LLC for the property at 1218-1222 S. Mission under the Mission Redevelopment Overlay Zone to modify the existing shopping center with drive through restaurant. The project will include upgrades to the building facades, parking reconfiguration and landscaping and a new connector street between S. Mission and East Campus Drive.

Kain shared several photos of the area, including both buildings that exist on the site. Kain noted that there will be no expansion to the buildings other than to add an enclosed patio area on the front of the building closest to Mission Street.

Kain noted that the zoning on the property is C-3 General Business, with C-3 zoning to the north, east and south and U, University zoning to the west. The site is located on the west side of Mission, just north of Preston Street. Arby's Restaurant is just south of the site.

Kain noted that all the proposed uses are allowed uses in the C-3 zoning district.

Kain reviewed the Mission Redevelopment Overlay Zone process, reminding the Board that there is no separate site plan review as the site plan is approved through the Special Use process.

Kain shared the site plan, noting that the proposed outdoor patio space will require a waiver for the front setback. Kain noted there would be some reconfiguration to the parking area which would provide 60 parking spaces, exceeding the minimum requirement of 44 spaces. Kain noted that there would be some new materials on the proposed elevations and shared the renderings and material board provided by the applicant.

Kain noted that the plan meets the requirements in regards to building height, lot width and side setback. He further noted that the rear setback is an existing non-conformity and would not require a waiver. In addition, the site plan meets the requirements for walls, berms and greenbelts with the exception of a 6' masonry wall required for drive-through restaurants, which will require a waiver.

Kain reported that the applicant is planning to replace the sidewalk along Mission with a new 5 ft sidewalk and is also proposing a direct sidewalk connection from Mission Street and East Campus Drive. In addition the applicant is proposing a masonry dumpster enclosure that is consistent with the zoning ordinance.

Kain noted that this site falls under the Access Management Overlay Zone. The site is compliant with those requirements by providing for a future shared access with the development to the north. In addition, Kain noted that a condition for approval should include a cross-access easement to the property owner to the north and a public roadway easement to the city for the connector street.

Kain reviewed the applicant's proposal for signage, noting that a waiver for the monument sign would be required. The proposed signage is consistent with the objectives of the Mission Redevelopment Overlay Zone and the City's 2008 Sign Report.

Kain reviewed the preferred development characteristics that would be advanced through this project such as the improved building appearance with the addition of parapet features, new awnings and canopies; new direct pedestrian connections to both Mission Street and East Campus Drive; safer vehicle circulation as the driveway on Mission would be shifted to the north to meet the Access Management Plan and a new connector street is planned to provide access from East Campus Drive; reconfiguration of the parking lot; removal of an existing pylon sign with the addition of a monument sign; a decreased front setback with the addition of the covered outdoor dining area, which will also increase the amount of glazing on the front building.

Kain reviewed the waivers that would be required to approve the proposal as presented: reduce the front setback from 50 ft to 31.7 feet; reduce the requirement for a 10 x 50 ft. loading space to a 10 x 40 space; waive the requirement for a 6 ft. high screening wall for a drive-through restaurant; and permit an increase in the size of the monument sign from 4 ft to 8 ft, 8 inches and also reduce the distance of the sign from the right-of-way from 5 ft. to 0 ft.

Kain commented that this proposal requires minimal waivers comparatively to other projects that have been approved under the Mission Redevelopment Overlay zone.

Kain concluded his report noting that this project meets the goals and objectives of the Mission Redevelopment Overlay Zone and recommended approval with conditions noted in the staff report.

Commissioner Kostrzewa asked if the city would be paying any of the costs for the connector street. Kain noted that there has been no request made to the city at this time. Upon acceptance of the easement rights, the city would likely assume responsibility for the maintenance and upkeep. If the applicant wishes to ask for assistance, he would need to request this from the Downtown Development Authority.

Commissioner Kostrzewa asked if the patio would be seasonal or permanent. Kain noted that the patio would exist year round whether occupied or not.

Bill Beckett, MT Development, addressed the Board as representative for Mission Street Enterprises LLC. Mr. Beckett stated that the applicant purchased the property approximately one year ago and has been studying their options. They would like to improve the building facades to better match the two buildings on the site. He noted that they have discussed tenant options with various parties; at least one of them is a restaurant, which in that case, the patio would be a four season patio. He noted that they also wish to maintain the ability to operate the existing drive-through.

Mr. Beckett acknowledged the site has some issues, such as the proximity to Preston Street and they are looking at options to improve this, such as the connector street and hopefully a future connector to the property to the north.

Commissioner Joseph asked why they are requesting a waiver for the 6' screening wall for drive-throughs. Mr. Beckett noted that the site has operated this way in the past and from a safety perspective, not having the wall helps with visibility. He further noted that the wall would only screen from other drive-through restaurants.

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

Board Discussion:

Motion by Liesch, support by Joseph, to approve SUP-17-12 subject to the following conditions:

1. No electronic reader board signage shall be permitted.
2. No backlit box style wall signage shall be permitted.
3. Backlit monument signage panels shall have dark color backgrounds consistent with the recommendations of the 2008 Sign Report.
4. A cross-access easement shall be granted to the property owner to the north.
5. A public roadway easement shall be granted to the City for the connector street.
6. The applicant shall comply with the requirements of the Divisions of Public Works (DPW) and Public Safety (DPS).

It was questioned whether the waivers would be approved separately.

Commissioner Liesch moved to amend his motion, supported by Commissioner Joseph as follows: Move to authorize waivers to the base standards of the zoning ordinance pursuant to the provisions of the Mission Redevelopment Overlay Zone as identified in the staff report dated June 29, 2017 on the basis that they advance the goals and objectives of the Master Plan and the findings of the Mission Redevelopment Overlay Zone and the Design Considerations for Mission Street, and to approve SUP-17-12 subject to the following conditions:

7. No electronic reader board signage shall be permitted.
8. No backlit box style wall signage shall be permitted.
9. Backlit monument signage panels shall have dark color backgrounds consistent with the recommendations of the 2008 Sign Report.
10. A cross-access easement shall be granted to the property owner to the north.
11. A public roadway easement shall be granted to the City for the connector street.
12. The applicant shall comply with the requirements of the Divisions of Public Works (DPW) and Public Safety (DPS).

Motion approved unanimously.

B. SUP-17-13 - 1015 E. Pickard - Meijer Inc.

Kain introduced SUP-17-13, submitted by Meijer Inc., requesting a special use permit to allow a liquor store in the C-3 zoning district. Kain noted that this request would be to add a Specially Designated Merchants (SDM) license to allow the existing gas station and convenience store to sell beer and wine.

Kain reported that the site is located at the NW corner of Pickard and Brown and is zoned C-3 General Business. Surrounding zoning is I-1 to the north, a mixture of I-1 and C-3 to the east and C-3 to the south and west.

Kain shared an overview of the site, along with photos showing current conditions. Kain noted that new landscaping has been installed and the site is in compliance with the previous site plan.

Kain noted that the SDM license allows for the sale of beer and wine and explained that under the City's code, a store that has a SDM license is classified as a liquor store and is considered a Group B Special Regulated use. The use is only permitted in a C-3 zoning district, with grocery stores and pharmacies being exempt from this classification.

Kain explained that Group B special regulated uses are subject to specific location criteria. They shall be approved if there are four or more special regulated uses within 1,000 feet of the boundaries. Kain noted that there were no other special regulated uses within that area.

In addition, they shall not be approved if they are within 300 feet of a residentially zoned district, trailer park, K through 12 school, dedicated park, church or cemetery. Staff found that there are no such uses within that area.

Kain noted that the Divisions of both Public Works and Public Safety indicated no concerns with the request.

Kain concluded his report noting that the applicant has met the minimum criteria for location standards and the proposed use is consistent with the character of the area and with the future land use as identified in the Master Plan and therefore is recommending approval.

Kelly Ward, representing Meijer Inc., addressed the Board. Ms. Ward noted that no changes are being proposed to the site and offered to answer questions.

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

Board Discussion:

Motion by Kostrzewa, support by Friedrich, to approve SUP-17-13.

Motion approved unanimously.

C. SUP-17-14 - 901 S. University - Olivieri Builders

Commissioner Driessnack recused himself as owner of the property and left the chamber.

Kain introduced SUP-17-14, noting that this was a request for a Special Use permit and site plan review to construct a two-unit rooming dwelling for eight occupants.

Kain noted the property is located on the southeast corner of University and May and is zoned M-2 Multiple Family Residential. Zoning on properties to the east, south and west is M-2 Multi-Family Residential and property to the north is zoned R-3 Residential.

Kain shared photos of the site in its current condition, noting that there is a principal building on the site that has two single-family dwelling units and there is also an additional building on the site that is licensed as a rooming dwelling for four. The plan calls for the demolition of the two existing units and the construction of one 2-unit rooming dwelling for a total of 8 occupants. The site would maintain the current occupancy level.

Kain reported that the site plan is consistent with the requirements of the district in regards to building height, building and lot area, lot width, and setbacks. In addition, the plan calls for 8 parking spaces that will be provided at the rear of the property.

Kain reported that the use is a permitted use in the district and the request meets all SUP criteria for rooming dwellings. Kain noted that the proposed elevations have been provided in the packet and concluded his report with the recommendation for approval.

Commissioner Joseph asked about the materials proposed for the outside of the building.

Kain noted that the applicant is proposing Certaineed asphalt shingles and vinyl siding. He further commented that the applicant is not required to provide material samples when not going through the M-2 Redevelopment process.

Joe Olivieri addressed the board representing the owner. Mr. Olivieri commented on the landscaping plan, noting they would prefer to move the trees onto the May Street side if that was an acceptable option.

Commissioner Joseph asked if they would consider anything other than vinyl siding. Mr. Olivieri commented that he could not speak for the owner as other materials would increase the costs; however, noted that the vinyl siding fits the character of the neighborhood.

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

Board Discussion:

Commissioner Kostrzewa commented that he validates Commissioner Joseph's comment regarding the vinyl siding, but that overall he approves of what is going on in that area and feels it is a great improvement.

Motion by Horgan, support by Irwin, to approved SUP-17-14.

Motion approved 87:1.

Aye: Dailey, Driessnaek, Friedrich, Hoenig, Horgan, Irwin, Kostrzewa, Liesch

Nay: Joseph

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-17-10 - 901 S. University

Kain noted that this site plan is related to SUP-17-14 and referred to the proposed conditions for approval.

Kain commented that there are still a few plants missing in the proposed greenbelt and therefore that would need to be made a condition for approval. In addition, he noted that this site plan does not show the curb and gutter around the parking area and he recommends that be a condition of approval. A third recommended condition would be to meet all DPW and DPS requirements.

Commissioner Kostrzewa asked about Mr. Olivieri's comment regarding moving the trees. Kain noted that the Planning Commission does not have the authority to waive the greenbelt requirements and although the applicant can request street trees, they would not count towards the greenbelt requirements.

Board discussion ensued on various building materials. Kain noted that this request differs from other requests that have been reviewed under the M-2 Redevelopment standards, which are requesting additional occupants and other variances. Kain noted that this request is compatible with what we see not only in this area but throughout other areas in the city.

Commissioner Friedrich asked about the side elevations, noting the plainness. Mr. Olivieri stated that they added additional windows on the side of the building that was visible from the street at the request of staff.

Motion by Dailey, support by Liesch to approve SPR-17-10 with the following conditions:

1. The applicant shall work with the City Planner to design a code compliant greenbelt.
2. The applicant shall provide curb and gutter around the parking area.
3. The applicant shall comply with the requirements of the Divisions of Public Works and Public Safety.

Motion approved 87:1.

Aye: Dailey, Driessnaek, Friedrich, Hoenig, Horgan, Irwin, Kostrzewa, Liesch

Nay: Joseph

IX. Unfinished Business:

None

X. New Business:

None

XI. Other:

1. Administrative Report:

Kain noted that there was one case that was approved administratively since the last meeting: SPR-17-11 for 208 E. Illinois submitted by Chippewa River District Library was approved for the removal of a concrete sidewalk, HMA pavement, concrete curb and gutter and the installation of concrete sidewalks to access the entrances on Illinois Street, two concrete picnic table areas and green space.

2. Special Meeting Reminder:

Kain reminded the Board that there is a special meeting scheduled for August 17th to discuss the proposed zoning ordinance. He noted that this is not a formal public hearing, but is just a

chance to discuss and review the draft document. No action will be taken by the commission.

3. September Planning Commission meeting - Anticipated agenda items

Kain noted that there will likely be another request for a special use permit for a liquor store and further noted that the deadline is still a week away.

XII. Adjournment to work session:

Motion by Liesch, support by Driessnack to adjourn to work session.

Meeting was adjourned at 7:55 p.m.

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