

Mt. Pleasant Planning Commission
Minutes of Work Session
August 3, 2017

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

Staff: Kain, Murphy

I. Draft Zoning Ordinance

A. Timeline

Kain outlined the timeline for adopting a new ordinance:

- Will be holding one on one meetings with each Planning Commissioner between now and the special August 17, 2017 meeting.
- City Commission will be holding a special meeting on Monday, August 7th to discuss the draft ordinance.
- Planning Commission will hold a special meeting on August 17th to discuss and tackle any big issues.
- Comments due back to Kain by August 24th.
- Final draft is expected by the end of September.
- At their September meeting the Planning Commission will be asked to set a special meeting for October 19th to have a public hearing on the zoning ordinance.
- October 19, 2017 - public hearing.
- City Commission will hold a public hearing on November 13th and will vote on adoption of the ordinance.
- If adopted, the new code will go into effect on December 13th.

B. Reactions to public presentation

- Initial reaction is it that the document is complex.
- Staff provided some guidance on how best to review the new ordinance to make it less intimidating.
 - Review the presentation from July 27th if you weren't in attendance
 - Look at the project goals from the presentation
 - Start the review with the definitions at the back of the document
 - Focus on pages with a lot of graphics as the text heavy pages are mainly carry over from the original code
 - Review the Use table
- Staff explained how the old zoning districts would be consolidated and transitioned to the new districts.

C. Topics for August 17, 2017 meeting

- The Board felt it would be beneficial to have some development scenarios to review under the proposed new code. Staff will prepare scenarios.

Meeting adjourned at 9:14 p.m.