

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
November 1, 2018**

I. Vice Chair Horgan called the meeting to order at 7:02 p.m.

Present: Dailey, Friedrich, Horgan, Irwin, Ortman, Rise.

Absent: Hoenig, Kostrzewa, Liesch

Staff: Kain, Murphy

II. Approval of Agenda:

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

Motion approved unanimously.

III. Approval of Minutes

A. September 6, 2018 Regular Meeting:

Motion by Rise, support by Friedrich, to approve the minutes from the September 6, 2018 regular meeting as submitted.

Motion approved unanimously.

IV. Zoning Board of Appeals Report for September and October:

Commissioner Friedrich reported that the ZBA heard two cases since the last meeting. The first involved a non-conforming sorority house where improvements were made beyond regular maintenance by adding a paver patio in front of the home. The ZBA ruled that the patio was not considered regular maintenance, but constituted an improvement, therefore, they ruled that the patio would need to be removed.

Commissioner Friedrich reported that the other case involved a downtown business who wanted to place a new sign on their building. The sign was denied based on the new zoning ordinance and the applicant filed an appeal to clarify the definition of a "roof." The Board discussed frontage types and ruled to uphold the Building Official's decision to deny the permit based on the placement of the proposed sign on the roof structure. The applicant also filed for a variance for the same sign which was denied.

Commissioner Friedrich indicated that the Planning Commission may want to consider clarifications to the ordinance to ensure clarity on these issues.

V. Communications:

Kain reviewed the four communications included in packets: One from Michael & Barbara Sullivan; one from Jeff Jakeway; and two submitted via the City Commission and the City Manager from Tyler White and Joe Olivieri.

VI. Public Hearings:

A. SUP-18-12 & SPR-18-09 915 E. Broomfield

Kain introduced SUP-18-12 and SPR-18-09 submitted by the Isabella Community Credit Union for a new credit union with drive-through.

Kain reviewed the properties zoning and other characteristics as well as the current use, zoning, and future land use of adjacent properties.

Kain shared photos of the site along with the proposed site plan and elevations. Kain reported that a drive-thru is subject to four criteria and the proposed project satisfies all four.

Kain reported that the project conforms to most CD-4 standards; those that are not met have been included as conditions in staff's recommendation. Kain noted that he has been in contact with the applicant and they are confident they can meet all of the conditions. They are currently working on a plan for solid waste and appropriate parking lot screening.

Kain concluded his report with the recommendation to approve with conditions listed in the staff report.

Commissioner Irwin asked about the cross access in condition number 2. Kain noted that this would provide for future cross access to the property to the north which is currently a dentist office.

Greg Hoogland, from Hooker DeJong, Inc., addressed the Board representing the applicant. Mr. Hoogland commented that he would be happy to answer any questions from the Board and noted that they are confident they can work with City staff to meet all of the conditions.

Commissioner Dailey asked about the anticipated market for the credit union branch. Jenny Hoyle, COO of Isabella Community Credit Union, responded that they anticipate members living and working on the south end of the City will be the primary market for the branch.

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

Board Discussion:

Motion by Friedrich, support by Irwin, to approve SUP-18-12 and SPR-18-09 subject to the following conditions:

1. The proposed building shall be made consistent with the roof pitch standards of the CD-4 zoning district.
2. Cross access shall be provided to the north in accordance with Section 154.412.A.23.
3. Four bicycle parking spaces shall be provided meeting the specifications of the Planning & Community Development Department.
4. All solid waste containers shall be screened as required by the zoning ordinance.
5. A streetscreen shall be provided between the parking area and drive-through canopy and Evans Street.
6. All site lighting shall conform to Section 96.13 of Mount Pleasant City Code.
7. The applicant shall comply with the requirements of the Divisions of Public Works and Public Safety.

Motion approved unanimously.

B. SUP-18-13 & SPR-18-11 - 1720 S. Mission

Kain introduced SUP-18-13 & SPR-18-11 submitted by the Architects Partnership, LTD to add a canopy and drive-through ATM to the existing mixed-use building.

Kain noted that this site was originally approved under the Mission Redevelopment Overlay Zone in 2016 for the Campus Commons project. The mixed use building is currently occupied by Chipotle on the north end with two commercial tenant spaces vacant. Chase Bank would occupy the suite on the south end of the building.

Kain reviewed the properties zoning and other characteristics as well as the current use, zoning, and future land use of adjacent properties.

Kain shared photos of the site along with the proposed site plan and elevations. Kain reported that a drive-thru is subject to four criteria; only three apply to this property and all three are satisfied.

Kain reported that the project conforms to CD-5 standards.

Kain concluded his report with the recommendation to approve with conditions listed in the staff report.

Commissioner Friedrich commented that the drive through lane appears to be quite narrow. Kain responded that the lane satisfies the minimum requirements of the ordinance. In addition, Kain noted that staff is not concerned about circulation because there is a cross connection with the McDonalds restaurant to the south, along with parking lot connections to Mission Street and Central Drive.

Commissioner Irwin asked if there was any issue for fire truck access. Kain responded that the Fire Department will not require access through the lane, and even if the lane was large enough to accommodate the trucks, Lieutenant Keeler noted they would not use that for access as there is access on the other three sides of the building.

Commissioner Dailey expressed some concern over individuals walking up to the drive-through ATM.

Tim Meseck, from The Architects Partnership, Ltd., addressed the Board. Mr. Meseck responded to Commissioner Dailey's concern noting that there will be an ATM available in the vestibule area which will offer lighting and security to those who are walking and although they potentially could use the drive-through ATM, they do not usually see an issue with this.

Commissioner Dailey asked how tall the canopy would be. Mr. Meseck responded it would be 10' high.

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

Board Discussion:

Motion by Friedrich, support by Irwin, to approve SUP-18-13 and SPR-18-11 subject to the following conditions:

1. All site lighting shall conform to Section 96.13 of Mount Pleasant City Code.

2. The applicant shall comply with the requirements of the Division of Public Works.

Motion approved unanimously.

C. SUP-18-14 – 1811 W Pickard.

Kain introduced SUP-18-14, submitted by Madison Chapman seeking approval for a short-term rental in the existing single-family dwelling.

Kain reviewed the properties zoning and other characteristics as well as the current use, zoning, and future land use of adjacent properties.

Kain shared photos of the site along with the proposed site plan and elevations. Kain reported that short term rentals are subject to Special Use Permits and must meet several criteria. Staff review of the proposal finds the property is eligible if the Board feels that criteria #1, which is subjective, is met.

Staff concluded his report recommending approval with the condition that the applicant secures a housing rental license through the Division of Public Safety.

Commissioner Friedrich asked staff how short term rentals are defined. Kain responded that for short-term rentals, tenancy is 28 days or fewer. He further noted that short-term rentals are distinct from bed & breakfasts in the zoning ordinance.

Commissioner Rise commented for clarification that standard rentals do not need PC approval. Kain responded that was correct. Short-term rentals have different characteristics than long-term rentals and by requiring a special use permit, it provides the opportunity and a mechanism to regulate and deal with any potential problems that may arise.

Madison Chapman, applicant, addressed the Board offering to answer questions.

Commissioner Irwin asked Ms. Chapman if the property would remain owner occupied or if they planned on being gone for an extended time. Ms. Chapman responded that it would be owner occupied.

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

Board Discussion:

Motion by Rise, support by Ortman, to approve SUP-18-14 with the following condition:

1. The applicant shall comply with the requirements of the Division of Public Safety.

Motion approved unanimously.

VII. Public Comments

Vice Chair Horgan opened the floor for public comments.

There being no one who wished to speak, the public comments section was closed.

VIII. Site Plan Reviews:

None

IX. Unfinished Business:

None

X. New Business:

None

XI. Other:

A. Staff Report:

1. Administrative Review Report:

Kain reported that since the last meeting three site plans have been approved administratively: SPR-18-08, for 1701 Gover Parkway; SPR-18-10, for 1500 W. High; and SPR-18-13, for 122 N. Lansing.

2. December Planning Commission Meeting – Anticipated Agenda Items

Kain reported that there will be a work session following the December meeting, dependent upon the number of items included on the regular agenda. Discussion topics will include the upcoming master plan project; medical and recreational marihuana, and the 2019 work plan.

XII. Adjournment:

Motion by Friedrich, support by Dailey, to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:43 p.m.

bam