

**Mt. Pleasant Planning Commission
Minutes of Regular Meeting
December 6, 2018**

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

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

Absent: Liesch

Staff: Kain, Murphy

II. Approval of Agenda:

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

Motion approved unanimously.

III. Approval of Minutes

A. November 1, 2018 Regular Meeting:

Motion by Ortman, support by Rise, to approve the minutes from the November 1, 2018 regular meeting as submitted.

Motion approved unanimously.

IV. Zoning Board of Appeals Report for November:

Commissioner Friedrich reported that the ZBA re-heard a case from the last meeting due to a procedural error; however, the outcome was the same and the variance was denied.

V. Communications:

Kain reported there were no communications received.

VI. Public Hearings:

A. SUP-18-15 – 1017 S. Arnold.

Kain introduced case SUP-18-15 submitted by Thomas & Tracy Olson for a short term rental at 1017 S. Arnold.

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

Kain shared photos of the site and reviewed the nine criteria for short term rentals, noting that the request meets 8 of the 9. He explained that the first criteria rests on a determination by the Planning Commission and has been noted as such.

Kain concluded his report recommending approval with the condition that the applicant comply with the requirements of the Division of Public Safety.

Commissioner Kostrzewa asked if short term rentals were subject to the same requirements as other rentals in regards to licensing. Kain responded that they are held to the same standards and fees are also the same. Kain reviewed some of the items that the Fire Department looks for at the inspection, noting the emphasis is on life safety issues. Kain also noted that this would be for a single-family rental and if the applicant decides to discontinue the short term rental use, they could still rent the property as a single-family rental.

Discussion on occupancy limits ensued with Kain explaining that if the family is present they would be allowed only one additional renter. If the family was not present, they could rent to a family and one other unrelated person.

Commissioner Rise asked if the occupancy was determined by the housing license or the zoning ordinance. Kain noted that occupancy is regulated by the zoning ordinance, with both the SUP and the housing license limited based upon the zoning ordinance occupancy allowances.

Tom Olson, owner of the property, addressed the Board. Mr. Olson explained that he purchased the property for his son to live in while he went to school. Now that his son has completed his schooling they decided rather than sell the property they would offer it as a short-term rental.

Commissioner Dailey spoke of the condition of the exterior of the property. Mr. Olson indicated that they would be re-siding the home in the spring and would also be redoing the roof and installing new windows in the upstairs and replacing the trim on the downstairs windows. He further noted that he wishes to keep the fence but would likely stain it.

Chair Hoenig opened the public hearing.

Robert Banta, 1011 S. Arnold, spoke in support of the request.

There being no one else who wished to speak, the public hearing was closed.

Motion by Horgan, support by Ortman to approve SUP-18-15 subject to the following condition:

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

Motion approved unanimously.

VII. Public Comments

Chair Hoenig 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. January Planning Commission meeting

Kain commented that he anticipates 2019 will be a busy year with the master plan and medical marihuana applications. He noted that he anticipates at least one case to be submitted by Monday's deadline.

XII. Adjournment:

Motion by Dailey, support by Friedrich, to adjourn to work session.

Motion approved unanimously.

Meeting adjourned at 7:22 p.m.

bam