

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

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

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

Absent: Horgan

Staff: Kain, Murphy

II. Approval of Agenda:

Kain reported that the applicant for cases SUP-18-01 and SPR-18-01 has requested a postponement and therefore, he will be looking for a motion to postpone those cases as they come up on the agenda.

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

Motion approved unanimously.

III. Election of Officers:

Kain reminded the Board of the election procedures for electing officers to serve the Planning Commission, noting that election of the new Chair would be first.

Commissioner Kostrzewa nominated Commissioner Hoenig as Chair. There were no other nominations. Commissioner Dailey moved to close the nominations and cast a unanimous ballot for Commission Hoenig as chair.

Motion approved unanimously.

Commissioner Friedrich nominated Commissioner Horgan for Vice-Chair. There were no other nominations. Commissioner Dailey moved to close the nominations and cast a unanimous ballot for Commission Horgan as vice-chair.

Motion approved unanimously.

IV. Welcome New Planning Commission Members:

Chair Hoenig welcomed Commissioner Ortman and Commissioner Rise. Both new Commissioner's expressed their appreciation for being appointed to the Board and look forward to the upcoming year.

V. Approval of Minutes

A. December 7, 2017 Regular Meeting:

Motion by Dailey, support by Liesch, to approve the minutes from the December 7, 2017 regular meeting as submitted.

Motion approved unanimously.

VI. Zoning Board of Appeals Report for December:

Commissioner Friedrich reported that the ZBA did not meet in December or January.

VII. Communications:

Kain reported there were no communications.

VIII. Public Hearings:

A. SUP-18-01 - 1002 W. Broomfield

Kain reported that the applicant has requested that this case be postponed until the March meeting.

Motion by Friedrich, support by Dailey, to postpone case SUP-18-01 until the March 1, 2018 meeting.

Motion approved unanimously.

IX. Public Comments

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

X. Site Plan Reviews:

A. SPR-18-01 - 1002 W. Broomfield

Motion by Friedrich, support by Kostrzewa, to postpone case SPR-18-01 until the March 1, 2018 meeting.

Motion approved unanimously.

B. SPR-18-02 - 1701 Gover Parkway

Kain introduced case SPR-18-02 submitted by JBS Contracting on behalf of the owner, Patrick Jarman.

Kain reported that this request is for a 7,280 square foot addition to an existing 10,000 square foot building. Kain shared an overview of the property along with photos of the site, and the proposed site plan, noting that the proposal includes a new driveway and additional parking area.

Kain reported that the property is zoned I-1 Industrial, with the future land use designated as Industrial. Surrounding properties share the same zoning classification.

Kain reported that the project is consistent with the height, bulk, density and area requirements for the district, and commented that elevation drawings were included in Board packets.

In regards to parking, Kain noted that the ordinance requires 37 spaces and the applicant has proposed 40. The parking also meets the minimal dimensional requirements for the spaces as well as the requirement for hard-surfacing.

Kain reported that the site plan does not include information on existing or proposed landscaping and noted that staff's recommendation to approve includes a condition that the applicant provide a landscape plan that shows compliance with the zoning ordinance.

Kain noted that the ordinance requires a sidewalk to be installed; however, it also provides a mechanism for a sidewalk waiver under certain circumstances. The applicant has asked that the Planning Commission waive the sidewalk requirement. Kain further noted that staff has determined that this project would be eligible for a waiver as it is not on a street designated as a school walking route; the property is not designated as a state highway, primary or minor arterial street; there are no existing intermittent public sidewalks on any of the streets forming the block and the property is not located on a principal access route to a major activity center. Kain also noted that under the new zoning ordinance, a sidewalk would not be required.

Kain reported that the proposal does not include a plan for solid waste and the applicant should submit a plan that demonstrates compliance with the ordinance.

Kain concluded his report with the recommendation to approve the site plan with the noted conditions.

Commissioner Irwin asked what the building would be used for. Kain commented that he believes it will be used primarily for equipment repair and storage related to the owner's oil and gas business.

Jim Kreamsreiter, JBS Contracting, addressed the Board. Mr. Kreamsreiter commented that the building will be primarily used for storage for the first couple of years, noting that the owner has a lot of equipment that he would prefer to store inside.

Commissioner Rise asked about the landscaping, noting that the site does not have many trees and wondered if that is something the commission could ask the applicant to provide.

Kain noted that the code focuses on what is visible from the street and noted that the site will be required to provide 15 trees and 88 shrubs and this would be one of the conditions for approval.

Motion by Liesch, support by Rise to approve SPR-18-02 with the following conditions:

1. The applicant shall provide a landscape plan consistent with Section 154.106 of the zoning ordinance.
2. The applicant shall provide a solid waste plan consistent with 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.

XI. Unfinished Business:

None

XII. New Business:

A. 2018 Meeting Schedule

Kain presented the proposed 2018 meeting schedule.

Motion by Dailey, support by Kostrzewa, to adopt the proposed 2018 meeting schedule as presented.

Motion approved unanimously.

B. Recommend a Planning Commission Representative to the Zoning Board of Appeals:

Kain reported that each year the Planning Commission recommends a member to serve as a crossover member to the Zoning Board of Appeals (ZBA). Kain noted that the City Commission will receive the recommendation and make the appointment.

Motion by Dailey, support by Kostrzewa, to recommend that the City Commission appoint Commissioner Friedrich to serve as the crossover member to the ZBA.

Motion approved unanimously.

C. Community Improvement Awards:

Kain reported that a list has been prepared of eligible projects to receive the 2017 Community Improvement Award. Kain reminded the commissioners that three awards are generally presented: one for commercial, one for multiple-family or non-family residential and one for single-family residential projects. Projects must have been completed in 2017 to be considered.

Kain noted that an online survey will be sent out on February 2nd with responses requested by Friday, February 16th. The results of the survey will be included in the draft 2017 Annual Report that will be included in the March meeting packet.

XIII. Other:

A. Staff Report:

1. Administrative Reviews: Kain reported that a site plan was approved for 2125 S. Mission, Mt. Pleasant Shopping Center, to mill, repave and restripe the parking lot and to modify the existing Kmart building.

2. March Planning Commission meeting - anticipated agenda items: Kain reported that the Commission would be considering the cases that were postponed. In addition, he is anticipating a special use permit request for a liquor store, similar to the ones approved in 2017. Along with these cases, the Commission will also be reviewing a draft of the 2017 Annual Report.

XIV. Adjournment:

Motion by Dailey, support by Liesch, to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:20 p.m.

bam