

**Mt. Pleasant Planning Commission  
Minutes of Regular Meeting  
June 27, 2019**

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

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

Staff: Kain

**II. Approval of Agenda:**

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

Motion approved unanimously.

**III. Approval of Minutes**

**A. June 6, 2019 Regular Meeting**

Motion by Dailey, support by Rise, to approve the minutes from the June 6, 2019 regular meeting as submitted.

Motion approved unanimously.

**IV. Zoning Board of Appeals Report for June:**

Kain reported that the ZBA did not meet in June.

**V. Communications:**

Kain reported that there no communications this month.

**VI. Public Hearings:**

**A. TC-19-02**

Kain referred to the proposed ordinance amendment introduced to the board last month that would amend Section 154.114 of the zoning ordinance to regulate the reconstruction of certain non-conforming parking lots. Kain noted that if the board recommends approval, this would then go to the City Commission for adoption.

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

Motion by Liesch, support by Dailey to recommend that the City Commission adopt Text Change 19-02.

Motion by Rise, support by Irwin to amend the proposed language to strike “provided it complies with all other standards of the zoning ordinance and is associated with a permitted land use” and add in its place “provided it complies with all other vehicular parking standards and there is no increase in the degree and manner of non-conformance from the zoning ordinance.”

Discussion ensued on the merits of the proposed amendment. Rise clarified that the intent of the amendment was to clarify what standards must be met when a parking lot is reconstructed and that the parking lot could not be expanded or made to be more non-conforming than it already is. Kain recommended that if there was support for such an amendment, that the Planning Commission postpone action tonight to enable preparation of updated language and review of that language by the City Attorney to ensure that attempt is accomplished.

Chair Hoenig called the question on the proposed amendment to the original motion. Motion failed 6-1, with Rise voting in favor.

Chair Hoenig called the question on the original motion to recommend that the City Commission adopt Text Change 19-02. Motion failed unanimously.

Commissioner Dailey requested clarification on the Planning Commission's intent to review an updated ordinance which reflected the intent of the proposed amendment introduced by Commissioner Rise. Kain confirmed that if the matter is postponed to the August meeting staff will prepare an updated ordinance to that effect for public hearing.

Motion by Dailey, support by Liesch to postpone further action on Text Change 19-02 until the August 1, 2019 regular meeting.

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 portion of the meeting was closed.

## **VIII. Site Plan Reviews:**

None

## **IX. Unfinished Business:**

None

## **X. New Business:**

**A.** Discuss and consider setting a public hearing on a proposed rezoning of parcel 17-000-11-606-00 from CD-3L (Sub-Urban Large Lot) to CZ (Civic Zone).

Kain introduced the proposed map amendment which would rezone a parcel owned by the City from CD-3L to CZ, consistent with the manner in which all other City park parcels are zoned. The parcel was erroneously shown as CD-3L when the 2018 zoning map was adopted.

Kain recommended that the Planning Commission set a public hearing on the rezoning at their August 1, 2019 regular meeting.

Motion by Dailey, support by Rise, to set a public hearing to consider rezoning parcel 17-000-11-606-00 from CD-3L to Civic Zone at the August 1, 2019 regular meeting.

Motion approved unanimously.

**XI. Other:**

**A. Staff Report:**

Kain indicated that one site plan was approved administratively in June for 1101 W. Broadway. Kain further indicated that there would be several items on the August agenda, including the public hearing item postponed and the public hearing set this evening. Staff may also be bringing 4-5 additional text changes for introduction and discussion. In addition, we may see a SUP for a group day care and possibly a SUP for an amendment to a rooming dwelling that was approved last year. Staff may also bring forward another map amendment/rezoning for 10 parcels on the west side of Mt. Pleasant that would be a better fit for the sites.

**XII. Adjournment**

Motion by Dailey, support by Liesch, to adjourn.

Motion approved unanimously. Meeting adjourned at 8:30 p.m.

jik