

**Mt. Pleasant Planning Commission
Minutes of Virtual Work Session
September 3, 2020**

Present: Corey Friedrich, Lesley Hoenig, Susan Horgan, Matt Liesch, Christine Ortman

Absent: Bill Dailey, Glen Irwin, Mike Kostrzewa, Kathy Rise

Staff: Jacob Kain

Chair Hoenig convened the meeting at 7:36 p.m.

Kain reported that staff has had several meetings with the Home Builders Association (HBA) and individual builders regarding the residential standards of the zoning ordinance. He noted that following previous work sessions the Planning Commission consensus was to leave the standards as is and revisit in early 2021.

Kain noted that staff has maintained dialogue with the HBA and that recent discussions have been productive and resulted in common ground on potential solutions that respect the spirit of the code as currently written and the public input that was received during the development stages. The proposed changes introduce some flexibility that would permit housing development that may be a better fit in certain neighborhoods.

Kain shared a draft ordinance and reviewed the proposed changes that address front setbacks for principal buildings and accessory buildings; garage location; and roof pitch. There are further recommended changes to frontage buildout and decks and patios.

Discussion ensued on whether the changes would “water down” the code. Kain responded that because most of the City’s residential neighborhoods are largely built out most new home construction occurs on in-fill lots. The proposed amendments could help these new homes fit into the existing neighborhoods while maintaining a high-quality standard.

Commissioner Liesch requested clarification on the definition of a lot layer which Kain provided.

Vice-Chair Horgan asked for clarification on the change regarding patios and decks. Kain responded that the proposed change was to simply add the word “or” to allow patios *or* decks in the front, as he believes the word was inadvertently left out in the current code, and to clarify that both are permitted in the first lot layer within certain limits.

Kain noted that additional discussion could be held at the next regular meeting, at which time he will be recommending that the Planning Commission set a public hearing for their November meeting. Staff expressed appreciation for the willingness of the HBA to remain engaged in dialogue regarding their concerns until a solution could be reached.

Work session adjourned at 7:51 p.m.