

**Mt. Pleasant Planning Commission  
Minutes of Special Meeting  
August 17, 2017**

**I.** Chair Hoenig called the meeting to order at 7:02 p.m.

Present: Driessnack, Hoenig, Horgan, Joseph, Liesch  
Absent: Dailey, Friedrich, Irwin, Kostrzewa

Staff: Kain, Murphy

**II. Approval of Agenda:**

Motion by Liesch, support by Driessnack, to approve the agenda.

Motion approved unanimously.

**III. Approval of Minutes**

**A. August 3, 2017 regular meeting:**

Motion by Liesch, support by Horgan, to approve the August 3, 2017 regular meeting minutes.

Motion approved unanimously.

**B. August 3, 2017 work session:**

Motion by Joseph, support by Liesch, to approve the August 3, 2017 work session minutes.

Motion approved unanimously.

**IV. Communications:**

Kain reported one communication was received from Sally Rudy and provided copies to the Planning Commission.

**V. Public Hearings:**

None

**VI. Public Comments**

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

**VII. Site Plan Reviews:**

None

**VIII. Unfinished Business:**

None

**XI. New Business:**

None

**X. Work Session:**

**A. Draft zoning ordinance**

1. Public review update

Kain reminded the Board that the comment period ends August 24th, after which time the ability to modify the code under our contract with TPUDC will be very limited.

Kain shared the City Commission's direction in regards to five areas of the ordinance they had concerns over.

- ZBA reappointment timeline - change language from "within one month" of a vacancy to "as soon as practicable."
- Map change - A portion of the area along Leaton and Michigan Streets that does not front on Broadway Street would be designated as CD-3 rather than CD-4.
- LED signage - Allow certain kinds with restrictions.
- Duplexes - under current draft, not allowed in CD-3 or CD-3L; proposal to allow in those districts only when one unit is owner-occupied.
- Accessory dwellings - current draft maintains existing prohibition; proposal to allow in the CD-3, CD-3L, and CD-4 districts with a requirement that one unit be owner-occupied in CD-3 and CD-3L.

Those in attendance indicated agreement with the proposed changes.

2. Development scenarios

Kain presented three scenarios of development under the new code to illustrate what would be possible:

- Scenario #1 - A commercial/mixed use development in the current C-3 / proposed CD-4 district on Mission Street.
- Scenario #2 - A rooming dwelling redevelopment in the current M-2 / proposed CD-4 district.
- Scenario #3 - A single-family dwelling in the current R-2 / proposed CD-3L district.

3. Discussion on ordinance and map

Discussion ensued on setbacks and placement of buildings on lots, especially along the Mission Street corridor, and how it may affect the aesthetics and walkability in the community; the deletion of parking requirements and how that may affect new developments; proposed map changes in the neighborhood north of campus; the organization of the proposed ordinance; and the desire to maintain unique and higher quality development such as what current redevelopment processes require.

4. Timeline

Kain reviewed the timeline for the remaining steps prior to adopting a new ordinance:

- Comments due to staff by August 24th.
- Final draft is expected by the beginning of October.
- At their September meeting the Planning Commission will be asked to set a special meeting for October 19th for the public hearing on the proposed zoning ordinance and map.
- The Planning Commission public hearing would take place on October 19th.
- The City Commission is expected to hold the public hearing and vote on final adoption on November 13th.
- If adopted on that date, the new code would be effective on December 13th.

**XI. Adjourn:**

Motion by Driessnack, support by Liesch to adjourn.

Meeting adjourned at 8:34 p.m.

bam