

Joint Meeting of the Mt. Pleasant City Commission and
the Mt. Pleasant Planning Commission
Thursday, March 4, 2021
6:00 p.m.

Agenda

CALL TO ORDER:

ROLL CALL:

ADDITIONS/ DELETIONS TO AGENDA:

STAFF RECOMMENDATIONS AND REPORTS:

1. Review Planning Commission's 2020 Annual Report.
2. Discuss 2021 priorities.

PUBLIC COMMENT:

ADJOURNMENT:

2020 annual report

MT. PLEASANT PLANNING COMMISSION

Mt. Pleasant
[meet here]

CITY OF MT. PLEASANT PLANNING COMMISSION - 2020

Lesley Hoenig, Chair
Susan Horgan, Vice-Chair
William Dailey
Corey Friedrich
Glen Irwin
Michael Kostrzewa
Matthew Liesch
Christine Ortman
Kathy Rise

STAFF

Jacob Kain, AICP, City Planner
Becky Murphy, Office Professional
Laura Delamater, Office Professional

INTRODUCTION

This report is provided in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008. It reports the Commission's operations during the 2020 calendar year and the status of planning activities.

APPLICATION SUMMARY

The following table and chart provide a summary of the number of planning applications processed by the City in 2020, as well as the previous five years.

Planning Commission Applications by Type

Application Type	2015	2016	2017	2018	2019	2020
Special Use Permits	17	15	21	14	13	14
Site Plan Reviews	24	24	19	12	18	15
Map Amendments (Rezoning)	0	2	1	0	2	1
Text Amendments	9	2	1	3	6	2
Total Applications	50	43	42	29	39	32

In 2020, the Planning Commission held nine meetings and three work sessions. The annual joint meeting with the City Commission did not occur due to COVID-19. All meetings beginning with the May meeting were held electronically using Zoom.

PROJECT ACTIVITY

In 2020, the Planning Commission continued work on a new City Master Plan. The final draft plan was made available to the public via the project website in January. In August, the City hosted a virtual open house and made available an interactive plan web tool and survey. Public hearings on the plan were held by the Parks and Recreation Commission in September, the Planning Commission in October, and the City Commission in November. The plan was adopted by the City Commission on November 9, 2020.

The Planning Commission recommended adoption of two text changes and one map amendment in 2020, all of which were ultimately approved by the City Commission. This included an extensive ordinance update of residential building standards that resulted from extensive discussion and collaboration with the Home Builders Association of Central Michigan.

DEVELOPMENT ACTIVITY

Three special use permit and site plan review applications for adult-use marihuana retailers were reviewed and approved by the Planning Commission. Those establishments are proposed at 1005 Corporate, 901 E. Broomfield, and 1207 N. Mission.

Proposed adult-use marihuana retailers at 901 E. Broomfield (top) and 1207 N. Mission (bottom)



The Planning Commission also approved special use permits for a Class C medical marihuana grower and Class C adult-use marihuana grower at 1005 Corporate.

Green technology continues to grow as a land use within the City, with numerous commercial and residential solar projects coming online. The Planning Commission approved an 11-panel solar array at Coyne Oil in August. In October, the addition of two electric car charging stations was also approved at the adjacent Pickard Street Citgo. These are the first public charging locations in the City located on private property.

Solar array (top) and electric car charging stations (bottom) located at 910 W. Pickard



Renovation of a portion of the former Kmart store continued in 2020 with a buildout and façade replacement for Ulta Beauty. Hobby Lobby opened in a reconstructed portion of that site in 2019.

New Ulta Beauty location nears completion at 2123 S. Mission



Construction of Broadway Lofts is underway at 410 W. Broadway



Construction began on the long-awaited Broadway Lofts project at 410 W. Broadway. Project completion is expected by fall of 2021.

In the South Industrial Park, a crematorium has been constructed on a site sold by the Economic Development Corporation in 2020. The new building occupies a small portion of the otherwise vacant site and was designed to facilitate further development of the parcel in the future.

Clark Family Crematorium located at 3737 S. Isabella



2021 WORK PLAN

The Planning Commission discussed the 2021 work plan during a work session in December 2020. The priority work item for 2020 will be implementation of the Master Plan. The Planning Commission will also continue work on updates to its bylaws that began in 2020 and consider housekeeping amendments to the zoning ordinance.

COMMUNITY IMPROVEMENT AWARDS

Since 1979, the Planning Commission has presented Community Improvement Awards annually to recognize projects for their outstanding contributions to improving our community. For 2020, the following properties were recognized.

Residential Award

520 N. Brown

Owner: Melinda Wischmeyer



Commercial Award

114 S. Main

Owner: Keith Palmer, Jr.



Memorandum



TO: City Commission
Planning Commission

FROM: Jacob Kain
City Planner

DATE: March 4, 2021

SUBJECT: 2021 Planning Commission work plan

The Planning Commission discussed their work plan for 2021 in two work sessions in December 2020 and February 2021. Based on those discussions, the following items have been programmed for their work plan:

- Complete the update to the Planning Commission Bylaws and Rules of Procedure
- Master Plan implementation activities (as needed)
- Housekeeping amendments to the zoning ordinance on the following topics:
 - Missing middle housing
 - Green infrastructure (rain gardens, pervious pavement, electric car charging or solar energy, bicycle parking, native plantings, etc.)
 - Explicit standards for modifications to existing sites
 - Incentives for the conversion of non-conforming residential units
 - Increased opportunity for improvement of non-conforming properties
 - Site plan review threshold / minor improvement approval process
 - Development Parcel Plan threshold
 - Approval process for group day care homes
 - Special Regulated Uses list

Requested Action:

Discuss the proposed 2021 Planning Commission work plan.