

Regular Meeting of the Mt. Pleasant City Commission
Monday, April 25, 2022
7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Presentation recognizing Mt. Pleasant Citizens' Academy participants.
2. Presentation by Doug Bush on the Career and Technical Education (CTE) millage renewal for the Gratiot Isabella Regional Education Service District.

ADDITIONS/ DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

3. City Manager report on pending items.
4. First Quarter Investment Report.
5. Minutes of the Building, Fire and Sanitary Sewer Board of Appeals (June 2019).
6. Minutes of the Parks and Recreation Commission (October and November).
7. Resignation of Josh Jerome from the Local Development Finance Authority (LDFA) term to expire 12/31/2024.
8. Correspondence received regarding Broadway Central (12).

CONSENT ITEMS:

9. Approval of the minutes from the regular meeting held April 11, 2022.
10. Approval of the minutes from the closed session held April 11, 2022.
11. Consider Michigan Department of Transportation (MDOT) performance resolution for governmental agencies for the purpose of representing the City in transactions.
12. Consider award of contract for the 2022-2023 Street Sweeping Disposal to Fisher Transportation.
13. Consider award of contract for the Crapo Street Reconstruction project to McGuirk Sand and Gravel and budget amendment for the same.
14. Consider resolution establishing fee for minor site plan review.

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1.

City Commission Agenda

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15. Receive an ordinance to amend Chapter 110 of the Mt. Pleasant Code of Ordinances to allow the operation of pedicabs and set a public hearing for May 9, 2022 on the same.
16. Consider setting a public hearing for May 9, 2022 to obtain public input on the Michigan Economic Development Corporation (MEDC) Revitalization and Placemaking Grant proposal.
17. Receive an ordinance to amend Chapter 112 of the Mt. Pleasant Code of Ordinances and set a public hearing for May 9, 2022 on the same.
18. Receive an ordinance to amend Chapter 115 of the Mt. Pleasant Code of Ordinances and set a public hearing for May 9, 2022 on the same.
19. Receive an ordinance to amend section 154.410.B.4. of the Mt. Pleasant Zoning Ordinances to reference numeric limits for adult-use marihuana establishments and medical marihuana facilities and set a public hearing for May 23, 2022 on the same.
20. Consider budget amendment for the 2022 Brown Street Reconstruction project.
21. Consider approval of Payrolls and Warrants.

PUBLIC HEARINGS:

22. Public hearing on a redevelopment liquor license for Jib-Bob, LLC and consider approval of resolution on the same.
23. Public hearing on the Community Development Block Grant Water Related Infrastructure Program application and consider approval of resolution on the same.

NEW BUSINESS:

24. Consider approval of Broadway Central for the 2022 season and consider budget amendment for the same.

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

CLOSED SESSION:

RECESS:

WORK SESSION:

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1.

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25. Presentation and discussion on 2023-2028 Capital Improvement Plan.
26. Discussion on Housing Study next steps.

ADJOURNMENT:

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1.

TO: MAYOR AND CITY COMMISSION

APRIL 19, 2022

FROM: AARON DESENTZ, CITY MANAGER

SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

Receipt of Petitions and Communications:

Consent Items:

11. Consider Michigan Department of Transportation (MDOT) performance resolution for governmental agencies for the purpose of representing the City in transactions.
 - a. The resolution in your City Commission packet is required by MDOT in order to conduct work with the organization. The City agrees to meet certain performance requirements such as requiring contractors to carry insurance, to hold MDOT harmless in activities, etc. The resolution also reaffirms several positions within the City as able to request MDOT permits. The appointees are the same as in previous years.
12. Consider award of contract for the 2022-2023 Street Sweeping Disposal to Fisher Transportation.
 - a. The City has received one (1) bid for street sweeping for the 2022 and 2023 year. Bids are done on a per ton of material to dispose with an estimate of 1,500 tons of material disposed in a given year. The bid from Fisher Transportation is slightly higher per ton (\$27.82 vs. \$24.82) than budgeted. The City's budget is able to absorb the increase with no need for a budget amendment.
13. Consider award of contract for the Crapo Street Reconstruction project to McGuirk Sand and Gravel and budget amendment for the same.
 - a. The City received three (3) bids for the reconstruction of Crapo Street between High and Broadway. The project includes removal and replacement of existing asphalt and subbase as well as new curb and gutter. The 6-inch water main will be replaced with a new 8-inch water main for increased water flow along the route. Construction is set to begin August 2nd. Staff is recommending award to the low bidder McGuirk Sand and Gravel of Mount Pleasant. The bid was lower than estimated in the street fund portion of the project but higher in the water fund portion. Authorization of the bid will also require a budget amendment of \$93,723 in the water fund.
14. Consider resolution establishing fee for minor site plan review.
 - a. Now that the City Commission has approved the minor site plan amendment to the zoning ordinance, a fee must be set for this service. Staff is proposing the fee be set to \$200. This is in accordance with City policy.
15. Receive an ordinance to amend Chapter 110 of the Mt. Pleasant Code of Ordinances to allow the operation of pedicabs and set a public hearing for May 9, 2022 on the same.
 - a. Following City Commission direction in 2021, staff worked with the City Attorney to draft the attached ordinance to allow for and regulate the operation of pedicabs within the City. The ordinance sets the minimum requirements for operation including the issuance of a license, safety standards, and regulation of operations. These regulations include operation only on City streets and no operation on MDOT, County, or CMU controlled streets unless crossing those streets at a traffic signal. Lastly, hours of operation will not allow pedicabs to operate between 12:00am and

8:00am. Approval of the consent agenda will set a public hearing on the issue for May 9, 2022.

16. Consider setting a public hearing for May 9, 2022 to obtain public input on the Michigan Economic Development Corporation (MEDC) Revitalization and Placemaking Grant proposal.
 - a. The MEDC has released the application materials for the RAP grant. The City intends to apply for \$1 million in funding and match the program with \$500,000 in funding for the reconstruction of the Town Center property per the 2050 Master Plan. The City Commission is asked to set a public hearing on May 9th for consideration of the project. Following the public hearing, staff will ask the Commission for approval to submit for the grant.
17. Receive an ordinance to amend Chapter 112 of the Mt. Pleasant Code of Ordinances and set a public hearing for May 9, 2022 on the same.
 - a. Following direction from the City Commission at our last meeting held 04/11/2022, staff has prepared the attached ordinance which amends the City's marijuana ordinances. Both items 17 and 18 are submitted in accordance with this request. The ordinances remove the current caps in place for marijuana businesses and instead allows for an unlimited number of businesses to operate within the City boundaries. Potential businesses are still held to the City's standards for obtaining a license including the required State of Michigan application and licensing process and submission of an application which includes a great deal of information on the potential business. The City also has existing buffer zones that will keep businesses away from schools, churches, and CMU. Included in your packet at the request of another City Commissioner is a copy of the reciprocity ordinance that was reviewed by the City Commission at our last meeting.
18. Receive an ordinance to amend Chapter 115 of the Mt. Pleasant Code of Ordinances and set a public hearing for May 9, 2022 on the same.
19. Receive an ordinance to amend section 154.410.B.4. of the Mt. Pleasant Zoning Ordinances to reference numeric limits for adult-use marihuana establishments and medical marihuana facilities and set a public hearing for May 23, 2022 on the same.
 - a. The City's zoning ordinance contains language related to the caps set on particular marijuana businesses similar to the above two (2) referenced ordinances. The caps are covered in the police powers/regulatory ordinance in chapters 112 and 115. Staff recommends this still happen regardless of any action on the above two (2) ordinances. Approval at this point will set a public hearing on the issue for May 23rd.
20. Consider budget amendment for the 2022 Brown Street Reconstruction project.
 - a. The City received a Small Urban Program grant through MDOT for part of the funding required for the reconstruction of Brown Street from North Street to High Street. Since this project is part of the MDOT Small Urban program, MDOT takes responsibility for the bidding and administration of the contract. Because the bids came in higher than anticipated, MDOT requires City approval before the contract can be awarded to the low bidder Malley Construction. Staff has also identified a number of water valve replacements which are included in the bid but were not originally budgeted for. In order to move forward, the City Commission will need to approve a budget amendment of \$95,980 in the Major Street fund and \$37,470 in the Water fund.

Public Hearings:

22. Public hearing on a redevelopment liquor license for Jib-Bob, LLC and consider approval of resolution on the same.
 - a. Jib-Bob is a Korean restaurant that is relocating to 214 N. Franklin St. They are applying for a redevelopment liquor license through the State of Michigan. Jib-Bob meets the requirements set by the State for this license. A public hearing is required prior to consideration of approval by the City Commission. Following the public hearing, the City Commission is requested to approve the attached Resolution.
23. Public hearing on the Community Development Block Grant Water Related Infrastructure Program application and consider approval of resolution on the same.
 - a. The City is applying for a grant through the CDBG program for \$1.7 million with a \$500,000 match from the City for the rehabilitation of the City's anaerobic digester at the Water Resource Recovery Facility (WRRF). The City is required to hold a public hearing ahead of submitting a grant application. If the City is unsuccessful, the rehabilitation project will occur as part of the next phase of our WRRF project.

New Business

24. Consider approval of Broadway Central for the 2022 season and consider budget amendment for the same.
 - a. At our last City Commission meeting on 04/11/2022 the City Commission revisited the topic of closing down a section of Broadway Street for the 2022 season. The City Commission provided direction to the City staff that they would like to reconsider the issue and that staff should bring back a list of activities to adequately use the space and to justify the continued closure of the street. At this meeting, staff will provide an update on our current status regarding the activities we can currently commit to as well as a list of activities that the staff is working on. That second list is still being worked on. Staff is asking the City Commission for another two (2) weeks to finalize commitments for activities within the space and to present those activities to the City Commission on May 9, 2022.

Memorandum



TO: Aaron Desentz
City Manager

CC: William R. Mrdeza
Director of Community Services and Economic Development

FROM: Jacob Kain
City Planner

DATE: April 25, 2022

SUBJECT: 2022 Citizens' Academy recognition

The 2022 Citizens' Academy concluded on Tuesday, April 19. Our program this year was unique, as we welcomed back many participants from 2020 due to that year's program being cut short due to the pandemic, as well as had several first-time participants.

The seventeen participants have had an inside look at municipal government at the City, including presentations from staff and tours of City facilities. You will recall that the academy includes seven, two-and-a-half hour sessions.

2022 participants included:

Daria Blond	Melissa Hovey	Kelli Nicholas
Megan Crain	Elizabeth Husbands	Bob Peters
Charles Crespy	Ann Krzyzaniak	Kristen Peters
Dan Dahman	Qi Liao	Alexander Redei
Hanna Demerath	Dan Marvin	Jordan Rios
Teresa DeRoche	Kati Mora	

These participants should be commended for their interest in local government and their active participation over the course of the program.

The seventh annual Citizens' Academy is scheduled to begin in February 2023.

Requested Action:

Recognize the participants at the April 25, 2022 City Commission meeting.

TO: MAYOR AND CITY COMMISSION

APRIL 20, 2022

FROM: AARON DESENTZ, CITY MANAGER

SUBJECT: CITY MANAGER REPORT ON PENDING ITEMS

This report on pending items reflects the current status of tasks that were previously agreed to.

1. Task Related Issues:

SHORT DESCRIPTION OF TOPIC	MEETING TOPIC WAS AGREED TO	REQUESTED DUE DATE	STATUS AS OF 4-20-2022
Charter Amendment Provide resolution language for changing 3-year terms to 4-year terms in 2022 election	August 9, 2021	ASAP	Attorney General's Office reviewed the proposed charter amendment and now disputes the need for a Charter amendment. City Attorney's office is providing a reasoning behind the needed amendment. Assuming the AG's Office signs off on the language, we assume a 2022 ballot question on the proposed amendment. Communication with the AG's office continues. It is currently believed that this will need to be on the November 2022 ballot.

Please note items that have changed since the last report are highlighted in yellow for easy reference.

**CITY OF MT. PLEASANT
INVESTMENT REPORT
MARCH 31, 2022**

PORTFOLIO SUMMARY

PORTFOLIO BY INVESTMENT TYPE:

<u>Investment Type</u>	<u>31-Mar-22 Balance</u>	<u>Interest Rate</u>	<u>Percentage of Portfolio</u>
Demand Deposits:			
Isabella Bank Checking	\$ 1,309,703.59	0.1200%	4.6574%
Federated Government Obligatic	119,384.03	0.1400%	0.4245%
MBIA CLASS Investment Pool	2,731,271.18	0.2781%	9.7127%
Isabella Bank -Insured Cash Sweep	16,304,287.41	0.1000%	57.9796%
Fixed Income:			
Municipal Bonds	3,678,531.00	0.6360%	13.0812%
Government Agencies	2,955,038.80	1.5340%	10.5084%
US Treasuries	1,022,504.28	0.9780%	3.6361%
Portfolio Total	<u><u>\$28,120,720.29</u></u>		<u><u>100.00%</u></u>

PORTFOLIO BY FINANCIAL INSTITUTION/BROKER:

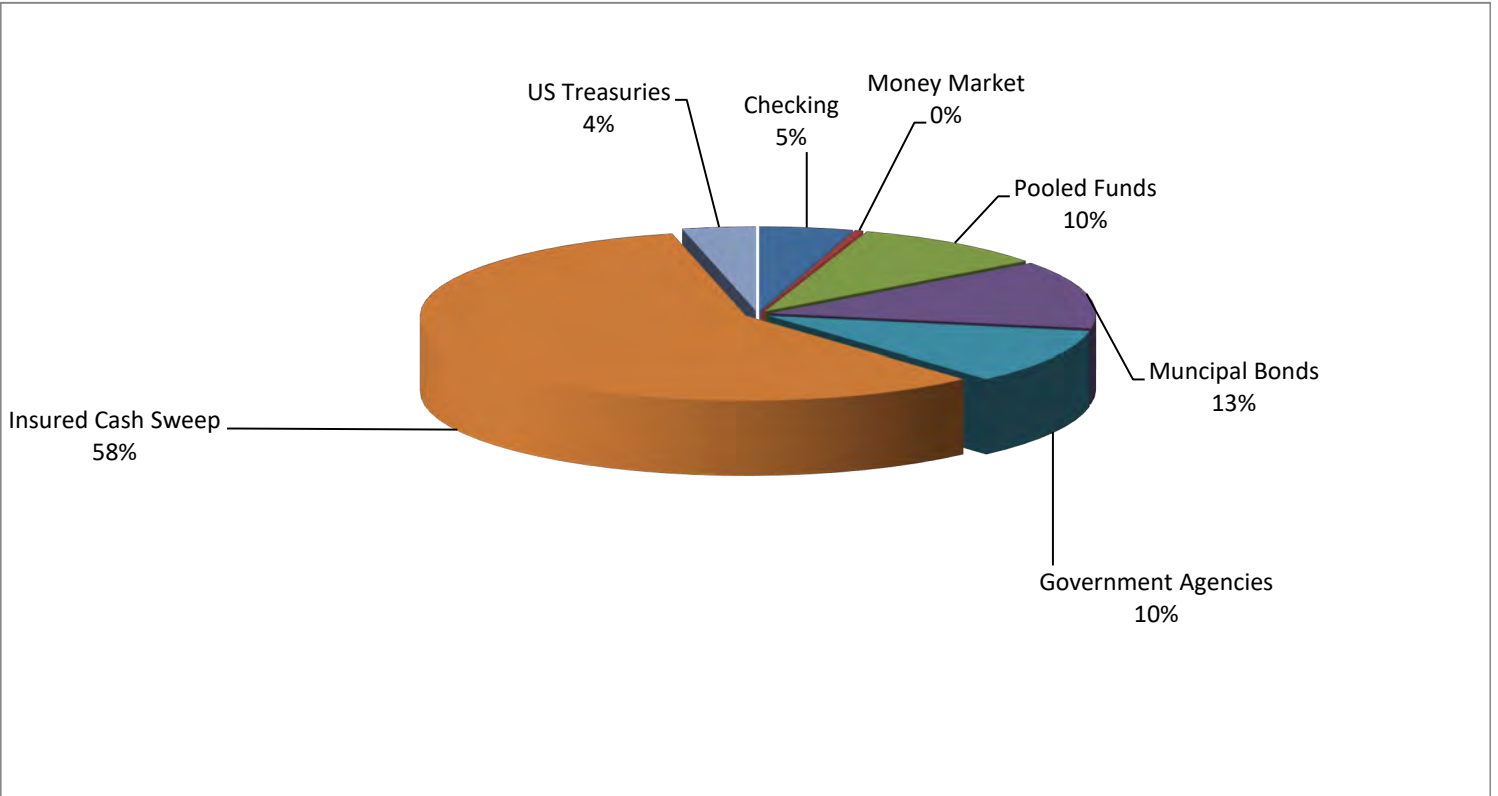
	<u>31-Mar-22 Balance</u>	<u>Percentage of Portfolio</u>
Meador Investment Management	\$ 7,775,458.11	27.65%
MBIA CLASS	2,731,271.18	9.71%
Isabella Bank	1,309,703.59	4.66%
Insured Cash Sweep	16,304,287.41	57.98%
Portfolio Total	<u><u>\$28,120,720.29</u></u>	<u><u>100.00%</u></u>

All investments were made in accordance with the investment policy dated May 26, 1998 including CDARS revision dated September 14, 2009.

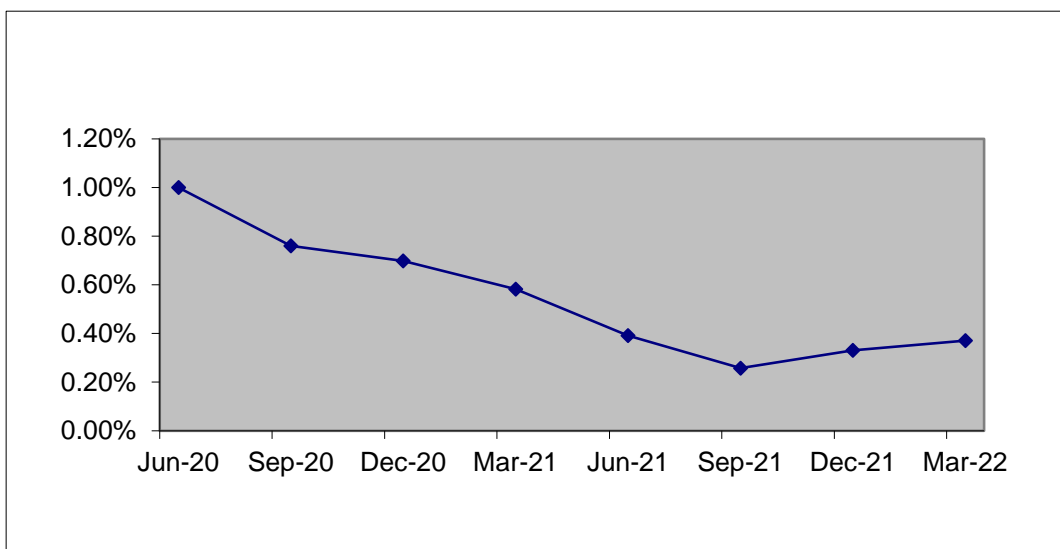
**CITY OF MT. PLEASANT
INVESTMENT REPORT
MARCH 31, 2022**

PORTFOLIO SUMMARY (Continued)

Portfolio by Investment Type



Interest Rates



**CITY OF MT. PLEASANT
INVESTMENT REPORT
MARCH 31, 2022**

FIXED INCOME PORTFOLIO - Balance March 31, 2022

Municipal Bonds

<u>Bank Name</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount / Premium Amount</u>
Chippewa Valley School	29-Sep-20	01-May-23	944	0.4780%	\$ 255,000.00	\$ 255,000.00
River Rouge School	13-Oct-20	01-May-22	565	0.4410%	280,000.00	280,000.00
River Rouge School	13-Oct-20	01-May-23	930	0.5140%	765,000.00	765,000.00
River Rouge School	13-Oct-20	01-May-24	1296	0.7170%	495,000.00	495,000.00
Allegan Schools	20-Oct-20	01-May-23	923	0.3990%	275,000.00	275,000.00
Allegan Schools	20-Oct-20	01-May-22	558	0.2830%	310,000.00	310,000.00
Dexter Schools	24-Mar-21	01-May-23	768	0.2500%	250,000.00	250,000.00
Dexter Schools	24-Mar-21	01-May-24	1134	0.3800%	250,000.00	250,000.00
Elk Rapids Schools	25-Mar-21	01-May-25	1498	4.0000%	100,000.00	113,531.00
Lake Orion Schools	29-Jun-21	01-May-25	1402	0.8500%	250,000.00	250,000.00
Midland Public Schools	27-Jul-21	1-May-26	1739	1.1030%	135,000.00	135,000.00
Plymouth/Canton School	8-Sep-21	1-May-26	1696	0.7910%	300,000.00	300,000.00

Total Municipal Bonds

\$ 3,665,000.00 \$ 3,678,531.00

Government Agencies

<u>Issuer</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount Amount</u>
FFCB	05-Sep-19	05-Sep-24	1827	1.4900%	\$ 310,000.00	\$ 309,435.80
FHLB	09-Aug-19	16-Aug-24	1834	1.6100%	750,000.00	749,512.50
FHLB	15-Aug-19	15-Aug-24	1827	1.5500%	1,000,000.00	997,650.00
FNMA	26-Nov-19	15-Oct-24	1785	1.6250%	250,000.00	249,402.50
FNMA	29-Jan-20	06-Sep-22	951	1.3750%	250,000.00	249,400.00
FFCB	05-Oct-20	05-Oct-23	1095	1.6100%	300,000.00	300,000.00
FHLB	01-Oct-21	12-Jun-26	1715	0.8750%	100,000.00	99,638.00

Total Government Agencies

\$ 2,960,000.00 \$ 2,955,038.80

US Treasuries:

<u>Issuer</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount Amount</u>
US Treasury	29-Aug-19	31-Aug-23	1463	1.4300%	\$ 530,000.00	\$ 528,902.73
US Treasury	23-Sep-21	31-Jul-25	1407	0.2500%	100,000.00	98,382.81
US Treasury	23-Sep-21	31-Aug-25	1438	0.2500%	100,000.00	98,269.53
US Treasury	29-Sep-21	30-Jun-26	1735	0.8750%	100,000.00	99,558.59
US Treasury	30-Sep-21	30-Sep-26	1826	0.8750%	100,000.00	99,339.84
US Treasury	12-Oct-21	30-Jun-25	1357	0.2500%	100,000.00	98,050.78

Total US Treasuries

\$ 1,030,000.00 \$ 1,022,504.28

Total Fixed Income Portfolio March 31, 2022

\$ 7,655,000.00 \$ 7,656,074.08

**CITY OF MT. PLEASANT
INVESTMENT REPORT
MARCH 31, 2022**

FIXED INCOME PORTFOLIO - Transactions During Quarter

PURCHASES:

<u>Company Name</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount/ Carrying Amount</u>
Total Purchases					\$ -	\$ -

MATURITIES:

<u>Company Name</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount/ Carrying Amount</u>
Called prior to maturity						
Total Maturities					\$0.00	\$0.00

**CITY OF MT. PLEASANT
INVESTMENT REPORT
MARCH 31, 2022**

INVESTMENT EARNINGS

SUMMARY:

Interest Earned on Fixed Income Maturities:	\$ -
Interest on Demand Deposits	4,327.13
Interest on Government Agency/Treasuries	21,797.50
Investment Fees	(1,929.21)
Interest/Discount Accrual December 31, 2021	(22,400.00)
Interest/Discount Accrual March 31, 2022	19,600.00
Total Interest Earned for Quarter	<u><u>\$ 21,395.42</u></u>

INTEREST EARNINGS BY FUND:

<u>Fund</u>	<u>Quarterly Interest</u>	<u>Year to Date Interest</u>	<u>Amended Budget</u>
General	\$7,177	\$7,177	\$ 30,000
Major Street	2,092	2,092	19,200
Local Street	890	890	8,250
Cemetery Trust	184	184	2,000
Special Assessment	271	271	1,500
Downtown Improvements/Parking	99	99	620
Capital Improvements	1,706	1,706	5,000
Mission Street DDA	729	729	3,000
TIFA	240	240	300
LDFA	123	123	750
BRDA	14	14	50
Airport	411	411	2,140
Water Resource Recovery	3,247	3,247	30,170
Water	3,206	3,206	24,730
Solid Waste	939	939	9,370
Restricted Donations	68	68	-
	<u><u>\$21,395</u></u>	<u><u>\$21,395</u></u>	<u><u>\$137,080</u></u>

Building, Fire and Sanitary Sewer Board of Appeals
Minutes of Regular Meeting
Monday, June 3, 2019

Meeting called to order by Kench at 4:00 p.m.

- I. Roll Call:** Cline, Kahn, Sommers, Nieporte
Absent: Fleming and Allen

Staff: Brian Kench, Building Official, Board Secretary
Doug Lobsinger, Assistant Fire Chief, Neighborhood Resource Unit Coordinator

- II. Approval of Agenda:** Motion by Cline, support by Kahn to approve the agenda.

Motion approved

- IV. Approval of Minutes:** Motion by Kahn, support by Cline, to approve minutes from February 12, 2019 as drafted.

Motion approved

- V. Communications:** Kench noted nothing to report

VI. New Business:

Chairman Nieporte asked staff to provide background on Case #BFS-19-02

Lobsinger shared the portion of the staff report, noting that Russell Minor and Corrine Williamson, who own a home at 617 S. Kinney Street, for consideration for a variance from section R311.5.1. The lower portion of the existing stairs measures 34 ½ inches where 36 inches is required. The stair system is part of the original construction of the home and matches the upper flight of stairs off the landing, which complies with the minimum width.

Kench noted that the home would be licensed as a single-family dwelling for a family or no more than two unrelated people.

Ms. Williamson indicated that they are looking to place the home into the rental program, to allow other occupant to occupied the home to provide care for the family member.

Kench noted that the residential code and Michigan rehab code for existing buildings allow flexibility with stair configuration in regards to width, head height, rise, run, etc.; however, the rental code requires all structure coming into the program for the first time to be updated as if a new structure, requiring a variance.

Discussion on the age of the home, and the impact of allowing the existing stair width, original to the home, ensured.

Cline moved to approve the variance request on the basis that the home that the construction is original to the home, constructed in the late 30's, and the home has been used as a single-family

dwelling since that the time. Cline noted that the reduction by 1.5” would not affect the safety aspect of the home to permit the request. Support by Sommers.

Motion approved.

VII. Other Business:

None

VIII. Old Business:

None

IX. Adjournment: Kahn moved to adjourn, supported by Cline. Motion Approved.

Meeting was adjourned at 4:10 p.m.

APPROVED MINUTES

Mt. Pleasant Parks and Recreation Commission
Electronically Conducted Regular Meeting
Tuesday, October 26, 2021, 6:00 p.m.

CALL TO ORDER – 6:04 p.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE/DECLARATION OF QUORUM – ROLL CALL AND LOCATION IDENTIFICATION

- A. Commission Members Present: Batcheller, Busch, Mitchell, Sponseller, Woodworth
- B. Commission Members Absent: Little
- B. Parks and Recreation Staff: Biscorner, Longoria, Way

APPROVAL OF AGENDA/MINUTES & COMMISSION BUSINESS

- A. Changes/Approval of Agenda – motion by Mitchell, second by Woodworth to approve the agenda as presented. All Ayes.
- B. Approval of Minutes – motion by Woodworth, second by Mitchell to approve the meeting minutes from Tuesday, September 28, 2021. All Ayes.

PUBLIC COMMENTS - none

PUBLIC HEARING

- A. Adopt-a-Bench Program – public hearing opened by Sponseller. There were not public comments; public hearing closed.
 - 1. Bonny Lyon
 - 2. Gene Kunst

Motion by Mitchell, second by Busch to approve the bench application petitioned by Julie Lyon honoring her mother Bonny Lyon and Terry Kunst honoring his brother Gene Kunst, who was KIA in Vietnam, and directs staff to complete the lifecycle agreements for the installation and maintenance of these benches per the City's Adopt-a-Bench Policy. All Ayes.

DEPARTMENT REPORTS

- A. Parks – Director Biscorner reported on the following:
 - Working on developing a maintenance plan for all park property, to include staff tasks/time
 - Fall cleanup and maintenance
 - City Commission approved purchase of an outdoor ice rink, to be located in the ball diamond outfield, where there is access to lights and a locked gate.
- B. Recreation – Director Longoria reported on the following:
 - Youth basketball and volleyball programs are up and running at Morey Courts. The program runs one night per week with practice and games on the same night. This format has been well received by parents. Facility space at Morey Courts continues to be tight.
 - PEAK onboarding staff challenges due to delays at Comp.

- Pumpkin Promenade Downtown this Friday, 10/29 from 4-6 pm. 25 businesses will be participating.
- Christmas Celebration planning ongoing, parade and fireworks on Sat. 12/4.
- Meeting with local photographer regarding picture services for our department.
- Turf Project – researching potential option for turf and field management program and managing staff time.
- Outdoor Adventure Climbing Club being offered in partnership with CMU RPL for 7-10 year olds. Looking to do more outdoor winter programming this season.

OLD/NEW BUSINESS

- A. Sharps Containers - CMDHD has proposed placing Sharps Containers in city park restrooms. These containers will be provided by and maintained by CMDHD. After discussion, Busch and Mitchell have concerns with the plastic containers being vandalized and would prefer vandal-proof metal containers.

Comm. Busch would also like to see, along with the containers, vandal proof signage, which would include a list of available resources in our area (ICRH, Addition Recovery, Suicide Awareness, etc.) Grant could be written for this expense.

Staff Longoria suggested an MMRMA Wrap Grant.

The metal boxes were discussed and how these could be retrofitted. Staff to look into options and will report back to commission.

- B. Chippewa River Master Plan – Few small steps needed until plan is finalized. Next steps including leveraging resources and work on development of trail. Thank you to our key stakeholders, including SCIT, CVB, Bob & Liz Busch of Buckley's Canoe, Chippewa Nature Center, Isabella County Parks and Recreation, CMU Biology.

OTHER BUSINESS/COMMISSIONER COMMENTS – The Recreation Staff is looking for a volunteer tractor driver for the Christmas celebration, Friday, December 3, from 5-8 pm for tractor rides in Town Center, and on Saturday, December 4, from 6-7 pm for the parade downtown.

ADJOURNMENT 6:34 p.m.

Approved MINUTES

**Mt. Pleasant Parks and Recreation Commission
Electronically Conducted Special Meeting
Wednesday, November 3, 2021, 6:00 p.m.**

CALL TO ORDER – 6:05 p.m.

ATTENDANCE/DECLARATION OF QUORUM

- A. Commission Members Present: Jim Batcheller, Liz Busch, Pete Little, Brian Mitchell, Brian Sponseller
- B. Commission Members Absent: Desirea Woodworth
- C. Parks and Recreation Staff: Longoria, Way

APPROVAL OF AGENDA/MINUTES & COMMISSION BUSINESS

- A. Changes/Approval of Agenda – motion by Batcheller, second by Mitchell to approve the agenda as present. All Ayes.

APPROVAL OF 2022 FEES & CHARGES

- A. Island Park Amphitheater – to set a rental fee for this amenity. After discussion,
The following recommendation for the adoption of the 2022 fees and charges for Mt. Pleasant Parks and Recreation was offered by Commissioner Mitchell and supported by Commissioner Busch.

WHEREAS, Chapter 97.04 of the City Code authorizes the City Commission to establish by resolution fees and charges for recreation and parks services and facilities, and

NOW, THEREFORE, BE IT RESOLVED, that the Mt. Pleasant Parks and Recreation Commission hereby recommends that the following fees and charges become effective beginning January 1, 2022 and

BE IT FURTHER RESOLVED, that the Parks and Recreation Directors are authorized to effect minor adjustments to the following fees and charges in order to maximize citizen participation and effect positive community cooperation in recreation and parks services.

Island Park	Proposed 2022	
	Resident	Non-Resident
Community Arts Pavilion, Weekday	Daily \$35.00	\$55.00
Community Arts Pavilion, Weekend	Daily \$65.00	\$90.00

Resolution unanimously adopted.

I, Philip Biscorner, Director of Parks & Public Spaces for the City of Mt. Pleasant, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Mt. Pleasant Parks and Recreation Commission at a special meeting held Wednesday, November 3, 2021.

B. Recreation Fees – after discussion regarding these affected fees,

The following recommendation for the adoption of the 2022 fees and charges for Mt. Pleasant Parks and Recreation was offered by Commissioner Busch and supported by Commissioner Batcheller.

WHEREAS, Chapter 97.04 of the City Code authorizes the City Commission to establish by resolution fees and charges for recreation and parks services and facilities, and

NOW, THEREFORE, BE IT RESOLVED, that the Mt. Pleasant Parks and Recreation Commission hereby recommends that the following fees and charges become effective beginning January 1, 2022 and

BE IT FURTHER RESOLVED, that the Parks and Recreation Directors are authorized to effect minor adjustments to the following fees and charges in order to maximize citizen participation and effect positive community cooperation in recreation and parks services.

	Proposed Fee Structure	
Program	Resident	Non Resident
Basketball K-6	\$53	\$75
Spring Soccer	\$53	\$75
Tee Ball	\$42	\$59
Flag Football	\$53	\$75
Fall Soccer	\$53	\$75
Mini Soccer	\$35	\$49
Dodgeball	\$37	\$52
*Youth Volleyball K-2	\$46	\$65
*Youth Volleyball 3-6	\$53	\$75
DDDN pre-register	\$32	\$45
*DDDN at the door	\$48	\$68
Start Smart Programs	\$42	\$59

I, Ryan Longoria, Director of Recreation and Sports for the City of Mt. Pleasant, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Mt. Pleasant Parks and Recreation Commission at a special meeting held Wednesday, November 3, 2021.

*These items were missed at the November 3, 2021 meeting. An online poll was sent to commissioners and all agreed to include these fees in the original resolution.

OTHER BUSINESS/COMMISSIONER COMMENT Comm. Batcheller gave his thanks to Liz Busch for her service on the Parks & Recreation Commission and offered his congratulations for winning a seat on the City Commission.

ADJOURNMENT 6:13 p.m.

From: [Josh Jerome](#)
To: [Pritchard, Addie](#)
Subject: LDFA Board Resignation
Date: Friday, April 8, 2022 8:42:02 AM

EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning, Addie,

I hope this email finds you well. Please consider this email to be formal notice of my resignation from my seat on the LDFA Board. My family has recently moved, and unfortunately I no longer meet the criteria for Board membership. Thank you for the opportunity to have served with such great people for as long as I was able.

All the best,

Josh Jerome
989-560-6321

From: [Shannon Palmer](#)
To: [city manager](#)
Subject: Broadway Central
Date: Thursday, April 14, 2022 9:16:51 PM

EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am contacting you to voice my support in favor of closing Broadway to create Broadway Central again this summer. It was a great place to build community and meet up with people. My family spent more time and money downtown than we ever have before. There is so much potential for creating events that improve the atmosphere and economy downtown with Broadway Central. We would often gather as a group and order food from several restaurants while the kids played safely on the street drawings. Not creating it again would be a step backwards. Please reconsider your decision and use this to do something positive for Mt. Pleasant.

Shannon Palmer
Mt. Pleasant resident for 10 years

Sent from my iPhone

From: [Sarah Grinn](#)
To: [city manager](#)
Subject: Broadway summer closure
Date: Thursday, April 14, 2022 11:19:28 PM

EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!

Just dropping a line to say that having Broadway closed was a fantastic way to bring people together outside, and safely! I'd absolutely love to see that as a standard feature. It adds a "city feel" to MP.

Thank you!
Sarah Grinn

From: [Jenny McDonald](#)
To: [city manager](#)
Subject: Broadway closure
Date: Friday, April 15, 2022 7:19:32 AM

EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Aaron,

I want to express how wonderful the experience was last summer during the closure of Broadway street. It truly gave a hub to gather and enjoy the services of all restaurants and businesses in the downtown district. Even more so on Saturdays when visitors could shop with pets and children safely during the farmers market. The colorful tables, umbrellas and plantings made the space inviting. We checked out businesses new to us weekly.

I hope the City will reconsider and once again provide this wonderful gathering place for residents and visitors.

Thank you for your consideration.

Jenny McDonald

Sent from my iPhone

From: [Daniel Weber](#)
To: [city manager](#)
Subject: Downtown MP
Date: Friday, April 15, 2022 8:49:38 AM

EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Fellow Community Members,

My family and I have been living in Mt Pleasant the last 11 years. We love the area. We love the parks, the university, and the community. One of our favorite things Mt Pleasant has to offer is its downtown area in the summer. With the one block of Broadway blocked off, we spend a few days a week in the summer on Broadway, shopping, eating, visiting with friends, and other community members. It's a safe, fun attraction for families that makes our town unique. I recently heard that this year, Broadway may stay open to traffic, and we may lose one of my family's favorite attractions. I hope the city will reconsider. Having the one block closed off to automobiles allows more people to enjoy the downtown shops, restaurants, and vendors in a unique, safe atmosphere.

I hope Mt Pleasant can continue to utilize the downtown area this way.

Thank you for your time.

Dan Weber

--

Daniel Weber
6th Grade Math
Mt. Pleasant Middle School

CONFIDENTIALITY NOTICE: This message may contain confidential information, including, but not limited to, student personally identifiable information. Such information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, printing, distribution, or the taking of any action in reliance on the contents of the information contained herein is strictly prohibited. If you receive this e-mail message in error, please immediately notify me by telephone to arrange for the return of the original document to me. Please also delete the message from your computer. Thank you.

From: [Jodi Roed](#)
To: [city manager](#)
Subject: Block Broadway
Date: Friday, April 15, 2022 10:49:59 AM

EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please consider blocking Broadway. Having that space away from traffic us amazing. Bonus that there are lots of ways around downtown ! Thanks!

CONFIDENTIALITY NOTICE: This message may contain confidential information, including, but not limited to, student personally identifiable information. Such information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, printing, distribution, or the taking of any action in reliance on the contents of the information contained herein is strictly prohibited. If you receive this e-mail message in error, please immediately notify me by telephone to arrange for the return of the original document to me. Please also delete the message from your computer. Thank you.

From: [Amy Ford](#)
To: [city manager](#)
Subject: Downtown streets for summer
Date: Friday, April 15, 2022 10:53:08 AM

EXTERNAL Message Warning

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Dear Mr. Desentz,

Please block off the streets downtown for summer. Allow those businesses to set up dining space outside and host events, including the farmers market. It is the only good thing that has emerged from the pandemic. There's plenty of parking elsewhere, So I doubt if it hurts their businesses. If anything, it seems like it would increase their business to have a wonderful space where the community can come dine, and shop. Thank you for considering my request.

Amy Ford Mount Pleasant resident.

From: [Janice Tomasik](#)
To: [city manager](#)
Subject: Summer Broadway block request
Date: Friday, April 15, 2022 3:09:44 PM

EXTERNAL Message Warning

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Hi there,

I greatly appreciate when our city blocks off downtown from traffic and creates a seating and community area on Broadway during the summer. I think it's great for our city and makes it more attractive to tourists. I think Mt Pleasant should do so again this year.

Dr. Janice Hall Tomasik
Associate Professor
Dow 353
Dept. of Chemistry and Biochemistry
Central Michigan University
Mount Pleasant, MI

Sent from my iPhone

From: [Kevin Daum](#)
To: [city manager](#)
Subject: Blocking off Broadway during the summer
Date: Saturday, April 16, 2022 9:41:02 PM

EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Aaron & Addie,

I am writing to voice my support for blocking off Broadway between Main and University again this summer for pedestrians. I've never enjoyed being downtown more than in the summer when that block is closed to traffic. I would regularly meet friends for coffee and breakfast or lunch on Saturdays, and then I would end up shopping at the farmer's market, not because I planned to, but because it was there. It was a tangible reminder that my city cares about my experience. I did not mind having to walk an extra block to park.

Thanks,
Kevin Daum
1414 E Lincoln St
Mt. Pleasant, MI 48858
989-546-7701

From: [Popp, Tierney Kathleen](#)
To: [city manager](#)
Subject: Broadway summer opening
Date: Saturday, April 16, 2022 11:21:49 PM

EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

I am writing to express my desire for Broadway to be closed to vehicle traffic this summer. My family and I found that we went downtown much more over the past few years when it was closed. We love the sense of community that it generates and how it helps our local businesses. It is a great gathering place for people, and I love the events that are put on. The farmers market is great on Saturdays, and I believe businesses would take advantage of this and provide more opportunities for residents. Thank you for your consideration.

Tierney Popp

From: [Brittany Fremion](#)
To: [Sponseller, Michelle](#); [city manager](#)
Cc: [Emergency Contact Dustin Fremion](#)
Subject: Broadway Central 2022
Date: Sunday, April 17, 2022 8:13:44 PM

EXTERNAL Message Warning

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Hello,

We write to express our support of reopening Broadway Central this summer. Our family has made good use of the space and we hope to continue to do so this year. We enjoyed the chance to connect with local vendors at the Saturday Farmers market, made waffles and coffee a regular Sunday tradition, and had lunches at Max and Emilys and Pure Vitality regularly with friends and coworkers. We also enjoyed patios at Dog Central, Midori, Brass, and Pleasant City. We spent more money downtown last summer than ever before—and we liked to walk or bike downtown to do so. Broadway Central was our regular meet up location; our group size was often 8-12 people, again, all of whom purchased food from multiple places in the downtown area.

We also took advantage of summer programming, such as Thrilling Thursdays and family friendly events at Art Reach. We loved the locally commissioned and community created artwork, the colorful picnic tables and umbrellas, and planter trees. Something that we miss about our time in Indianapolis before moving to Mt Pleasant in 2012 are the districts and fun events that brought people together, such as First Fridays (a low-stakes investment for small businesses with the potential for big rewards wherein local shops committed to staying open late one Friday every month, May-November, and offered special promotions), live music, sip and shop events, and art and gallery events. Wouldn't it be neat to invite the Mt Pleasant School of Dance to do a summer showcase? Or to have music students from CMU serenade shoppers on First Fridays? Students at CMU could be involved in some of this planning and work, whether it be via internship(s) and/or in collaboration with student organizations.

We really hope you will vote to reopen Broadway Central. Many thanks for your time and service on behalf of our community.

Brittany and Dustin Fremion
604 E Wisconsin St
Mt Pleasant, MI 48858
(260)450-4252

Sent from my iPhone

From: [Christopher Davoli](#)
To: [city manager](#); [Perschbacher, Amy](#); [Cyman, Olivia](#); [Alsager, Mary](#); [Assmann, Brian](#); [Busch, Elizabeth](#); [Eke, Maureen](#); [Ronan, George](#)
Cc: [Emily Bloesch](#)
Subject: In support of Broadway Central
Date: Sunday, April 17, 2022 3:59:13 PM

EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

We are writing to voice our strong support for Broadway Central, keeping the downtown stretch of Broadway closed to vehicles once again this summer (and hopefully for summers to come).

Our understanding is that the current plan is to NOT do Broadway Central this summer, but that the city commission is having an upcoming hearing to reevaluate the plan. We really hope you will reverse the plan to not close the road and, instead, will reinstate Broadway Central for summer.

Broadway Central was a brilliant solution to navigate the challenges of the pandemic—and it continues to be a brilliant idea for our downtown. Even though indoor dining and shopping are back on the table, the benefits of Broadway Central for the community and for the local economy are just as relevant now.

We understand that many of the strongest trepidations about Broadway Central involve how it may hurt local businesses. However, most studies show just the opposite. It is a general, widely accepted principle in urban design that increased foot traffic actually increases retail sales! And closing streets to vehicles is a sensible and effective way to stimulate foot traffic. Indeed, more and more cities, big and small, are following the evidence and are reimagining their design through the lens of walkability, to the benefit of businesses, citizens, and visitors.

We are including two references that speak to the points above:

1. This first resource ([link](#)) is a primer that enumerates the many benefits of walkability for a city. Points 16 and 17 are of particular relevance for the economically-minded and, thus, are pasted here (but all points are compelling):

16. It boosts the economy. Making neighborhoods more walkable increases the number of people who shop there. Pedestrians may spend as much as 65% more than drivers. It also boosts employment; in Dublin, a redesigned pedestrian-friendly neighborhood led to a 300% increase in employment. Overall, biking and walking provide an estimated return on investment of \$11.80 for every \$1 invested.

17. It helps local businesses. In Brooklyn, redesigning a parking lot into a pedestrian plaza boosted retail sales 172%. People who visit street markets in a city are also more likely to shop at stores nearby. The less that people drive, the more money they also have available to spend locally; an economist estimates that because people in Portland,

Oregon, drive 20% less than the rest of the country, they save more than \$1 billion, and much of that goes back to local businesses.

2. The second resource ([link](#)) is a primary-source study showing that improved accessibility of city streets to pedestrians and cyclists generated increased retail sales in that area. Make the environment more welcoming to foot traffic, and businesses will benefit. (Full .pdf of the study is available at the above link.)

The original impetus for Broadway Central may have been necessity borne out of the pandemic. But Broadway Central is also sound, evidence-based design, and a way to strengthen and bring vitality to our downtown. Let's use the foundation set by Broadway Central to reimagine what our downtown experience can be.

Emily Bloesch and Chris Davoli
4144 Fairway Lane
Mount Pleasant, MI 48858

From: [Desentz, Aaron](#)
To: [Pritchard, Addie](#)
Subject: FW: Thoughts on downtown - Shelly Smith
Date: Monday, April 18, 2022 10:14:20 AM
Attachments: [City commission.docx](#)

From: Perschbacher, Amy
Sent: Monday, April 18, 2022 10:13 AM
To: Desentz, Aaron <adesentz@mt-pleasant.org>; Sponseller, Michelle <msponseller@mt-pleasant.org>
Subject: Fw: Thoughts on downtown - Shelly Smith

Amy Perschbacher

Mount Pleasant City Commissioner

From: Shelly Smith <gowdysmith@gmail.com>
Sent: Sunday, April 17, 2022 2:12 PM
To: Perschbacher, Amy; Cyman, Olivia; Alsager, Mary; bassman@mt-pleasant.org; Busch, Elizabeth; Eke, Maureen; Ronan, George
Subject: Thoughts on downtown - Shelly Smith

EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mt. Pleasant City Commissioners,

Thanks for your consideration of my ideas! ~Shelly Smith

I'm writing in support of closing off Broadway to vehicles as was done last summer/fall. As a townie, I can say last summer was the most vibrant and busy I've seen the downtown since I was a kid in the '80s. It seems like the closure has support of many in the community and I hope that it could be made to work for and benefit the few businesses that spoke against it at your recent meeting. That leads to my thoughts and ideas about bringing even more people downtown, and more

importantly, into all of the businesses.

*Keep things clean and taken care of. The fence to the alley between Pisanello's and Downtown Discount is often open and strewn with trash. Several buildings need painting, i.e., Downtown Discount. Are there grants or Covid relief money that could help to invest in the downtown buildings? There are empty storefronts, i.e., the one next to the new bookstore that are filled with trash- are there ordinances that can require businesses to at least clean those up, even if they cannot be rented? They are sad and uninviting.

*Asking businesses to stay open later, maybe a few nights a week, until 8-10pm. Staffing is a huge problem right now, but if that could be rectified, it would be interesting to see if people shopped before/after dinner, etc. Right now there are a couple of restaurants and bars open after 4/5pm- we need more reasons to come downtown.

*Regular movies... old movies, classics, whatever, played regularly at the Broadway. Weekly or monthly in summer. Perhaps there are grants for old theaters? Likewise, entertainment brought there. There are Michigan comedians, musicians of all kinds, etc. Add incentives to go to a local restaurant/bar/coffee house before or after

*Help Max and Emily's bring Thursday concerts- make it a downtown/city team effort.

*Weekly social media contest: Post a selfie taken at downtown business, telling why you shop there. Do random drawing for gift certificates to downtown businesses. AND/OR downtown business bingo- visit as many businesses in X amount of time to fill your card and enter to win a prize

*Expand on the amazing work Art Reach and Art Walk Central does. It's so fun seeing all of the families painting the streets. Maybe they could add designs to the colorful picnic tables. And do other community art events

*Have teen nights. Our town does a good job catering to families with young children and bar-aged young adults. Middle schoolers and teens tend to be overlooked. Could there be a block party for teens a couple of times a summer? Pleasant City Coffee, Ponder, and Pure Vitality, as well as Max and Emily's and other restaurants might appeal. Have music, games, dancing. Maybe on a week night when Midori and the bars aren't so busy

*Hold a mural contest for 15-17 year-olds to design and paint (with help?) a mural on an empty outside wall. We have a few murals, more is better. My favorite downtowns in the state are filled with murals and look lovely and fun.

*Perhaps regular actors from the Broadway- adult and children- would be interested in putting on skits outside. Maybe make it improv, see if audience would participate.

*Connect with SCIT for entertainment, storytelling, crafts... see what ideas could be incorporated

*The block party planned for the new bookstore opening sounds fantastic. I hope this goes well and perhaps other businesses could follow suit. Side note: HOW can that building be made accessible for people with mobility limitations???

*More, more bike racks!

*Work with the County to keep the courthouse downtown! That's a lot of employees and nearby attorneys who might regularly visit the downtown businesses. (They say this won't happen for "years and years", but I think it is a bad idea anytime)

*PLEASE work to keep Consano going!! Work quickly to get them a license to sell non-medical marijuana. It is so incredibly frustrating to see this locally-owned business suffer to the point of probably closing when TWO licenses were given to a

chain!!! Consano has the nicest looking building on the block and would actually really bring people down to that rarely used spot in downtown.

*Partner with CMU for innovative entertainment and programming. They have talent and ideas. They need to bring in more students...so a vested interest in MP being an inviting place

*Bring back a fall festival like Mardis Gras (maybe with an appropriately clever name change). Alma does a great Christmas downtown. Ann Arbor does April fools. Make it fun, get all businesses involved

PARKING: This seems to be the biggest issue. We HAVE to have ample handicapped parking, including for large vans!! Could the other parking be rearranged a bit to have employee-only parking? And ask employees who don't need handicapped parking to use that, instead of customer parking? Otherwise, I think the rest of us need to adapt to walking a couple of blocks. That is how it is in the majority of vibrant downtowns I have visited.

Thanks,

Shelly Smith

gowdysmith@gmail.com

989-572-8491

Minutes of the regular meeting of the City Commission held Monday, April 11, 2022, at 7:00 p.m., in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

Mayor Perschbacher called the meeting to order.

The Pledge of Allegiance was recited.

Commissioners Present: Mayor Amy Perschbacher and Vice Mayor Olivia Cyman; Commissioners Mary Alsager, Brian Assmann, Liz Busch, Maureen Eke & George Ronan

Commissioners Absent: None

Others Present: City Manager Aaron Desentz, City Clerk Heather Bouck and City Attorney Michael Homier

Proclamations and Presentations

Mt. Pleasant Police Officer Chris Leonard was introduced and sworn in by Police Chief Paul Lauria.

Recently hired Paid On-Call Firefighter Chris Ferrara was introduced by Police Chief Paul Lauria.

Assistant Director of Community Services, Jacob Kain, introduced Cindy Warba, President of Eagle Pointe Condominium Owners Association. Mayor Perschbacher presented Eagle Pointe Condominium Owners Association a Neighborhood Mini Grant check in the amount of \$669.42.

Additions/Deletions to Agenda

Moved by Commissioner Eke and Supported by Commissioner Busch to approve the agenda with the addition of Item #23, Broadway Central. Motion unanimously adopted.

Public Input on Agenda Items

Nate Shafto, nateshafto@gmail.com; Chris Rowley, chris@meetmtp.com; Elmo, Max & Emily's, elmo@maxandemilys.com; Margo Nielson, Margonielsen@gmail.com; and Nate Smith, nathanielbsmith@gmail.com sent in email communications in support of Broadway Central.

Elizabeth Meadows, 315 E. May St.; commented on facebook in favor of Broadway Central.

Receipt of Petitions and Communications

Received the following petitions and communications:

4. City Manager report on pending items;
 - a. Monthly report on police related citizen complaints received.
5. Correspondence received from Anne Heidemann, 621 E. Andre Ave.; Kristin LaLonde, 120 S. Arnold St.; Amanda Garrison, 413 N. Fancher; Shannon Palmed, 72 E. Bluegrass Rd.; Andrew Blom, 1304 E. Lincoln St.; Keith Palmer, 72 E. Bluegrass Rd.; Doug Lapp, 320 Cresthaven Ln.; Elizabeth Alm, 710 Hopkins St.; Crini Tarasi, 1507 Vroman Rd.; Mark Homuth, 2424 S. Mission St.; Chase Rotman, 414 S. University Ave.; Riley Jusits, Sleepy Dog Books, 120 E. Broadway; Pure Vitality, Broadway St.; Lisa Pratt, 8501 E. Baseline Rd. in favor of Broadway Central.
6. Correspondence received from Justin Smith, smithdriver22@gmail.com; Jane Ervin, jtervin22@gmail.com; Richard Ervin, rserv41@gmail.com; TJ Smith, tjsmith85@gmail.com; Penny Ervin, pricelesspenny32@yahoo.com; JB Fletcher, ar1ellea@icloud.com; Shirley Fernbach, sfernbach@charter.net; James Champion, jameschampion1992@gmail.com; Brenda Peters, Brenda.peters16@gmail.com. regarding proposed marihuana ordinance amendments.
7. Traffic Control Committee Meeting Minutes. (January) and (March)

Moved by Commissioner Alsager and seconded by Commissioner Eke to approve the following items on the Consent Calendar:

8. Minutes of the regular meeting of the City Commission held March 28, 2022.
9. Set a public hearing for Monday, April 25, 2022 at 7:00 p.m. on a redevelopment liquor license for Jib-Bob, LLC.
10. Set a public hearing for Monday, April 25, 2022 at 7:00 p.m. to obtain public input on the Community Development Block Grant Water Related Infrastructure Program.
11. Received proposed 2023-2028 Capital Improvement Plan and set a public hearing for May 23, 2022 on same.
12. Amendment to the Consumers Energy Demand Response Agreement for continuation in the program, and authorized the Mayor to sign the Agreement.
13. Set a public hearing for Monday, May 23, 2022 at 7:00 p.m. for presentation of the Phase II Project Plan for upgrades at the WRRF.
14. Warrants dated March 29, 2022 and April 5 and 7, 2022 and Payrolls dated April 1, 2022 all totaling \$987,175.68.

Motion unanimously adopted.

A public hearing was held on the proposed amendment to Title XI: BUSINESS REGULATIONS, Chapter 112. Medical Marihuana Facilities of the Mt. Pleasant Code of Ordinances to update standards for medical marihuana facilities.

Micah Focken, 910 E. Chippewa St.; Crystal Popour, 8495 Chippewa Tr.; Alex, Budtender at Consano; Kile Zimmerla, 512 Main St., Apt 4; Joe Wernette, 222 S. Arnold St.; Caleb Cary, 910 E. Chippewa St.; Deb Cary, 7434 Howard City Edmore Rd., Vestaburg; and Anndersen Fremin, 201 S. Fancher, spoke in support of reciprocity.

Gerald Griffin, 9212 Coriander Way; Stephanie Terpening, 611 Schoolcrest Ave.; and Bob Busch, 422 S. Washington St.; spoke in favor of no limits on number of marihuana facilities allowed in the City.

Reid Felsing, Esq., 105 W. Hillsdale, Lansing, spoke in opposition to reciprocity.

Smjprj_69@Charter.net; Nancy Zuker, zucker1nr@hotmail.com; Tammy Viglianco, tsviglianco@gmail.com; Rebecca Focken, fockenreba@gmail.com; Ella Reck, reck1ef@cmich.edu; and Miranda Nelson, mjplace88@gmail.com, provided email communications in support of reciprocity.

Shirley Fernbach, sfernbach@charter.net; Janna Rowland, j_rowland24@hotmail.com; Stephanie Terpening, stephterpening@gmail.com; TJ Smith, smithkurt.mi@gmail.com; David Kilmer, davidbk555r@gmail.com; Kristena Frick, kristena.frick72@gmail.com; Kristine Hoeltzel, khoeltzel1402@gmail.com; Sarah Schmittler, skrschmittler91@gmail.com; Maezie Ervin, maezie.ervin@icloud.com; Nick Murch, nickandmurch@gmail.com; Alice Peters, alishacuvelier@gmail.com; Mary Slominis, medicinechickie@gmail.com; Kile Zimmerla, zimme1ki@cmich.edu; Danika Walsh, danikawalsh327@gmail.com; Nichole Focken, focken_hough@yahoo.com; Syd Mockridge, nooooo.syd@gmail.com; and Emma Hixson, emmagh2016@icloud.com sent email communications to the Commission in support of reciprocity.

Tate VerDuin, tate@indulgemichigan.com, sent email communication in opposition to reciprocity.

Susan and Kent Schultz; and Dennis Egan; sent email communications to the Commission in opposition to more marihuana facilities in Mt. Pleasant.

Betty Corbitt, 2001 Elva St.; Christi Roemer; and Bruce Schrock; left voicemail messages opposing more marihuana facilities in Mt. Pleasant.

There being no additional comments or communications, the Mayor closed the public hearing.

Moved by Commissioner Eke and seconded by Commissioner Assmann that proposed amendment to Title XI: BUSINESS REGULATIONS, Chapter 112. Medical Marihuana Facilities of the Mt. Pleasant Code of Ordinances to update standards for medical marihuana facilities be tabled.

AYES: Commissioners Alsager, Assmann, Busch, Cyman, Eke, Perschbacher & Ronan

NAYS: None

ABSENT: None

Motion unanimously adopted.

A public hearing was held on the proposed amendment to Title XI: BUSINESS REGULATIONS, Chapter 115. Recreational Marihuana Establishments of the Mt. Pleasant Code of Ordinances to update standards for adult-use marihuana establishments.

Micah Focken, 910 E. Chippewa St., expressed his frustration with the City Commission for yet again dragging their feet and not taking action.

There being no additional comments or communications, the Mayor closed the public hearing.

Moved by Vice Mayor Cyman and seconded by Commissioner Assmann that proposed amendment to Title XI: BUSINESS REGULATIONS, Chapter 115. Recreational Marihuana Establishments of the Mt. Pleasant Code of Ordinances to update standards for adult-use marihuana establishments be tabled.

AYES: Commissioners Alsager, Assmann, Busch, Cyman, Eke, Perschbacher & Ronan

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Commissioner Alsager and seconded by Commissioner Assmann to postpone the public hearing on the Michigan Economic Development Corporation (MEDC) Revitalization and Placemaking Grant proposal and consideration of resolution on same. Motion unanimously adopted.

A public hearing on the Michigan Economic Development Corporation (MEDC) Public Gathering Spaces Grant application and consideration of resolution on same.

Chris Rowley, 113 W. Broadway St., sent in an email communication to the Commission in support of the grant application.

There being no additional public communications or comments received, the Mayor closed the public hearing.

Moved by Commissioner Busch and seconded by Commissioner Eke to approve the MEDC Public Gathering Spaces Grant application and resolution as follows:

WHEREAS, the Michigan Strategic Fund has invited Units of General Local Government to apply for its Public Gathering Spaces (PGS) Competitive Funding Round; and

WHEREAS, the City of Mt. Pleasant desires to request \$1,000,000 in CDBG funds for Town Center Civic Space project; and

WHEREAS, the City of Mt. Pleasant commits local funds from its capital improvement funds in the amount of \$500,000; and

WHEREAS, the proposed project is consistent with the local Community Development Plan as described in the Application; and

WHEREAS, the proposed project will benefit all residents of the project area and 63.57 percent of the residents of the City of Mt. Pleasant are low and moderate income persons as determined by (census data provided by the U.S. Department of Housing and Urban Development OR an income survey approved by the Michigan Economic Development Corporation); and

WHEREAS, local funds and any other funds to be invested in the project have not been obligated/incurred and will not be obligated/incurred prior to a formal grant award, completion of the environmental review procedures and a formal written authorization to obligate/incur costs from the Michigan Economic Development Corporation.

NOW, THEREFORE, BE IT RESOLVED that the City of Mt. Pleasant hereby designates Aaron Desentz, City Manager as the Environmental Review Certifying Officer, the person authorized to certify the Michigan CDBG Application, the person authorized to sign the Grant Agreement and payment requests, and the person authorized to execute any additional documents required to carry out and complete the grant.

AYES: Commissioners Alsager, Assmann, Busch, Cyman, Eke, Perschbacher & Ronan

NAYS: None

ABSENT: None

Motion unanimously adopted.

A public hearing was held on the proposed amendment to Article VII of the Mt. Pleasant Zoning Ordinances to update the definition of liquor store. There being no comments or communications, the Mayor closed the public hearing.

Moved by Vice Mayor Cyman and seconded by Commissioner Eke that Ordinance 1076, an Ordinance to amend Article VII of the Mt. Pleasant Zoning Ordinances to update the definition of liquor store having been introduced and read, now be passed, ordained and ordered published.

AYES: Commissioners Alsager, Assmann, Busch, Cyman, Eke, Perschbacher & Ronan

NAYS: None

ABSENT: None

Motion unanimously adopted.

A public hearing was held on the proposed amendment to Sections 154.103, 154.613 and 154.615 of the Mt. Pleasant Zoning Ordinances regarding the types of improvements and applications requiring site plan review and approval. There being no comments or communications, the Mayor closed the public hearing.

Moved by Commissioner Alsager and seconded by Commissioner Ronan that Ordinance 1077, an Ordinance to amend Sections 154.103, 154.613 and 154.615 of the Mt. Pleasant Zoning Ordinances regarding the types of improvements and applications requiring site plan review and approval having been introduced and read, now be passed, ordained and ordered published.

AYES: Commissioners Alsager, Assman, Busch, Cyman, Eke, Perschbacher & Ronan

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Vice Mayor Cyman and seconded by Commissioner Alsager to designate the five (5) precincts and their locations as presented and all documentation to be forwarded to the Bureau of Elections as approved to be implemented beginning with the August 2022 primary election. Motion unanimously adopted.

Moved by Commissioner Eke and seconded by Commissioner Busch to make the following appointment to Boards and Commissions as recommended by the Appointments Committee.

Historical District Commission
Dr. Amanda Garrison

Term expires:
December 31, 2023.

Motion unanimously adopted.

Moved by Vice Mayor Cyman and seconded by Commissioner Eke to place the issue of Broadway Central on the April 25, 2022 meeting agenda with an action plan from staff providing a list of events and a proposed budget amendment. Motion unanimously adopted.

Announcements on City-Related Issues and New Business

Commissioner Alsager announced that there is rental assistance available for non-tribal members from the Saginaw Chippewa Indian Tribe for those in need.

Commissioner Busch announced that individuals may register to vote prior to age 18 with the registration becoming effective on their 18th birthday. Register on-line at vote.gov.

Mayor Perschbacher announced that she recently toured 502 S. University and was amazed by the progress taking place there and shared the kind words said about City staff.

Moved by Mayor Perschbacher and seconded by Commissioner Alsager to conduct a closed session pursuant to MCL 15.268(1)(E) to consult with the city attorney regarding trial or settlement strategy in connection with Taco Boy of Mount Pleasant, Inc., v City of Mt. Pleasant, Circuit Court Case No. 22-27612-AA, the discussion of which in an open meeting would have a detrimental financial effect on the litigation or settlement position of the City.

AYES: Commissioners Alsager, Assmann, Busch, Cyman, Eke, Perschbacher & Ronan

NAYS: None

ABSENT: None

Motion unanimously adopted.

The Commission recessed at 9:13 p.m. and went into a closed session at 9:26 p.m. A separate set of minutes was taken for the closed session.

The Commission reconvened at 9:37 p.m.

Moved by Commissioner Ronan and seconded by Commissioner Eke to accept the proposed settlement in the case of Taco Boy of Mount Pleasant, Inc., v City of Mt. Pleasant, Circuit Court Case No. 22-27612-AA and instruct the City Attorney to complete the settlement process and enter into the proposed agreement. Motion unanimously adopted.

Moved by Commissioner Eke and seconded by Commissioner Alsager to adjourn the meeting at 9:38 p.m. Motion unanimously adopted.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk

Memorandum



TO: Aaron Desentz, City Manager

FROM: Stacie Tewari, City Engineer

DATE: April 4, 2022

SUBJECT: MDOT - Performance Resolution for Governmental Agencies

City Commission is requested to adopt the Michigan Department of Transportation's (MDOT) Performance Resolution for Governmental Agencies. MDOT updated the performance resolution form 2207B in 2022. MDOT is requiring all municipalities to update their performance resolutions this year due to the updated form.

Adoption of the Performance Resolution is required by MDOT for purposes of issuing permits for work within the rights-of-way along state roadways. Adoption of the resolution will authorize the DPW Director, City Engineer, and GIS Specialist to apply for right-of-way permits on behalf of the city.

It is recommended that the City Commission adopt the Michigan Department of Transportation's Performance Resolution for Governmental Agencies.

PERFORMANCE RESOLUTION FOR MUNICIPALITIES

This Performance Resolution (Resolution) is required by the Michigan Department of Transportation for purposes of issuing to a Municipality an "Individual Permit for Use of State Highway Right of Way", and/or an "Annual Application and Permit for Miscellaneous Operations within State Highway Right of Way".

RESOLVED WHEREAS, the _____
(County, City, Village, Township, etc.)

hereinafter referred to as the "MUNICIPALITY," periodically applies to the Michigan Department of Transportation, hereinafter referred to as the "DEPARTMENT," for permits, referred to as "PERMIT," to construct, operate, use and/or maintain utilities or other facilities, or to conduct other activities, on, over, and under State Highway Right of Way at various locations within and adjacent to its corporate limits;

NOW THEREFORE, in consideration of the DEPARTMENT granting such PERMIT, the MUNICIPALITY agrees that:

1. Each party to this *Resolution* shall remain responsible for any claims arising out of their own acts and/or omissions during the performance of this *Resolution*, as provided by law. This *Resolution* is not intended to increase either party's liability for, or immunity from, tort claims, nor shall it be interpreted, as giving either party hereto a right of indemnification, either by Agreement or at law, for claims arising out of the performance of this Agreement.
2. If any of the work performed for the MUNICIPALITY is performed by a contractor, the MUNICIPALITY shall require its contractor to hold harmless, indemnify and defend in litigation, the State of Michigan, the DEPARTMENT and their agents and employee's, against any claims for damages to public or private property and for injuries to person arising out of the performance of the work, except for claims that result from the sole negligence or willful acts of the DEPARTMENT, until the contractor achieves final acceptance of the MUNICIPALITY Failure of the MUNICIPALITY to require its contractor to indemnify the DEPARTMENT, as set forth above, shall be considered a breach of its duties to the DEPARTMENT.
3. Any work performed for the MUNICIPALITY by a contractor or subcontractor will be solely as a contractor for the MUNICIPALITY and not as a contractor or agent of the DEPARTMENT. The DEPARTMENT shall not be subject to any obligations or liabilities by vendors and contractors of the MUNICIPALITY, or their subcontractors or any other person not a party to the PERMIT without the DEPARTMENT'S specific prior written consent and notwithstanding the issuance of the PERMIT. Any claims by any contractor or subcontractor will be the sole responsibility of the MUNICIPALITY.
4. The MUNICIPALITY shall take no unlawful action or conduct, which arises either directly or indirectly out of its obligations, responsibilities, and duties under the PERMIT which results in claims being asserted against or judgment being imposed against the State of Michigan, the Michigan Transportation Commission, the DEPARTMENT, and all officers, agents and employees thereof and those contracting governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract. In the event that the same occurs, for the purposes of the PERMIT, it will be considered as a breach of the PERMIT thereby giving the State of Michigan, the DEPARTMENT, and/or the Michigan Transportation Commission a right to seek and obtain any necessary relief or remedy, including, but not by way of limitation, a judgment for money damages.
5. The MUNICIPALITY will, by its own volition and/or request by the DEPARTMENT, promptly restore and/or correct physical or operating damages to any State Highway Right of Way resulting from the installation construction, operation and/or maintenance of the MUNICIPALITY'S facilities according to a PERMIT issued by the DEPARTMENT.

6. With respect to any activities authorized by a PERMIT, when the MUNICIPALITY requires insurance on its own or its contractor's behalf it shall also require that such policy include as named insured the State of Michigan, the Transportation Commission, the DEPARTMENT, and all officers, agents, and employees thereof and those governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract.
7. The incorporation by the DEPARTMENT of this *Resolution* as part of a PERMIT does not prevent the DEPARTMENT from requiring additional performance security or insurance before issuance of a PERMIT.
8. This *Resolution* shall continue in force from this date until cancelled by the MUNICIPALITY or the DEPARTMENT with no less than thirty (30) days prior written notice provided to the other party. It will not be cancelled or otherwise terminated by the MUNICIPALITY with regard to any PERMIT which has already been issued or activity which has already been undertaken.

BE IT FURTHER RESOLVED that the following position(s) are authorized to apply to the DEPARTMENT for the necessary permit to work within State Highway Right of Way on behalf of the MUNICIPALITY.

Title and/or Name:

I HEREBY CERTIFY that the foregoing is a true copy of a resolution adopted by

the _____
(Name of Board, etc.)
of the _____ of _____
(Name of MUNICIPALITY) (County)
at a _____ meeting held on the _____ day
of _____ A.D. _____.

Signed

Title

Print Signed Name

Memorandum



TO: Aaron Desentz, City Manager
FROM: Jason Moore, DPW Director
DATE: April 13, 2022
SUBJECT: Award Contract for 2022-2023 Street Sweepings Disposal Bid

Request

The City Commission is requested to award the contract for the 2022-2023 Street Sweepings Disposal bid to Fisher Transportation for \$27.82 per ton.

Reason

Approximately 1,500 tons of dirt and debris is collected from the street sweeping process each cleaning season. In accordance with Michigan's disposal regulations, the sweepings must be disposed of in a State-approved class II landfill. The contract for hauling and disposal of the sweepings is bid biennially. Bids were received on April 12 and Fisher Transportation was the sole bidder.

	Price per Ton	
	<u>1,500 Tons (est.)</u>	<u>Total Bid</u>
Fisher Transportation, Mt. Pleasant	\$27.82	\$41,730.00

Fisher has been the awarded contractor since 2017. Their bid of \$27.82 per ton is \$3.44 higher than the 2020-2021 contract price of \$24.38 per ton due to increased fuel costs and landfill tip fees.

Recommendation

I recommend award of the 2022-2023 Street Sweepings Disposal bid to Fisher Transportation for \$27.82 per ton. Funds are available in the Local and Major Street operating budgets

Memorandum



TO: Aaron Desentz, City Manager

FROM: Stacie Tewari, City Engineer

DATE: April 12, 2022

SUBJECT: Award Contract for the 2022 Crapo Street Reconstruction Project and Approve Budget Amendment

Request:

The City Commission is requested to award the contract for the 2022 Crapo Street Reconstruction Project to McGuirk Sand and Gravel of Mt. Pleasant and to approve the recommended budget amendment.

Reason:

The 2022 Crapo Street Reconstruction Project is part of the 2022 Capital Improvement Plan. This project includes the removal and replacement of the existing asphalt and subbase on Crapo Street between High and Broadway Streets, as well as the installation of new curb and gutter. This project will also include replacement of a 6 inch water main with an 8 inch water main along the west side of Crapo Street and new sidewalk from the Community Mental Health property south to North Street. Construction is scheduled for August 2 to October 22.

The base bid includes the street reconstruction, water main installation, and new concrete sidewalk from the Community Mental Health property south to North Street.

On April 12, 2022, three bids were received.

Bidder	Crapo Street	Water main	New Sidewalk	Total
McGuirk Sand & Gravel – Mt. Pleasant	\$973,103.50	\$368,723.00	\$8,762.40	\$1,350,588.90
Malley Construction, Inc. – Mt. Pleasant	\$1,229,051.90	\$334,695.00	\$11,250.95	\$1,574,997.85
Crawford Contracting Inc. – Mt. Pleasant	\$1,170,157.80	\$571,770.00	\$10,003.65	\$1,751,931.45

Major Street Budget	\$1,125,000
Water Main Budget	\$275,000
New Sidewalk Budget	\$15,000
Total Budget	\$1,415,000

The street reconstruction portion of the bid is under the budgeted amount of \$1,125,000. The new sidewalk portion of the bid is under the budgeted amount of \$15,000. The water main portion of the bid is over the budgeted amount of \$275,000. The availability and manufacturing of water main piping and fixtures has increased the cost more than the standard 3% accounted for in previous years.

McGuirk Sand and Gravel is the low bidder. They are a well established construction company and possess the skills necessary to complete the project according to the city's specifications.

Recommendation:

I recommend the City Commission award the contract for the 2022 Crapo Street Reconstruction Project, to McGuirk Sand and Gravel, for \$1,350,590, and approve a budget amendment of \$93,723 in the Water Distribution fund.

Memorandum



TO: Aaron Desentz
City Manager

CC: William R. Mrdeza
Director of Community Services and Economic Development

FROM: Jacob Kain
City Planner

DATE: April 25, 2022

SUBJECT: Minor Site Plan Review fee

The City Commission adopted Text Change 22-03 on April 11, 2022. This text change creates a new Minor Site Plan Review threshold for smaller-scale projects. The ordinance will go into effect May 11, 2022.

Chapter 154 requires that the City Commission set fees for site plan review by resolution. The attached resolution would set a fee consistent with the adopted fee guidelines for Minor Site Plan Review of \$200.00.

RECOMMENDATION:

The City Commission adopt the attached resolution.

Attachment:

1. Fee resolution

RESOLUTION ESTABLISHING FEE FOR MINOR SITE PLAN REVIEW

WHEREAS, Chapter 154 requires fees for site plan review be set by resolution of the City Commission;
and

WHEREAS, the City Commission adopted fee/charges policy guidelines in July 2017; and

WHEREAS, the City Commission on April 11, 2022 adopted Text Change 22-04 which created a Minor Site Plan Review process;

NOW, THEREFORE, BE IT RESOLVED that the following fee is consistent with the policy guidelines and will take effect May 11, 2022:

Minor Site Plan Review	\$200.00
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Memorandum



TO: Planning Commission

FROM: Aaron Desentz, 
City Manager

DATE: April 18, 2022

SUBJECT: Pedicab Ordinance

The City Commission expressed interest in late 2021 in the creation of an ordinance to regulate pedicab use in the City limits. The purpose of the ordinance was to allow for use of “pedal pubs” – a popular pedicab found in many other cities such as Detroit and Grand Rapids. These pedal pubs allow riders to pedal while enjoying an alcoholic beverage.

After several drafts were considered and discussed, attached is the final draft of the ordinance for City Commission consideration. The pedicab ordinance will do the following:

- Requires a permit to be obtained in order to operate a pedicab.
- Said permit will require the name of operators, company that they represent, drivers license and background checks for operators, etc.
- Set operating regulations such as:
 - Prevent operation of pedicabs on MDOT owned streets and streets owned by CMU.
 - Allows crossing of the above streets only at intersections with traffic lights.
- Sets safety regulations and requires that pedicabs have working lights, horn, brakes, etc.

Recommended Action: A motion to receive the proposed ordinance and to set a public hearing for May 9th, 2022.

**CITY OF MOUNT PLEASANT
ISABELLA COUNTY, MICHIGAN**

ORDINANCE NO. __

**AN ORDINANCE TO AMEND CHAPTER 110 OF THE MOUNT PLEASANT CITY
CODE**

It is Hereby Ordained by the People of the City of Mount Pleasant:

Section 1. Amendment. Chapter 110 of the City Code is amended to add Section 110.30 as follows:

§ 110.30 PEDICABS.

(A) Findings of Fact. The City Commission finds and declares that it is in the public interest and public welfare that pedicabs be regulated under the police power of the City of Mount Pleasant in order to promote the safety and welfare of the citizens and visitors to the City of Mount Pleasant; to reduce interference with the flow of traffic through the City of Mount Pleasant; that it is in the public interest that pedicab drivers be properly qualified persons; that the pedicabs be fit for their intended purpose; and that the safety and welfare of passengers be protected in the operation of pedicabs. The City Commission further finds that these aforementioned conditions may be adversely affected with the unregulated use of pedicabs on a regular basis on the public streets of the City of Mount Pleasant. This Section is authorized an adopted pursuant to sections 7b, 33, 518a, 624a, 625p, 657, 660, 662, 901 and 907 of the Michigan Vehicle Code, MCL 257.1 et seq, as amended.

(B) Definitions. The following words, terms, and phrases, when used in this section, shall have the meaning ascribed to them in this subsection, except where the context clearly indicates a different meaning:

PEDICAB has the same meaning as a "commercial quadricycle" as defined by section 7b as amended of the Michigan Motor Vehicle Code (MCL 257.7b) and is a vehicle that satisfies all of the following:

- (1) The vehicle has fully operative pedals for propulsion entirely by human power.
- (2) The vehicle has at least 4 wheels and is operated in a manner similar to a bicycle.
- (3) The vehicle has at least 6 seats for passengers.
- (4) The vehicle is designed to be occupied by a driver and powered either by passengers providing pedal power to the drive train of the vehicle or by a motor capable of propelling the vehicle in the absence of human power.
- (5) The vehicle is used for commercial purposes.

- (6) The vehicle is operated by the owner of the vehicle or an employee of the owner of the vehicle.

PEDICAB OWNER or LICENSEE means a person or entity that is licensed pursuant to this Section, to transport passengers on a pedicab for hire in the City.

PEDICAB DRIVER means a pedicab owner, or a person employed by a pedicab owner, who operates or is responsible for operating, a pedicab.

OPERATING LICENSE means a written license issued by the City Clerk pursuant to Chapter 110 that authorizes a person to operate a pedicab.

(C) License Required. No person or entity shall allow a pedicab to be operated upon any street, alley, highway or road within the City of Mount Pleasant until a license has been issued by the City Clerk in accordance with this Section and subject to Chapter 110. Any person or entity violating this subsection shall be guilty of a misdemeanor and shall be punished as provided in § 10.99.

(D) Temporary Permit. A pedicab owner may receive from the Clerk, upon consultation and approval of the Chief of Police, a temporary permit, valid for up to fourteen (14) consecutive days, for the use of public streets other than those permitted by subsection E.

(E) Operation Limited to Certain Public Streets. A pedicab may only be operated on the public streets of the City of Mount Pleasant and is otherwise limited as follows:

- (1) Pedicabs may not operate on any street owned or maintained by the Michigan Department of Transportation;
- (2) pedicabs may not operate on any street owned or maintained by the Isabella County Road Commission;
- (3) pedicabs may not operate on any street owned or maintained by Central Michigan University;
- (4) pedicabs may not operate on Pickard Street;
- (5) pedicabs may not operate on non-motorized trails or sidewalks;
- (6) pedicabs may only pick up and drop off passengers in locations designated as an area for parking or for loading and unloading; and
- (7) Notwithstanding the above prohibitions, pedicabs may cross prohibited streets at intersections, and may only do so in compliance with vehicular traffic control devices.
- (8) The Chief of Police shall have the authority to temporarily suspend the operation of pedicabs within the City where, in the sole discretion of the Chief of Police, conditions for such operation become unsuitable or unsafe.

- (9) Criminal misdemeanor. Any person violating any provision of this subsection, shall be guilty of a misdemeanor and shall be punished as provided in § 10.99.

(F) Application for License.

- (1) In addition to any other facts required by the Clerk pursuant to Chapter 110, the application shall include the following information:

- (a) The applicant's full name and residence address;
- (b) the applicant's date of birth;
- (c) the applicant's driver's license and number;
- (d) a certificate of insurance satisfying the requirements of subsection L; and
- (e) a description of the pedicab, including at least the trade name, number of seats, serial number, if any, and body style.

- (2) If the applicant is not an individual, the application shall include the name of the individual who will be acting as principal in charge of the licensee and shall sign the application. All owners of the applicant shall meet each of the requirements for individual applicants.

(G) Review of Application. The application shall be reviewed in accordance with Chapter 110.

(H) Validity of Operating License.

- (1) The licensee is responsible for maintaining a list of all employees or contractors, including the licensee, who will operate the pedicab. The list will include the driver's name, address, date of birth, and driver's license number. The licensee shall conduct a background check for each pedicab driver and shall not employ as a pedicab driver any individual who does not possess a valid driver's license, or who has been previously convicted of a crime that involves violence against a person, possession of a controlled substance, or the operation of a vehicle under the influence of alcohol or a controlled substance as defined by the Michigan Vehicle Code.

- (2) The driver of each pedicab is responsible to control litter on the vehicle and from its passengers so that it does not become windborne or is not deposited onto the streets or upon private property whereby it is licensed to operate.

(I) License Fee. A fee in the amount specified by the City Commission pursuant to Chapter 110 shall be filed with the license application.

(J) Operating Regulations.

- (1) Pedicabs are only licensed to be operated in the City of Mount Pleasant as provided in subsection E. Any person violating this subsection shall be guilty of a misdemeanor and shall be punished as provided in § 10.99.
- (2) No person under the age of 18 shall operate a pedicab.
- (3) No person shall operate a pedicab unless that person has a valid driver's license. Any person violating this subsection shall be guilty of a misdemeanor and shall be punished as provided in § 10.99.
- (4) No person shall operate a pedicab in an unsafe manner.
- (5) All pedicab operators must operate a pedicab in compliance with all traffic laws, rules, and regulations of the City and the State of Michigan, including the Uniform Traffic Code and the Michigan Vehicle Code, unless otherwise specified herein. Violations of the Uniform Traffic Code or Michigan Vehicle Code are punishable as set forth therein.
- (6) Pedicabs shall not be parked on streets, highways, or thoroughfares and may only be parked, loaded or unloaded in designated areas as provided in subsection E. Any person violating this subsection shall be guilty of a misdemeanor and shall be punished as provided in § 10.99.
- (7) A person shall operate a pedicab in compliance with section 625p of the Motor Vehicle Code as amended. Notwithstanding the provisions in section 625p, no person shall operate a pedicab while intoxicated or while visibly impaired by alcohol or a controlled substance. "Intoxicated" or "visibly impaired" shall have the same meaning prescribed to those terms by the Michigan Vehicle Code, as amended. Any person violating this subsection shall be guilty of a misdemeanor and shall be punished as provided in § 10.99. If the pedicab is so equipped or operated in a manner that the provisions of MCL 257.625 apply, then violation of this subsection shall be punishable as provided in the Motor Vehicle Code. In the event there is a conflict between the provisions of this section and the Motor Vehicle Code, the provisions of the Motor Vehicle Code shall prevail.
- (8) No person shall operate a pedicab when the number of passengers exceeds the number of available seats in the pedicab. No person shall operate a pedicab unless all passengers are seated in a seat designed for that purpose. Any person violating this subsection shall be guilty of a misdemeanor and shall be punished as provided in § 10.99.
- (9) Each pedicab owner shall adopt and operate a system for the collection, storage, and return of personal property left in a pedicab.
- (10) Pedicabs shall not be operated in the City between the hours of 12:00 A.M. and 8:00 A.M. local time.

(11) Pedicabs shall be operated in a manner that does not impede the normal flow of traffic.

(12) Alcohol may be consumed by passengers in the passenger area of a pedicab being operated in compliance with this Section. Pedicab operators shall not sell or distribute alcohol, unless otherwise licensed for such activity by the Michigan Liquor Control Commission.

(K) Fares. Fares to be charged for passenger service shall be established by the licensee. Said fares shall be posted in a conspicuous place on each pedicab.

(L) Insurance Requirements.

(1) The owner of every pedicab shall procure for each such vehicle a property damage and personal injury liability policy written by a company authorized to do business in Michigan with a minimum Best rating of A and satisfactory to the City Clerk. The policy shall at a minimum be in the amount of \$1,000,000 per occurrence with a combined single limit of \$2,000,000. The policy shall provide that thirty (30) days written notice shall be given to the City Clerk before a policy is canceled, materially changed or not renewed. The City shall be named as an additional insured. A certificate of insurance shall be filed with the City Clerk at the time the application for license is filed and include a copy of the additional insured endorsement.

(2) Termination of Insurance. In the event of cancellation of the policy of insurance required above, it shall be unlawful for the owner of any pedicab to allow said vehicle to be operated upon the streets, roads, alleys or highways of the City of Mount Pleasant.

(M) Pedicab Regulations.

(1) All pedicabs shall be equipped with such safety devices as are required by the State of Michigan.

(2) All pedicabs must be constructed for and have the structural integrity to support pedicab operations. Each pedicab vehicle must be equipped with the following:

- (a) Front and rear illuminated turn signals;
- (b) headlights;
- (c) taillights;
- (d) rearview mirror;
- (e) a bell or horn;
- (f) reflectors placed on each wheel and at each corner of the body of the pedicab;
- (g) a proper braking system, including rear break lights;

(h) reliable back up or power-assist capabilities in the event human power provided by passengers is insufficient to fully ascend any steep incline encountered by the pedicab during normal operations;

(i) a sealed refuse container for use by passengers thereon;

(j) any other equipment required to comply with all applicable federal and state laws; and

(k) a pedicab must not have any cracks, broken or missing parts, or other visible damage. All wheels must be firmly attached to the hub of a vehicle and all springs, axles, and supporting structures of each pedicab vehicle must be intact.

(3) Each pedicab operator at all times shall keep each pedicab vehicle clean and free of refuse and in safe operating condition. Prior to the operation of any pedicab and at the beginning of each shift or each day of operation, the pedicab driver shall thoroughly inspect the pedicab for safe operating conditions and shall maintain records of such inspection, which shall be immediately presented for review upon request by any authorized City official. For any condition found then or at any other time that will prevent the safe operation of the pedicab, the pedicab operator shall immediately remove the pedicab from service and correct the condition before the pedicab is placed in operating service.

(4) Each pedicab shall have a unique, nontransferable vehicle identification number, issued by the City Clerk visible on the rear vehicle.

(5) Each pedicab owner shall prepare a training program for pedicab operators covering, at a minimum, the safe operation of pedicab vehicles, customer service policies, and the requirements of this Section.

(6) If a pedicab is involved in an accident or collision, the pedicab operator shall immediately notify the pedicab owner and the police department and otherwise remain at the scene, unless it is unsafe to do so and otherwise comply with the provisions of MCL 257.618 or MCL 257.622, as amended. Any person violating this subsection shall be guilty of a misdemeanor and shall be punished as provided in § 10.99.

(7) All pedicab drivers must display an identification badge provided by the Licensee. Each identification badge must contain the following information:

(a) Name;

(b) Photograph; and

(c) business address and telephone number of the company that owns and operates the Pedicab.

(N) Licenses granted pursuant to this Section are subject to renewal, suspension or revocation in accordance with Chapter 110.

(O) Violations: Municipal Civil Infractions. A person who violates any provisions of this Section is responsible for a municipal civil infraction, unless otherwise designated. The first violation is punishable by a civil fine of \$100 plus costs and other sanctions, for each violation. Second and subsequent violations are subject to a fine of \$500.00, plus costs and other sanctions, for each violation. A third violation within one year shall result in immediate revocation of the license subject to Chapter 110 of this Code. The Chief of Police or his/her designee is hereby designated as the authorized City official to issue municipal civil infraction violation notices (directing alleged violators to appear at the City of Mount Pleasant Municipal Ordinance Violations Bureau) for violations under this Chapter as provided by this Code.

(P) Conflicts. To the extent any provision of this Section conflicts with any applicable provision of state law, the state law provision shall prevail, but only to the extent necessary to give state law full force and effect. To the extent any provision of this Section conflicts with any other provision of Chapter 110, the provision that provides more restriction or a stricter penalty shall prevail.

Section 2. Repeal and Replace. Any and all ordinances inconsistent with this Ordinance are hereby repealed, but only to the extent necessary for this Ordinance to be in full force and effect.

Section 3. Publication and Effective Date. The City Clerk will cause to be published a notice of adoption of this ordinance within ten (10) days of the date of its adoption. This ordinance will take effect thirty (30) days after its adoption.

YEAS: Commissioner(s) _____

NAYS: Commissioner(s) _____

ABSTAIN: Commissioner(s) _____

ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2022.

Date: _____, 2022

Amy Perschbacher, Mayor

Date: _____, 2022

Heather Bouck, City Clerk

Introduced: _____, 2022

Adopted: _____, 2022

Published: _____, 2022

Effective: _____, 2022

Memorandum



TO: Aaron Desentz, City Manager

FROM: Michelle Sponseller, Downtown Development Director

CC: William Mrdeza, Community Services & Economic Development Director

DATE: April 14, 2022

SUBJECT: 2022 Revitalization and Placemaking Grant Application Public Hearing – May 9, 2022
Town Center Civic Space

At the April 11, 2022 meeting, the City Commission postponed holding the public hearing for the Revitalization and Placemaking (RAP) grant as the Michigan Economic Development Corporation (MEDC) had not finalized the application process.

MEDC has released the final RAP application with a due date of June 3, 2022 so staff is requesting the public hearing be set for May 9, 2022.

The pursuit of grants continues to be a resource to help provide additional funds for capital projects. Staff looks at upcoming projects and analyzes the best funding opportunities for our proposed projects.

The application proposes to use the \$500,000 allocated from the capital improvement fund for the project along with additional matching grant funds to secure a RAP grant in the amount of \$1,000,000.

REQUESTED ACTION:

Staff requests that the City Commission set a public hearing on May 9, 2022 for the 2022 Revitalization and Placemaking Grant Application.

Memorandum



TO: Aaron Desentz
City Manager

CC: Mary Ann Kornexl
Finance Director

William R. Mrdeza
Director of Community Services and Economic Development

FROM: Heather Bouck
City Clerk

Jacob Kain
City Planner

DATE: April 25, 2022

SUBJECT: Medical and Adult-Use Marijuana Ordinances

At their April 11, 2022 regular meeting, the City Commission requested that staff prepare amendments to the medical and adult-use marijuana ordinances that removed facility and establishment caps and included the previously recommended administrative amendments. The attached draft ordinances therefore include the following proposed amendments:

Administrative amendments

- Eliminate the 30-day deadline for MRA facility- or establishment-specific application to reflect a change in MRA processes
- Adjust the deadline dates for special use permit application and special use permit authorization from 30 days and 6 months to 90 days and 12 months
- For recreational establishments, mirror the medical marijuana facility transfer processes for consistency
- Under *Newly available authorizations*, adjust the language in part 3 so that the application window is 30 days rather than one day
- Adjust the deadline date for license renewal fees to a date certain
- Remove the sections related to policy review

License cap amendments

- Eliminate numeric license caps for all facility and establishment types currently permitted on a numerically-limited basis: Class A, B, and C growers; Provisioning Centers; and Microbusinesses (current and proposed licensing caps are compared in an attached table).

If the proposed ordinances are approved on May 9, the City would begin accepting applications for license types that are currently limited as of the effective date of the ordinance: June 8, 2022. Conditional authorization would be issued to complete applications as processed in accordance with ordinance requirements.

Applicants would continue to be required to meet current zoning requirements for their use. All marijuana uses remain classified as special uses under the zoning ordinance and therefore are subject to

Memorandum



public hearing and approval by the Planning Commission for their proposed use and location. The current zoning requirements for marihuana uses are attached along with a map which depicts the two location buffers, from K-12 schools and the SD-U (University) zoning districts.

RECOMMENDATION:

1. The City Commission set a public hearing on the proposed amendments to Chapters 112 at their May 9, 2022 regular meeting; and
2. The City Commission set a public hearing on the proposed amendments to Chapters 115 at their May 9, 2022 regular meeting.

Attachments:

1. Current and proposed licensing limits
2. Draft ordinance – Medical Marihuana Facilities
3. Draft ordinance – Adult-Use Marihuana Establishments
4. Chapter 112 underline/strikethrough
5. Chapter 115 underline/strikethrough
6. Special use permit criteria for marihuana uses
7. Buffer map

Current and proposed licensing limits

	License type	Current limit	Proposed limit
Medical Marihuana Facilities	Provisioning Centers	3	Unlimited
	Processors	Unlimited	Unlimited
	Growers (Class A)	5	Unlimited
	Growers (Class B)	3 (B and C)	Unlimited
	Growers (Class C)	3 (B and C)	Unlimited
	Safety Compliance	Unlimited	Unlimited
	Secure Transporter	Unlimited	Unlimited
Adult-Use Marihuana Establishments	Retailers	3	Unlimited
	Processors	Unlimited	Unlimited
	Growers (Class A)	5	Unlimited
	Growers (Class B)	3 (B and C)	Unlimited
	Growers (Class C)	3 (B and C)	Unlimited
	Safety Compliance	Unlimited	Unlimited
	Secure Transporter	Unlimited	Unlimited
	Microbusinesses	2	Unlimited

**CITY COMMISSION
CITY OF MOUNT PLEASANT**

Isabella County, Michigan

Commissioner _____, supported by Commissioner _____, moved adoption of the following ordinance:

ORDINANCE NO. ____

AN ORDINANCE TO AMEND CHAPTER 112 OF THE MOUNT PLEASANT CODE OF ORDINANCES TO UPDATE STANDARDS FOR MEDICAL MARIHUANA FACILITIES.

It is Hereby Ordained by the People of the City of Mount Pleasant:

Section 1. Amendment. Subsections 112.02(A) and (B) are amended to read as follows:

(A) Facilities eligible for authorization. The following medical marihuana facilities may be authorized to operate in the city:

- (1) Growers operating under Class A licenses;
- (2) Growers operating under Class B licenses;
- (3) Growers operating under Class C licenses;
- (4) Provisioning centers;
- (5) Processors;
- (6) Secure transporters; and
- (7) Safety compliance facilities.

(B) Co-location and stacked licenses. Co-location and stacked grower licenses are permitted in the city. For purposes of the limitations provided in division (A):

- (1) A facility with a stacked grower license counts as a single grower; and
- (2) On a site with co-location, each license (other than stacked grower licenses) authorized to operate within a single location counts as a separate facility.

Section 2. Deletion. Subsection 112.03(E)(1) is deleted in its entirety.

Section 3. Renumbering. The subsection currently labeled 112.03(E)(2) and all subsequent subsections within subsection 112.03(E) are renumbered (1 through 3) to accommodate the deletion.

Section 4. Amendment. The renumbered subsection 112.03(E)(1) is amended to read as follows:

Submits an application for special use authorization pursuant to § 154.410(B)(4)(p) of the zoning ordinance within 90 days of receiving conditional authorization;

Section 5. Amendment. The renumbered subsection 112.03(E)(2) is amended to read as follows:

Obtains special use authorization within 12 months of receiving conditional authorization; and

Section 6. Amendment. Subsection 112.03(H)(2) is amended to read as follows:

When an authorization becomes available as described in division (H)(1), the city clerk will establish a 30-day application period to begin within the next 60 days during which the city will accept applications from interested persons, and will publish notice of the selected application period in a newspaper of general circulation at least seven business days before the beginning of that period.

Section 7. Amendment. Subsection 112.03(H)(3) is amended to read as follows:

During the selected application period, the Clerk will accept applications using the same process described in divisions (C) and (D) above. If multiple applications are received during the application period, a drawing will be conducted as outlined in § 112.03(D) above.

Section 8. Amendment. Subsection 112.04(D) is amended to read as follows:

A licensee may expand growing operations by upgrading the class of the license (e.g., from class A to class B, or from class B to Class C), or by obtaining a stacked license. To do so, the licensee must submit a new application to the city satisfying the requirements in § 112.03(A), which shall include payment of the application fee and an advance of any additional annual administrative fee that will be owed due to the addition of stacked licenses. The application shall be conditionally approved upon receipt of all required materials.

Section 9. Amendment. Subsection 112.05(D) is amended to read as follows:

Annual fee. A licensee must pay a fee of \$5,000, for each license used within the city in order to help defray administrative and enforcement costs. The holder of a stacked grower license must pay a separate fee in the amount of \$5,000 for each license. The initial annual fee(s) must be paid to the City Clerk when the application for city approval is submitted. In each subsequent year, fees are due no later than January 31.

Section 10. Deletion. Section 112.07 is deleted in its entirety.

Section 11. Publication and Effective Date. The City Clerk shall cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This ordinance shall take effect 30 days after its adoption.

YEAS: Commissioner(s) _____
NAYS: Commissioner(s) _____
ABSTAIN: Commissioner(s) _____
ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2022.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk

Introduced: April 25, 2022
Adopted: _____, 2022
Published: _____, 2022
Effective: _____, 2022

**CITY COMMISSION
CITY OF MOUNT PLEASANT**

Isabella County, Michigan

Commissioner _____, supported by Commissioner _____, moved adoption of the following ordinance:

ORDINANCE NO. ____

AN ORDINANCE TO AMEND CHAPTER 115 OF THE MOUNT PLEASANT CODE OF ORDINANCES TO UPDATE STANDARDS FOR ADULT-USE MARIHUANA ESTABLISHMENTS.

It is Hereby Ordained by the People of the City of Mount Pleasant:

Section 1. Amendment. Subsections 115.02(B) and (C) are amended to read as follows:

(B) Establishments eligible for authorization. The following marihuana establishments may be authorized to operate in the city, subject to this chapter:

- (1) Growers operating under Class A licenses (unlimited);
- (2) Growers operating under Class B licenses (unlimited);
- (3) Growers operating under Class C licenses (unlimited);
- (4) Retailers (unlimited);
- (5) Processors (unlimited);
- (6) Secure transporters (unlimited);
- (7) Safety compliance establishments (unlimited);
- (8) Microbusinesses (unlimited);
- (9) Zero designated consumption establishments;
- (10) Zero excess marihuana growers.

(C) Co-location and stacked licenses. Co-location and stacked grower licenses are permitted in the City.

Section 2. Deletion. Subsection 115.03(F)(1) is deleted in its entirety.

Section 3. Renumbering. The subsection currently labeled 115.03(F)(2) and all subsequent subsections within subsection 112.03(E) are renumbered (1 through 4) to accommodate the deletion.

Section 4. Amendment. The renumbered subsection 115.03(F)(1) is amended to read as follows:

Submits an application for special use authorization pursuant to § 154.410(B)(4)(p) of the zoning ordinance within 90 days of receiving conditional authorization;

Section 5. Amendment. The renumbered subsection 115.03(F)(2) is amended to read as follows:

Obtains special use authorization within 12 months of receiving conditional authorization; and

Section 6. Amendment. Subsection 115.03(I)(2) is amended to read as follows:

When an authorization becomes available as described in division (I)(1), the city clerk will establish a 30-day application period to begin within the next 60 days during which the city will accept applications from interested persons, and will publish notice of the selected application period in a newspaper of general circulation at least seven business days before the beginning of that period.

Section 7. Amendment. Subsection 115.03(I)(3) is amended to read as follows:

During the selected application period, the Clerk will accept applications using the same process described in divisions (C) and (D) above. If multiple applications are received during the application period, the Selection Committee will request supplemental information and conduct a competitive selection process as outlined in § 115.03(E) above.

Section 8. Amendment. Subsection 115.04(A) is amended to read as follows:

An existing establishment may be moved to a new location in the city, subject to applicable zoning regulations and approval by LARA.

Section 9. Amendment. Subsection 115.04(B) is amended to read as follows:

A license for an existing establishment may be transferred to a new licensee that intends to continue operating at the same location, subject to approval by LARA.

Section 10. Amendment. Subsection 115.04(C) is amended to read as follows:

A licensee may expand growing operations by upgrading the class of the license (e.g., from class A to class B, or from class B to Class C), or by obtaining a stacked license. To do so, the licensee must submit a new application to the city satisfying the requirements in § 115.03(B), which shall include payment of the application fee and an advance of any additional annual administrative fee that will be owed due to the addition of stacked licenses. The application shall be conditionally approved upon receipt of all required materials.

Section 11. Amendment. Subsection 115.05(D) is amended to read as follows:

Annual fee. A licensee must pay a fee of \$5,000, for each license used within the city in order to help defray administrative and enforcement costs. The holder of a stacked grower license must pay a separate fee in the amount of \$5,000 for each license. The initial annual fee(s) must be paid to the City Clerk when the application for city approval is submitted. In each subsequent year, fees are due no later than January 31.

Section 12. Deletion. Section 115.08 is deleted in its entirety.

Section 13. Publication and Effective Date. The City Clerk shall cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This ordinance shall take effect 30 days after its adoption.

YEAS: Commissioner(s) _____
NAYS: Commissioner(s) _____
ABSTAIN: Commissioner(s) _____
ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2022.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk

Introduced: April 25, 2022
Adopted: _____, 2022
Published: _____, 2022
Effective: _____, 2022

DRAFT

CHAPTER 112: MEDICAL MARIHUANA FACILITIES

Section

- 112.01 Definitions
- 112.02 Authorized facilities
- 112.03 Application for authorization
- 112.04 Relocation of facilities, transfers of licenses, and expansion of grow operations
- 112.05 General regulations
- 112.06 Violations
- 112.07 Policy review in 2019

§ 112.01 DEFINITIONS.

The following words and phrases have the meanings ascribed to them when used in this chapter:

(A) Co-location or co-located means the siting and operation of a combination of multiple facilities or facility types at a single location.

(B) Facility means a location at which a license holder is licensed to operate under the MMMFLA.

(C) Facility plan means the plans required to be submitted to LARA in accordance with the MMMFLA rules that includes among other things diagrams, floor plans, construction details, etc.

(D) Facility-specific step means the portion of the application for a state operating license that follows the prequalification step and pertains to the details of the proposed facility.

(E) Grower means a licensee that is a commercial entity located in this state that cultivates, dries, trims, or cures and packages marihuana for sale to a processor or provisioning center.

(F) LARA means the department of licensing and regulatory affairs and any successor agency to the department.

(G) Licensee means a person holding a state operating license.

(H) Licensing board means the medical marihuana licensing board created by the MMMFLA.

(I) Marihuana means all parts of the plant *Cannabis sativa* L., growing or not; the seeds of that plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin. Marihuana does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks, except the resin extracted from those stalks, fiber, oil, or cake, or any sterilized seed of the plant that is incapable of germination. Marihuana does not include industrial hemp grown or cultivated, or both, for research purposes under the industrial hemp research act.

(J) MMMA means the Michigan medical marihuana act, 2008 IL 1, as amended MCL 333.26424 et seq.

(K) MMMFLA means the Michigan medical marihuana facilities licensing act, 2016 PA 281, as amended, MCL 333.27102 et seq.

(L) MMMFLA rules means rules, including emergency rules, promulgated by LARA to implement the MMMFLA.

(M) Pre-qualification step means the portion of the application for a state operating license pertaining to the applicant's financial background and the criminal history of the applicant and other associated persons.

(N) Processor means a licensee that is a commercial entity located in this state that purchases marihuana from a grower and that extracts resin from the marihuana or creates a marihuana-infused product for sale and transfer in packaged form to a provisioning center.

(O) Provisioning center means a licensee that is a commercial entity located in this state that purchases marihuana from a grower or processor and sells, supplies, or provides marihuana to registered qualifying patients, directly or through the patients' registered primary caregivers. Provisioning center includes any commercial property where marihuana is sold at retail to registered qualifying patients or registered primary caregivers. A noncommercial location used by a primary caregiver to assist a qualifying patient connected to the caregiver through LARA's marihuana registration process in accordance with the MMMA is not a provisioning center for purposes of this chapter.

(P) Safety compliance facility means a licensee that is a commercial entity that receives marihuana from a facility or registered primary caregiver, tests it for contaminants and for tetrahydrocannabinol and other cannabinoids, returns the test results, and may return the marihuana to the facility.

(Q) Secure transporter means a licensee that is a commercial entity located in this state that stores marihuana and transports marihuana between marihuana facilities for a fee.

(R) Stacked grower license means more than 1 state operating license issued to a single licensee to operate as a grower of class C-1,500 marihuana plants as specified in each license at a facility.

(S) State operating license or, unless the context requires a different meaning, "license" means a license that is issued under the MMMFLA that allows the licensee to operate as a grower, processor, secure transporter, provisioning center, or a safety compliance facility.

§ 112.02 AUTHORIZED FACILITIES.

(A) Facilities eligible for authorization. The following medical marihuana facilities may be authorized to operate in the city:

- (1) ~~Not more than five g~~Growers operating under Class A licenses;
- (2) ~~Not more than three g~~Growers operating under Class B licenses;
- (3) Growers operating under or Class C licenses;
- ~~(34)~~ ~~Not more than three p~~Provisioning centers;
- ~~(45)~~ Processors;
- ~~(56)~~ Secure transporters; and
- ~~(67)~~ Safety compliance facilities.

(B) Co-location and stacked licenses. Co-location and stacked grower licenses ~~(with up to three grower licenses per zoning lot)~~ are permitted in the city. For purposes of the limitations provided in division (A):

- (1) A facility with a stacked grower license counts as a single grower; and
- (2) On a site with co-location, each license (other than stacked grower licenses) authorized to operate within a single location counts as a separate facility.

(C) Final authorization from city required. The authorization process described in § 112.03 determines the locations in the city at which facilities may operate. A proposed facility is not eligible for a state operating license until the clerk grants final authorization pursuant to § 112.03(D).

§ 112.03 APPLICATION FOR AUTHORIZATION.

(A) Submission. Beginning on October 1, 2018, a person may apply for authorization to operate a facility within the city by submitting the following items to the City Clerk. These items may be submitted to the Clerk before applying for requisite zoning approvals. An application is not considered complete until the City Clerk receives all of the following:

- (1) A non-refundable application fee in an amount established by resolution of the City Commission.
- (2) An advance of the annual administrative fee established in § 112.05(D).
- (3) A photocopy of a valid, unexpired driver's license or state-issued identification card for all owners, directors, and officers of the proposed facility.
- (4) A signed application (available in the Clerk's office), which must include all of the following information and documents:
 - (a) If the applicant is an individual, the applicant's name; date of birth; social security number; physical address, including residential and any business address; copy of government-issued photo identification; email address; one or more phone numbers, including emergency contact information;
 - (b) If the applicant is not an individual, the names; dates of birth; physical addresses, including residential and any business address; copy of government-issued photo identifications; email address; and one or more phone numbers of each stakeholder of the applicant, including designation of the highest ranking representative as an emergency contact person; contact information for the emergency contact person; articles of incorporation or organization; assumed name registration; Internal Revenue Service EIN confirmation letter; copy of the operating agreement of the applicant, if a limited liability company; copy of the partnership agreement, if a partnership; names and addresses of the beneficiaries, if a trust, or a copy of the bylaws or shareholder agreement, if a corporation;
 - (c) The name, address, tax identification number, and current zoning designations of the proposed medical marijuana facility;
 - (d) The name and address of the current property owner of record;
 - (e) If the current property owner is different than the applicant (e.g. where the applicant has a lease, option, land contract, or other future interest in the property), the property owner's signature is required in addition to the applicant's.
1. An applicant may submit applications for multiple properties.

2. However, only one application shall be submitted per property, unless the applications are for proposed co-located facilities.

(f) The proposed facility type;

(g) If the proposed facility type involves stacked growing licenses, the number of licenses sought;

(h) A complete list of all marihuana permits and licenses held by the applicant;

(i) Written consent for the city to inspect the facility at any time during normal business hours to ensure compliance with applicable laws and regulations;

(j) A location area map of the marihuana facility and surrounding area that identifies the relative locations and the distances (closest property line to the subject marihuana facility's building) to the closest real property comprising a public or private elementary, vocational, or secondary school;

(k) A copy of all documents submitted by the applicant to LARA in connection with the application for a state operating license under the MMFLA (including documents submitted for prequalification);

(l) A copy of all documents submitted by the applicant to LARA in connection with the application for a state operating license under the MRTMA, if applicable;

(m) A copy of all documents issued by LARA indicating that the applicant has been prequalified for a state operating license under the MMFLA; and

(n) Any other information reasonably requested by the city relevant to the processing or consideration of the application.

(B) Initial receipt period set by resolution. For any facility type subject to numerical limitations under § 112.02, the city shall establish an initial receipt period that will commence on October 1, 2018, and will end on a date to be set by resolution of the City Commission. The City Commission shall adopt such resolution on or before October 1, giving consideration to the number of applicants that have completed the pre-qualification step of the state licensing process by that time.

(C) Clerk action upon receipt. The Clerk will accept and receive any application that includes the required items listed above, unless the city has already received an application for the same property (other than an application for a proposed co-located facility) from another applicant. Upon receiving a complete application, the clerk will time- and date-stamp the application and inform the applicant of the following:

(1) The number of existing facilities of the proposed facility type currently operating within the city;

(2) The number of pending applications for the desired facility type

(3) The date, time, and location of any drawing that may be conducted pursuant to division (D).

(D) Conditional authorization. The City Clerk will conditionally authorize facilities as follows:

(1) If, after close of business on the end date of the initial receipt period, the city has received more applications for a given facility type than would be permitted under § 112.02, the Clerk will conduct a drawing to randomly select applicants for conditional authorization and to establish a waiting list for future conditional authorizations for that facility type. The drawing will be noticed and conducted as a public meeting.

(2) For any facility type not subject to numerical limits under § 112.02, or otherwise not subject to the drawing process described in division (D)(1), the Clerk will conditionally authorize facilities in the order in which applications are received.

(3) Once the Clerk has issued conditional authorizations for all of the facilities of a given facility type that would be permitted under § 112.02, the Clerk will place subsequent applications at the end of the waiting list for that facility type.

(E) Final authorization. The City Clerk will grant final authorization for the facility if the applicant:

~~(1) Submits the paperwork for the facility-specific step of the application for a state operating license (and all related applications for stacked licenses) to LARA within 30 days of receiving conditional authorization;~~

(21) Submits an application for special use authorization pursuant to § 154.410(B)(4)(p) of the zoning ordinance within ~~30-90~~ days of receiving conditional authorization;

(32) Obtains special use authorization within ~~six-12~~ months of receiving conditional authorization; and

(43) Obtains a state operating license within 18 months of receiving conditional authorization.

(F) Expiration of conditional authorization. If the applicant for a conditionally authorized facility fails to satisfy any of the deadlines established above, the conditional authorization will expire. The City Commission may extend any of the deadlines upon a showing of good cause.

(G) Waiting list and refund of administrative fee. The Clerk will keep and maintain the waiting lists established pursuant to division (D) until the maximum number of facilities of the type to which the list pertains are operating in the city (at which time the Clerk will discard the waiting list). If a conditional authorization for a proposed facility of that facility type expires, the clerk will conditionally authorize the next application on the waiting list. Upon discarding the waiting list, the Clerk will refund the advance of the annual administrative fee established in § 112.05(D) to all applicants remaining on the waiting list.

(H) Newly available authorizations.

(1) For facility types for which the maximum number of facilities specified in § 112.02 are operating in the city, an authorization will become available when:

(a) The state operating license for a facility with final authorization expires or is revoked by LARA; or

(b) This chapter is amended to authorize additional facilities of that facility type.

(2) When an authorization becomes available as described in division (H)(1), the city clerk will ~~select a date~~ establish a 30-day application period to begin within the next 60 days ~~on during~~ which the city will ~~begin~~ accepting applications from interested persons, and will publish notice of the selected ~~date~~ application period in a newspaper of general circulation ~~at least seven business days before the beginning of that period.~~

(3) ~~On the selected date~~ During the selected application period, the Clerk will ~~begin~~ accepting applications using the same process described in divisions (C) and (D) above. ~~If multiple applications are received during the application period, a drawing will be~~

~~conducted as outlined in § 112.03(D) above, and will conduct a drawing to randomly select an application if multiple applications are received on that date.~~

§ 112.04 RELOCATION OF FACILITIES, TRANSFERS OF LICENSES, AND EXPANSION OF GROW OPERATIONS.

(A) An existing facility may be moved to a new location in the city, subject to applicable zoning regulations and approval by the Licensing Board.

(B) A license for an existing facility may be transferred to a new licensee that intends to continue operating at the same location, subject to approval by the Licensing Board.

(C) No further city approvals are required for the relocations and license transfers described in this section.

(D) A licensee may expand growing operations by upgrading the class of the license (e.g., from class A to class B, or from class B to Class C), or by obtaining a stacked license, ~~subject to all the limitations established in § 112.02.~~ To do so, the licensee must submit a new application to the city satisfying the requirements in § 112.03(A), which shall include payment of the application fee and an advance of any additional annual administrative fee that will be owed due to the addition of stacked licenses. The application shall be conditionally approved upon receipt of all required materials.

§ 112.05 GENERAL REGULATIONS.

(A) Submission of supplementary information to the city. Applicants for city authorization and persons operating existing facilities in the city must provide the City Clerk with copies of all documents submitted to LARA in connection with the initial license application, subsequent renewal applications, or investigations conducted by LARA. The documents must be provided to the Clerk within seven days of submission to LARA, and may be submitted by electronic media unless otherwise requested by the Clerk.

(B) Compliance with applicable laws and regulations. Medical marihuana facilities must be operated in compliance with the MMMFLA, MMMFLA rules, all conditions of the facility's state operating licenses, and all applicable city ordinances. Compliance with the foregoing does not create immunity from prosecution by federal authorities or other authorities of competent jurisdiction.

(C) No consumption on premises. No smoking, inhalation, or other consumption of marihuana shall take place on or within the premises of any facility. It shall be a violation of this chapter to engage in such behavior, or for a person to knowingly allow such behavior to occur. Evidence of all of the following gives rise to a rebuttable presumption that a person allowed the consumption of marihuana on or within a premises in violation of this section:

(1) The person had control over the premises or the portion of the premises where the marihuana was consumed;

(2) The person knew or reasonably should have known that the marihuana was consumed; and

(3) The person failed to take corrective action.

(D) Annual fee. A licensee must pay a fee of \$5,000, for each license used within the city in order to help defray administrative and enforcement costs. The holder of a stacked

grower license must pay a separate fee in the amount of \$5,000 for each license. The initial annual fee(s) must be paid to the City Clerk when the application for city approval is submitted. In each subsequent year, fees are due ~~no later than January 31 on the date on which the licensee submits an application to LARA for renewal of the state operating license.~~

§ 112.06 VIOLATIONS.

(A) Request for revocation of state operating license. If at any time an authorized facility violates this chapter or any other applicable city ordinance, the City Commission may request that LARA revoke or refrain from renewing the facility's state operating license.

(B) Civil infraction. It is unlawful to disobey, neglect, or refuse to comply with any provision of this chapter. A violation of this chapter is a municipal civil infraction. Each day the violation continues shall be a separate offense. Notwithstanding any other provision of this ordinance to the contrary, violators shall be subject to the following fines:

- (1) First violation: \$500;
- (2) Second offense: \$2,500; and
- (3) Each subsequent offense: \$5,000.

(C) Other remedies. The foregoing sanctions are in addition to the city's right to seek other appropriate and proper remedies, including actions in law or equity.

~~§ 112.07 POLICY REVIEW IN 2019.~~

~~—On or before December 31, 2019, city staff shall submit a report to the City Commission regarding the administration of this chapter and the provisions of the zoning ordinance pertaining to medical marihuana, and regarding any other pertinent information relating to the operation of medical marihuana facilities in the city. The report may include proposed ordinance amendments or other proposed policy changes.~~

CHAPTER 115: RECREATIONAL MARIHUANA ESTABLISHMENTS

Section

- 115.01 Definitions
- 115.02 Authorized establishments
- 115.03 Application for authorization
- 115.04 Relocation of establishments, transfers of licenses, and expansion of grow operations
- 115.05 General regulations
- 115.06 Temporary marihuana events
- 115.07 Violations
- 115.08 Policy review in 2020

§ 115.01 DEFINITIONS.

The following words and phrases have the meanings ascribed to them when used in this chapter:

CO-LOCATION or CO-LOCATED. the siting and operation of a combination of multiple establishments or establishment types at a single location.

DESIGNATED CONSUMPTION ESTABLISHMENT. A commercial space that is licensed by LARA and authorized to permit adults 21 years of age and older to consume marihuana products at the location indicated on the state license.

EDIBLE MARIHUANA PRODUCT. Any marihuana-infused product containing marihuana that is intended for human consumption in a manner other than smoke inhalation.

EMERGENCY RULES. The emergency rules for adult-use marihuana establishments issued by LARA on or about July 3, 2019.

EXCESS MARIHUANA GROWER. A license issued by LARA to a person holding five class C marihuana grower licenses and licensed to cultivate marihuana and sell or otherwise transfer marihuana to marihuana establishments.

LARA. The Department of Licensing and Regulatory Affairs and any successor department or agency within the department, including the Marihuana Regulatory Agency.

LICENSEE. A person holding a state operating license for a marihuana establishment.

MARIHUANA. All parts of the plant genus *cannabis*, growing or not; the seeds of that plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin. MARIHUANA does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks, except the resin extracted from those stalks, fiber, oil, or cake, or any sterilized seed of the plant that is incapable of germination. MARIHUANA does not include industrial hemp.

MARIHUANA ESTABLISHMENT. A marihuana grower, marihuana safety compliance establishment, marihuana processor, marihuana microbusiness, marihuana retailer, marihuana secure transporter, or any other type of marihuana-related business licensed by LARA.

MARIHUANA EVENT ORGANIZER. A person licensed to apply for a temporary marihuana event license under the Emergency Rules.

MARIHUANA GROWER. A person licensed by LARA to cultivate marihuana and sell or otherwise transfer marihuana to marihuana establishments.

MARIHUANA-INFUSED PRODUCT. A topical formulation, tincture, beverage, edible substance, or similar product containing marihuana and other ingredients and that is intended for human consumption.

MARIHUANA MICROBUSINESS. A person licensed by LARA to cultivate not more than 150 marihuana plants; process and package marihuana; and sell or otherwise transfer marihuana to individuals who are 21 years of age or older or to a marihuana safety compliance establishment, but not to other marihuana establishments.

MARIHUANA PROCESSOR. A person licensed by LARA to obtain marihuana from marihuana establishments; process and package marihuana; and sell or otherwise transfer marihuana to marihuana establishments.

MARIHUANA RETAILER. A person licensed by LARA to obtain marihuana from marihuana establishments and to sell or otherwise transfer marihuana to marihuana establishments and to individuals who are 21 years of age or older.

MARIHUANA SAFETY COMPLIANCE ESTABLISHMENT. A person licensed by LARA to test marihuana, including certification for potency and the presence of contaminants.

MARIHUANA SECURE TRANSPORTER. A person licensed by LARA to obtain marihuana from marihuana establishments in order to transport marihuana to marihuana establishments.

MMMA. The Michigan Medical Marihuana Act, Initiated Law 1 of 2008, as amended, M.C.L.A. §§ 333.26424 et seq.

MMMFLA. The Michigan Medical Marihuana Facilities Licensing Act, 2016 PA 281, as amended, M.C.L.A. §§ 333.27102 et seq.

MRTMA. The Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, M.C.L.A. §§ 333.27951 et seq.

MRTMA RULES. Rules, including emergency rules, promulgated by LARA to implement the MRTMA.

PREQUALIFICATION STEP or PREQUALIFIED. The portion of the application for a state operating license pertaining to the applicant's financial background and the criminal history of the applicant and other associated persons, as provided by Emergency Rule 6.

STACKED GROWER LICENSE. More than one state operating license issued to a single licensee to operate as a grower of class C-2,000 marihuana plants as specified in each license at an establishment.

STATE OPERATING LICENSE or, unless the context requires a different meaning, LICENSE. A license that is issued by LARA under the MRTMA that allows the licensee to operate a marihuana establishment.

§ 115.02 AUTHORIZED ESTABLISHMENTS.

(A) Authorization and special use permit required. No person shall operate a marihuana establishment in the city without an authorization issued by the city pursuant to the

provisions of this chapter and a special use permit pursuant to this chapter and the city zoning ordinance. No person shall operate a temporary marihuana event in this city without an authorization issued by the city pursuant to the provisions of this chapter.

(B) ~~E~~~~Number of~~ establishments eligible for authorization. The following ~~numbers of~~ marihuana establishments may be authorized to operate in the city, subject to this chapter:

- (1) ~~Not more than five g~~Growers operating under Class A licenses (unlimited);
- (2) ~~Not more than three g~~Growers operating under Class B licenses (unlimited); ~~or~~
- (3) Growers operating under Class C licenses (unlimited);
- ~~(34)~~ ~~Not more than three r~~Retailers (unlimited);
- ~~(45)~~ Processors (unlimited);
- ~~(56)~~ Secure transporters (unlimited);
- ~~(67)~~ Safety compliance establishments (unlimited);
- ~~(78)~~ ~~Not more than two m~~Microbusinesses (unlimited);
- ~~(89)~~ Zero designated consumption establishments;
- ~~(910)~~ Zero excess marihuana growers.

(C) Co-location and stacked licenses. Co-location and stacked grower licenses ~~(with up to three grower licenses per zoning lot)~~ are permitted in the City. ~~For purposes of the limitations provided in division (A) of this section:~~

- ~~—(1) An establishment with a stacked grower license counts as a single grower;~~
- ~~—(2) On a site with co-location, each license (other than stacked grower licenses) authorized to operate within a single location counts as a separate establishment.~~

(D) Final authorization from city required. The authorization process described in § 115.03 determines the locations in the city at which establishments may operate. A proposed establishment is not eligible to operate until the clerk grants final authorization pursuant to section § 115.03(F) and until the applicant receives a special use permit under the city zoning ordinance and all required approvals and licenses from LARA.

§ 115.03 APPLICATION FOR AUTHORIZATION.

(A) Timing of submission. Beginning on January 6, 2020, a person may apply for authorization to operate an establishment within the city by complying with the requirements of this section.

(B) Required application materials. An application is not considered complete until all of the following are received by the City Clerk:

- (1) A nonrefundable application fee in an amount established by resolution of the City Commission.
- (2) An advance of the annual administrative fee established in § 115.05(D).
- (3) A photocopy of a valid, unexpired driver's license or state issued identification card for all owners, directors, and officers of the proposed establishment.
- (4) A signed application (available in the clerk's office), which must include all of the following information and documents:
 - (a) If the applicant is an individual, the applicant's name; date of birth; Social Security number; physical address, including residential and any business address; copy of

government-issued photo identification; email address; one or more phone numbers, including emergency contact information;

(b) If the applicant is not an individual, the names; dates of birth; physical addresses, including residential and any business address; copy of government-issued photo identifications; email address; and one or more phone numbers of each stakeholder of the applicant, including designation of the highest ranking representative as an emergency contact person; contact information for the emergency contact person; articles of incorporation or organization; assumed name registration; Internal Revenue Service EIN confirmation letter; copy of the operating agreement of the applicant, if a limited liability company; copy of the partnership agreement, if a partnership; names and addresses of the beneficiaries, if a trust, or a copy of the bylaws or shareholder agreement, if a corporation;

(c) The name, address, tax identification number, and current zoning designations of the proposed marihuana establishment;

(d) The name and address of the current property owner of record;

(e) If the current property owner is different than the applicant (e.g. where the applicant has a lease, option, land contract, or other future interest in the property), the property owner's signature is required in addition to the applicant's.

1. An applicant may submit applications for multiple properties.
2. However, only one application shall be submitted per property, unless the applications are for proposed co-located establishments.

(f) The proposed establishment type;

(g) If the proposed establishment type involves stacked growing licenses, the number of licenses sought;

(h) A complete list of all marihuana permits and licenses held by the applicant;

(i) Written consent for the city to inspect the establishment at any time during normal business hours to ensure compliance with applicable laws and regulations;

(j) A location area map of the marihuana establishment and surrounding area that identifies the relative locations and the distances (closest property line to the subject marihuana establishment's building) to the closest real property comprising a public or private elementary, vocational or secondary school;

(k) A copy of all documents submitted by the applicant to LARA in connection with the application for a state operating license under the MRTMA (including documents submitted for prequalification);

(l) A copy of all documents submitted by the applicant to LARA in connection with the application for a state operating license under the MMFLA, if applicable;

(m) A copy of all documents issued by LARA indicating that the applicant has been prequalified for a state operating license under the MRTMA;

(n) Any other information reasonably requested by the City relevant to the processing or consideration of the application.

(C) Initial receipt period. For any establishment type subject to numerical limitations under § 115.02, the initial receipt period shall commence on January 6, 2020, and shall end at the close of business on Friday, February 28, 2020.

(D) Clerk action upon receipt. The clerk will accept and receive any complete application that includes the information and documents required by § 115.03(B), unless the city has already received an application for the same property (other than an application for a proposed co-located establishment) from another applicant. Upon receiving a complete application, the clerk will time- and date-stamp the application and inform the applicant of the following:

- (1) The number of existing establishments of the proposed establishment type currently operating within the city;
- (2) The number of pending applications for the desired establishment type; and
- (3) The process by which an applicant will be selected pursuant to division (E) of this section.

(E) Conditional authorization and competitive process. The clerk will conditionally authorize establishments as follows:

- (1) If, after close of business on the end date of the initial receipt period, the city has received more applications for a given establishment type than would be permitted under § 115.02, the city will decide among competing applications by a competitive process intended to select applicants who are best suited to operate in compliance with the MRTMA in the city. The city will provide applicants with 21 calendar days' notice that the applicants must provide supplemental written information and documentation to the city indicating whether the applicant satisfies each of the following criteria:

Scoring category	Available points
Current medical marihuana facility license status in the City and history of compliance with City and state regulations associated with existing medical marihuana facility licenses held in the City.	10 points
Background of the applicant, including past ownership interest in a business or businesses operating in the State of Michigan; past compliance with business licensing requirements, including marihuana business licenses issued by LARA; and residency in the City or Isabella County for at least one year.	10 points
Human resources, including the number of full-time equivalent employees.	10 points
Physical investment, including the applicant's proposed tangible capital investment; the current and proposed condition of the proposed location; and the applicant's ownership stake in the physical location of the establishment.	20 points
Area impact, including the proximity of the establishment to properties zoned or used residentially; and plans for litter control, loitering, neighborhood outreach, noise mitigation, odor mitigation, resident safety, and traffic mitigation.	10 points
Business operations, including a business plan; financing plan; marketing and promotion plan, with an emphasis on reducing exposure to minors; and strategic plan.	10 points

Establishment design, including the provision of glazing, landscaping, and screening above City minimum requirements; the use of durable building materials; compliance with the Americans with Disabilities Act; and implementation of Crime Prevention Through Environmental Design (CPTED) principles.	10 points
Energy efficiency, including Energy Star certification; Michigan Energy Code compliance; use of energy from carbon-free sources; and use of WaterSense fixtures.	10 points
Infrastructure impact, including the utilization of green infrastructure or low-impact development design principles to manage stormwater; and the provision of non-motorized transportation infrastructure in excess of City requirements.	10 points

(2) The application and all supplemental information shall be delivered to the city's Adult-Use Marihuana Establishment Selection Committee ("Selection Committee"). The Selection Committee shall be comprised of the City Clerk, the City Planner, and the Director of Public Safety. All meetings of the Selection Committee shall be conducted in accordance with the Open Meetings Act, Act 267 of 1976, M.C.L.A. §§ 15.261 et seq., as amended.

(3) Upon timely receipt of the supplemental information described in division (E)(1) of this section, the Selection Committee shall hold a public meeting and assign points for each criterion that is satisfied and shall, based on the resulting scores, select applicants who are best suited to operate in compliance with the MRTMA in the City. The City Clerk shall notify the selected applicants that they have been granted conditional authorization. In the event of a tied score, the Selection Committee shall conduct a random drawing from among the applicants with tied scores to determine which applicant shall receive conditional authorization. The city's decision to grant conditional authorization is final and is not appealable to the City Commission, City Zoning Board of Appeals, or any other city official or body.

(4) If an applicant does not timely submit the supplemental information described in division (E)(1) of this section, then the application shall be discarded and shall not be considered under division (E)(3) of this section.

(5) For any establishment type not subject to numerical limits under § 115.02, or otherwise not subject to the competitive process described in division (E)(1) of this section, the clerk will conditionally authorize establishments in the order in which applications are received.

(6) Once the clerk has issued conditional authorizations for all of the establishments of a given establishment type that would be permitted under § 115.02, the clerk will place subsequent applications at the end of the waiting list for that establishment type. Applications shall be included on the waiting list in the order designated by the Selection Committee under division (E)(3) of this section.

(F) Final authorization. The clerk will grant final authorization for the establishment if the applicant:

~~(1) Submits the paperwork for the establishment-specific step of the application for a state operating license (and all related applications for stacked licenses) to LARA within 30 days of receiving conditional authorization;~~

(21) Submits an application for special use authorization pursuant to § 154.410.B.4.b of the zoning ordinance within ~~30-90~~ days of receiving conditional authorization; and

(32) Obtains special use authorization within ~~6-12~~ months of receiving conditional authorization.

(43) Receives all required operating licenses and approvals from LARA within 18 months after conditional authorization is granted.

(54) Enters into a written agreement with the city confirming that the marihuana establishment will operate in accordance with the business plans, building plans, design standards, and all other operational standards described by the applicant in the application and in any supplemental materials submitted under division (E) of this section. The agreement shall further provide that if the establishment breaches the agreement, then the city may revoke authorization of the establishment following notice and a public hearing, and that in such event, the city shall be entitled to injunctive relief barring further operation of the establishment in the city.

(G) Expiration of conditional authorization. If the applicant for a conditionally authorized establishment fails to satisfy any of the deadlines established above, the conditional authorization will expire. The City Commission may extend any of the deadlines upon a showing of good cause.

(H) Waiting list and refund of administrative fee. The clerk will keep and maintain the waiting lists established pursuant to division (E) of this section until the maximum number of establishments of the type to which the list pertains are operating in the city (at which time the clerk will discard the waiting list). If a conditional authorization for a proposed establishment of that establishment type expires, the clerk will conditionally authorize the next application on the waiting list. Upon discarding the waiting list, the clerk will refund the advance of the annual administrative fee established in § 115.05(D) to all applicants remaining on the waiting list.

(I) Newly available authorizations.

(1) For establishment types for which the maximum number of establishments specified in § 115.02 are operating in the city, an authorization will become available when:

(a) The state operating license for an establishment with final authorization expires or is revoked by LARA; or

(b) This chapter is amended to authorize additional establishments of that establishment type.

(2) When an authorization becomes available as described in division (I)(1) of this section, the city clerk will ~~select a date~~establish a 30-day application period to begin within the next 60 days ~~on during~~ which the city will ~~begin~~accepting applications from interested persons, and will publish notice of the selected ~~date~~application period in a newspaper of general circulation at least seven business days before the beginning of that period.

(3) ~~On the selected date~~During the selected application period, the clerk will ~~begin~~accepting applications using the same process described in divisions (C) and (D) above of this section. If multiple applications are received ~~on that date~~during the application period,

the Selection Committee will request supplemental information and conduct a competitive selection process as outlined in § 115.03(E) above.

§ 115.04 RELOCATION OF ESTABLISHMENTS, TRANSFERS OF LICENSES, AND EXPANSION OF GROW OPERATIONS.

(A) An existing establishment may be moved to a new location in the city, subject to applicable zoning regulations and approval by LARA. An existing establishment may be moved to a new location in the city, subject to applicable zoning regulations, prior City Commission approval, and approval by LARA. In deciding whether to approve a new location for an existing establishment, the City Commission shall consider the following nonexclusive factors:

- ~~—(1) The impact of the establishment's new location on the community as a whole; and~~
- ~~—(2) The existing establishment's compliance with city ordinances and with state law and administrative rules.~~

(B)

A license for an existing establishment may be transferred to a new licensee that intends to continue operating at the same location, subject to approval by LARA.

~~A license for an existing establishment may be transferred to a new licensee that intends to continue operating at the same location, subject to approval by City Commission and LARA.~~

(C) A licensee may expand growing operations by upgrading the class of the license (e.g., from class A to class B, or from class B to Class C), or by obtaining a stacked license, ~~subject to all the limitations established in § 115.02.~~ To do so, the licensee must submit a new application to the city satisfying the requirements in § 115.03(B), which shall include payment of the application fee and an advance of any additional annual administrative fee that will be owed due to the addition of stacked licenses. The application shall be conditionally approved upon receipt of all required materials.

§ 115.05 GENERAL REGULATIONS.

(A) Submission of supplementary information to the city. Applicants for city authorization and persons operating existing establishments in the city must provide the city clerk with copies of all documents submitted to LARA in connection with the initial license application, subsequent renewal applications, or investigations conducted by LARA. The documents must be provided to the clerk within seven days of submission to LARA, and may be submitted by electronic media unless otherwise requested by the clerk.

(B) Compliance with applicable laws and regulations. Adult-use marihuana establishments must be operated in compliance with the MRTMA, MRTMA rules, all conditions of the establishment's state operating licenses, and all applicable city ordinances. Compliance with the foregoing does not create immunity from prosecution by federal authorities or other authorities of competent jurisdiction.

(C) No consumption on premises. No smoking, inhalation, or other consumption of marihuana shall take place on or within the premises of any establishment. It shall be a violation of this chapter to engage in such behavior, or for a person to knowingly allow such behavior to occur. Evidence of all of the following gives rise to a rebuttable

presumption that a person allowed the consumption of marihuana on or within a premises in violation of this section:

- (1) The person had control over the premises or the portion of the premises where the marihuana was consumed;
- (2) The person knew or reasonably should have known that the marihuana was consumed; and
- (3) The person failed to take corrective action.

(D) Annual fee. A licensee must pay a fee of \$5,000, for each license used within the city in order to help defray administrative and enforcement costs. The holder of a stacked grower license must pay a separate fee in the amount of \$5,000 for each license. The initial annual fee(s) must be paid to the city clerk when the application for city approval is submitted. In each subsequent year, fees are due no later than January 31 on the date on which the licensee submits an application to LARA for renewal of the state operating license.

§ 115.06 TEMPORARY MARIHUANA EVENTS.

(A) Authorization. Temporary marihuana events are permitted in the City only as provided in this section.

(B) Prelicensure conditional approval. Pursuant to Emergency Rule 62, temporary marihuana events may only be held at a venue expressly approved by the city for the purpose of holding a temporary marihuana event. Prior to obtaining a temporary marihuana event license from LARA, a licensed marihuana event organizer may apply to the city for prelicensure venue and event approval. The application must include all of the following information:

- (1) The name of the applicant. For applicants who are business entities, the applicant shall provide the legal business name of the applicant.
- (2) Verification that the marihuana event organizer holds a valid license from LARA.
- (3) A non-refundable application fee in an amount established by resolution of the City Commission.
- (4) Verification that the applicant has been licensed by LARA as a marihuana event organizer.
- (5) The proposed date(s) and hours of operation of the temporary marihuana event;
- (6) The proposed venue of the temporary marihuana event, including the street address, parcel number, and zoning designation;
- (7) A list of all marihuana retailers and marihuana microbusinesses who are expected to participate in the temporary marihuana event, and verification that each retailer and microbusiness is licensed by LARA and authorized to operate in the City under this chapter;
- (8) A diagram of the physical layout of the temporary marihuana event, which must clearly indicate:
 - (a) Where the temporary marihuana event will be taking place on the location grounds.
 - (b) All entrances and exits that will be used by participants during the event.
 - (c) All marihuana consumption areas.

- (d) All marihuana retail areas where marihuana products will be sold.
 - (e) Where marihuana waste will be stored.
 - (f) All areas where marihuana products will be stored.
 - (g) The specific location of each marihuana retailer or marihuana microbusiness licensee who will be participating in the event.
 - (9) A description of all proposed event security and signage.
 - (10) An attestation from the applicant that the temporary marihuana event will comply with the requirements of this section, the MRTMA, the Emergency Rules, and any other administrative rules or guidelines promulgated by LARA.
 - (11) An acknowledgment from the applicant that only edible marihuana products will be sold or used at the temporary marihuana event.
 - (12) Any other information or documentation related to the proposed temporary marihuana event requested by the City.
- (C) Upon receipt of a complete application for preliminary approval, the City Commission or its designee may determine whether to approve or disapprove the proposed venue and proposed temporary marihuana event. In making this determination, the city shall consider the following nonexclusive factors:
- (1) Whether the applicant and the application satisfies the requirements of division (B) of this section;
 - (2) The proximity of the temporary marihuana event to residential homes, schools, daycare facilities, parks, and locations likely to be occupied by individuals younger than 21 years of age;
 - (3) The impact of the temporary marihuana event on surrounding properties and businesses, including but not limited to noise, odor, and traffic impacts;
 - (4) The impact of the temporary marihuana event on the community as a whole; and
 - (5) The sufficiency of the proposed security measures.
- (D) If the proposed venue and event are approved, then the city shall provide a written attestation to the applicant on the form provided by LARA indicating that the applicant is authorized to engage in onsite marihuana sales to, and onsite consumption by, persons 21 years of age or older at the temporary marihuana event at the proposed location, conditioned on the applicant obtaining all required licenses from LARA and complying with the MRTMA, Emergency Rules, and any other administrative rules or guidelines promulgated by LARA.
- (E) Requirements. All temporary marihuana events must satisfy the following requirements at the time of the commencement of the event and through the duration of the event:
- (1) The applicant must hold a valid marihuana event organizer license issued by LARA.
 - (2) The applicant must hold a temporary marihuana event license from LARA for the temporary marihuana event.
 - (3) A temporary marihuana event may be held for a maximum of seven consecutive days.
 - (4) A temporary marihuana event may only operate between the hours of 8:00 a.m. and 11:00 p.m.

(5) The temporary marihuana event, and all sales and consumptions that occur during the temporary marihuana event, must comply with the requirements of the MRTMA, the Emergency Rules, and any other administrative rules or guidelines promulgated by LARA.

(6) In addition to the sign requirements imposed by LARA, all signs for the temporary marihuana event must comply with the city's zoning requirements for temporary signs.

(7) Marihuana sale and consumption at temporary marihuana events shall be limited to edible marihuana products.

§ 115.07 VIOLATIONS.

(A) Request for revocation of state operating license. If at any time an authorized establishment violates this chapter or any other applicable city ordinance, the City Commission may request that LARA revoke or refrain from renewing the establishment's state operating license.

(B) Civil infraction. It is unlawful to disobey, neglect, or refuse to comply with any provision of this chapter. A violation of this chapter is a municipal civil infraction. Each day the violation continues shall be a separate offense. Notwithstanding any other provision of this ordinance to the contrary, violators shall be subject to the following fines:

(1) First violation = \$500

(2) Second offense = \$2,500

(3) Each subsequent offense = \$5,000

(C) Other remedies. The foregoing sanctions are in addition to the city's right to seek other appropriate and proper remedies, including actions in law or equity.

~~§ 115.08 POLICY REVIEW IN 2020.~~

~~—On or before December 31, 2020, city staff shall submit a report to the City Commission regarding the administration of this ordinance and the provisions of the zoning ordinance pertaining to adult-use marihuana, and regarding any other pertinent information relating to the operation of adult-use marihuana establishments in the city. The report may include proposed ordinance amendments or other proposed policy changes.~~

districts and to promote neighborhood stability, the primary dwelling unit must be owner-occupied at the time of initial special use permit application and approval such that it qualifies for the principal-residence exemption for property taxes.

b. Adult-use marijuana establishments must comply with the following regulations. All terms defined in section 115.01 have the same meaning when used in this subsection:

- i. Establishments must comply with the MRTMA and the MRTMA rules.
- ii. Co-located marijuana establishments and stacked grower licenses may be permitted, subject to the regulations of this section and any applicable rules promulgated by LARA.
- iii. Establishments shall be sufficiently setback from property lines or screened or buffered with a fence, wall, or landscape screen to minimize light spillage, odor, and noise (including noise associated with truck traffic or other machinery), affecting adjacent properties.
- iv. Special use applicants must provide a plan for the storage and disposal of marijuana or chemicals associated with marijuana cultivation, so as to minimize the risk of theft or harm resulting from chemical exposure.
- v. No marijuana may be stored overnight outside of an enclosed building. By way of example and without limitation, it is unlawful to store marijuana overnight in an outdoor waste bin or a secure transport vehicle parked outdoors.
- vi. Signage for marijuana establishments will be approved pursuant to the generally applicable procedures and standards provided in section 154.414, with the additional restriction that establishment signage may not depict marijuana, marijuana-infused products, or marijuana-related paraphernalia.
- vii. Marijuana establishments must control and eliminate odor as follows:

- I. The building must be equipped with an activated air scrubbing and carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon

filter and air scrubbing system.

- II. The filtration system must consist of one or more fans, activated carbon filters and be capable of scrubbing the air prior to leaving any building. At a minimum, the fan(s) must be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
- III. The air scrubbing and filtration system must be maintained in working order and must be in use at all times. The filters must be changed per manufacturers' recommendation to ensure optimal performance.
- IV. Negative air pressure must be maintained inside the building.
- V. Doors and windows must remain closed, except for the minimum time length needed to allow people to ingress or egress the building.
- VI. An alternative odor control system is permitted if the special use applicant submits a report by a mechanical engineer licensed in the state of Michigan sufficiently demonstrating that the alternative system will eliminate odor as well or better than the air scrubbing and carbon filtration system otherwise required.
- viii. The following minimum-distancing regulations apply to all marijuana establishments:
 - I. An establishment may not be located within 1,000 feet of a public or private K-12 school.
 - II. An establishment generally may not be located within 500 feet of the SD-U University Special District, unless the establishment is located to the east of the Central Michigan University main campus, east of Mission Street.
 - III. The distances described in this subsection shall be computed by measuring a straight line from the nearest property line of land used for the purposes stated in this subsection to the nearest property line of the

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES

ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

parcel used as a marihuana establishment.

ix. Establishment types in the city are limited as follows:

- I. Not more than 5 growers operating under Class A licenses;
- II. Not more than 3 growers operating under Class B or Class C licenses;
- III. Not more than 3 retailers;
- IV. No limit on the number of processors;
- V. No limit on the number of secure transporters;
- VI. No limit on the number of safety compliance establishments;
- VII. Not more than 2 microbusinesses;
- VIII. Zero designated consumption establishments; and
- IX. Zero excess marihuana growers.

x. For retailers:

- I. Retailers may not be open to customers between the hours of 9:00 p.m. and 9:00 a.m.
- II. Retailers may not receive deliveries between the hours of 8:00 p.m. and 7:00 a.m.
- III. Retailers in commercial (as opposed to industrial) character districts must be located within the boundaries of the city's Mission-Pickard Downtown Development District or Central Business Tax Increment Financing Authority District. Retailers would be incompatible with the portions of the commercial character districts outside these designated areas.
- IV. Retailers are allowed in industrial districts only if the establishment is co-located with a grower or processor
- V. The exterior appearance of a retailer must be compatible with surrounding businesses with respect to façade type, ground floor opacity, size and placement of signage, site layout, etc.
- VI. The interior of the establishment must be arranged in a way such that neither

marihuana nor marihuana-infused products are visible from the exterior of the establishment.

VII. Consumption of marihuana shall be prohibited in the retail establishment, and a sign shall be posted on the premises of each retail center indicating that consumption is prohibited on the premises.

VIII. Retailers shall continuously monitor the entire premises on which they are operated with surveillance systems that include security cameras. The video recordings shall be maintained in a secure, off-site location for a period of 14 days.

IX. The public or common areas of the retail establishment must be separated from restricted or non-public areas of the marihuana establishment.

X. No drive-through window on the portion of the premises occupied by a retail establishment shall be permitted.

XI. Retailers shall not allow the sale, consumption, or use of alcohol or tobacco products on the premises.

xi. Establishments other than retailers may operate only in areas zoned SD-I.

xii. For growers:

I. Cultivation must occur within an enclosed building with exterior facades consisting of opaque materials typical of an industrial or commercial building. The roof of the building may be constructed of a rigid transparent or translucent material designed to let in light, such as glass or rigid polycarbonate or fiberglass panels. Films or other non-rigid materials cannot be used to construct any component of the building's exterior structure.

II. Cultivation must be conducted in a manner to minimize adverse impacts on the city's sanitary sewer. The city's public works department shall review all pertinent information relating to sewer discharges and shall provide any pertinent comments on to the planning commission.

III. For each zoning lot, no more than 3 stacked

grower licenses may be in operation.

xiii. For processors:

- I. Cultivation must be conducted in a manner to minimize adverse impacts on the city's sanitary sewer. The city's public works department shall review all pertinent information relating to sewer discharges and shall provide any pertinent comments on to the planning commission.

xiv. For safety compliance facilities:

- I. Cultivation must be conducted in a manner to minimize adverse impacts on the city's sanitary sewer. The city's public works department shall review all pertinent information relating to sewer discharges and shall provide any pertinent comments on to the planning commission.

xv. For microbusinesses:

- I. Microbusinesses may not be open to customers between the hours of 9:00 p.m. and 9:00 a.m.
- II. Microbusinesses may not receive deliveries between the hours of 8:00 p.m. and 7:00 a.m.
- III. The exterior appearance of a microbusiness must be compatible with surrounding businesses with respect to façade type, ground floor opacity, size and placement of signage, site layout, etc.
- IV. The interior of the establishment must be arranged in a way such that neither marihuana nor marihuana-infused products are visible from the exterior of the establishment.
- V. Consumption of marihuana shall be prohibited in the establishment, and a sign shall be posted on the premises of each microbusiness indicating that consumption is prohibited on the premises.
- VI. Microbusinesses shall continuously monitor the entire premises on which they are operated with surveillance systems that include security cameras. The video recordings shall be maintained in a secure, off-site location for a period of 14 days.

- VII. The public or common areas of the microbusiness establishment must be separated from restricted or non-public areas of the marihuana establishment.

- VIII. No drive-through window on the portion of the premises occupied by a microbusiness establishment shall be permitted.

- IX. Microbusinesses shall not allow the sale, consumption, or use of alcohol or tobacco products on the premises.

- X. Cultivation must occur within an enclosed building with exterior facades consisting of opaque materials typical of an industrial or commercial building. The roof of the building may be constructed of a rigid transparent or translucent material designed to let in light, such as glass or rigid polycarbonate or fiberglass panels. Films or other non-rigid materials cannot be used to construct any component of the building's exterior structure.

- XI. Cultivation must be conducted in a manner to minimize adverse impacts on the city's sanitary sewer. The city's public works department shall review all pertinent information relating to sewer discharges and shall provide any pertinent comments on to the Planning Commission.

- xvi. Notwithstanding any other provision to the contrary, penalties for violations of this subsection shall be as follows:

- I. If at any time an authorized establishment violates this subsection, any condition imposed through a special use permit, or any other applicable city ordinance, the City Commission may request that LARA revoke or refrain from renewing the establishment's state operating license.
- II. It is unlawful to disobey, neglect, or refuse to comply with any provision of this subsection b or any condition of a special use permit issued pursuant to this subsection. A violation is a municipal civil infraction. Each day the violation continues shall be a separate offense, subject to the following fines:

First violation = \$500

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES

ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

Second offense = \$2,500

Each subsequent offense = \$5,000

- III. The foregoing sanctions are in addition to the city's right to seek other appropriate and proper remedies, including actions in law or equity.

c. Automotive repair garages must comply with the following:

- i. All doors for vehicular access to service areas shall be in the Third Lot Layer.
- ii. There shall be no outside display of any parts or products.
- iii. All service, repair or replacement activity shall be conducted within an enclosed Building.
- iv. All new, used or discarded parts shall be stored within an enclosed Building.
- v. Uses that emit odors, dust, gases, noise, or vibrations beyond the Building or which are potentially harmful to an Adjacent Use or to the public are prohibited.

d. Bars, Nightclubs or Taverns must comply with the following:

- ii. The property shall not be Adjacent to or within 50 feet of property zoned CD-3L or CD-3, measured property line to property line.

e. Bed and Breakfast Dwellings must comply with the following:

- i. The maximum stay for any occupant of a Bed and Breakfast Dwelling shall be 14 consecutive days and not more than 30 days in one year.
- ii. Unless located in a local Historic District, Bed and Breakfast Dwellings shall be located no closer than 660 feet from another such establishment.
- iii. Bed and Breakfast Dwelling shall be located in a House Building type.
- iv. Bed and Breakfast Dwellings shall be permitted only in Buildings at least ten years old at the time of application.
- v. Bed and Breakfast Dwellings shall produce no offensive noise, vibration, smoke, electrical interference, dust, odors, or light detectable beyond the property lines of their respective lots. The judgment of the Building Official shall

be considered decisive and final in this matter unless formally appealed to the Zoning Board of Appeals within 45 days of the Building Official's written determination.

f. Child Care Centers as defined by Public Act 116 of 1973, being MCL. §§ 722.111 - 722.128, as amended, must comply with the following:

- i. A minimum of 35 square feet of habitable indoor play area shall be provided for each child. Play area shall be computed exclusive of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, and areas used exclusively for rest or sleep.
- ii. A minimum of 200 square feet of fenced outdoor play area shall be provided for each child. The fence shall be a minimum of 30 inches high. This outdoor area shall be in the Third Lot Layer. This outdoor area may be waived by the Planning Commission if public park or school play area is available within 500 feet of the subject property.
- iii. All outdoor playground equipment shall be located at least 20 feet from Residential Dwellings in Adjacent CD-3L or CD-3 Districts.
- iv. All requests for the Special Use Permit must include a floor plan drawn to scale and a Site Plan drawn to scale showing the location of all fences, permanent, stationary outdoor play equipment, parking spaces, and other Improvements, as well as all Structures on Adjacent parcels.
- v. All Child Care Centers shall be inspected annually by the Building Official or Fire Marshal for compliance with current codes and be issued a certificate of occupancy prior to operation.

g. Class I restaurants must comply with the following:

- i. Upon request from the City, the establishment shall provide the City Manager with reports and business records to permit the City to review and determine continued compliance with the requirements and performance standards set forth in the definition of "Restaurant and Other Related Uses - Class 1 Restaurant" in Article VII.
- ii. All requirements and performance standards set forth in the definition of "Restaurant and Other Related Uses - Class 1 Restaurant" in Article VII and the reporting requirements of this Section 154.410.B.4.f.i.

trap(s), ceilings, exterior and interior walls and floors. The certified plans shall state what type and caliber of ammunition the range is designed to totally confine.

- iii. No ammunition shall be used in the range that exceeds the certified design and construction specifications of the gun range.
- iv. The range shall have a clear and concise safety plan filed with the special use permit application.
- v. No range shall sell or dispense alcoholic beverages, nor shall they be in a building which contains a business that sells or dispenses alcoholic beverages. Alcoholic beverages are not allowed on the premises of the range at any time.
- vi. The range shall conform with all Federal, State and Local requirements related to the use, sale, rental, and transport of firearms.
- r. Medical marihuana facilities must comply with the following regulations. All terms defined in section 112.01 have the same meaning when used in this subsection:
 - i. Facilities must comply with the MMMFLA and the MMMFLA rules.
 - ii. Co-located marihuana facilities and stacked grower licenses may be permitted, subject to the regulations of this section and any applicable rules promulgated by LARA.
 - iii. Facilities shall be sufficiently setback from property lines or screened or buffered with a fence, wall, or landscape screen to minimize light spillage, odor, and noise (including noise associated with truck traffic or other machinery), affecting adjacent properties.
 - iv. Special use applicants must provide a plan for the storage and disposal of marihuana or chemicals associated with marihuana cultivation, so as to minimize the risk of theft or harm resulting from chemical exposure.
 - v. No marihuana may be stored overnight outside of an enclosed building. By way of example and without limitation, it is unlawful to store marihuana overnight in an outdoor waste bin or a secure transport vehicle parked outdoors.
 - vi. Signage for marihuana facilities will be approved pursuant to the generally applicable procedures

and standards provided in section 154.414, with the additional restriction that facility signage may not depict marihuana, marihuana-infused products, or marihuana-related paraphernalia.

- vii. Medical marihuana facilities must control and eliminate odor as follows:
 - I. The building must be equipped with an activated air scrubbing and carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter and air scrubbing system.
 - II. The filtration system must consist of one or more fans, activated carbon filters and be capable of scrubbing the air prior to leaving any building. At a minimum, the fan(s) must be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
 - III. The air scrubbing and filtration system must be maintained in working order and must be in use at all times. The filters must be changed per manufacturers' recommendation to ensure optimal performance.
 - IV. Negative air pressure must be maintained inside the building.
 - V. Doors and windows must remain closed, except for the minimum time length needed to allow people to ingress or egress the building.
 - VI. An alternative odor control system is permitted if the special use applicant submits a report by a mechanical engineer licensed in the state of Michigan sufficiently demonstrating that the alternative system will eliminate odor as well or better than the air scrubbing and carbon filtration system otherwise required.
- viii. The following minimum-distancing regulations apply to all medical marihuana facilities:
 - I. A facility may not be located within 1,000

MOUNT PLEASANT, MICHIGAN ZONING ORDINANCES

ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS

feet of a public or private K-12 school.

- II. A facility generally may not be located within 500 feet of the SD-U University Special District, unless the facility is located to the east of the Central Michigan University main campus, east of Mission Street.
 - III. The distances described in this subsection shall be computed by measuring a straight line from the nearest property line of land used for the purposes stated in this subsection to the nearest property line of the parcel used as a medical marihuana facility.
- ix. Facility types in the city are limited as follows:
- I. Not more than 5 growers operating under Class A licenses;
 - II. Not more than 3 growers operating under Class B or Class C licenses
 - III. Not more than 3 provisioning centers;
 - IV. No limit on the number of processors;
 - V. No limit on the number of secure transporters;
 - VI. No limit on the number of safety compliance facilities.
- x. For provisioning centers:
- I. Provisioning centers may not be open to customers between the hours of 9:00 p.m. and 9:00 a.m.
 - II. Provisioning centers may not receive deliveries between the hours of 8:00 p.m. and 7:00 a.m.
 - III. Provisioning centers in commercial (as opposed to industrial) character districts must be located within the boundaries of the city's Mission-Pickard Downtown Development District or Central Business Tax Increment Financing Authority District. Provisioning centers would be incompatible with the portions of the commercial character districts outside these designated areas.
 - IV. Provisioning centers are allowed in industrial districts only if the facility is co-located with a grower or processor.
- V. The exterior appearance of a provisioning center must be compatible with surrounding businesses with respect to façade type, ground floor opacity, size and placement of signage, site layout, etc.
- VI. The interior of the facility must be arranged in a way such that neither marihuana nor marihuana-infused products are visible from the exterior of the facility.
- xi. For growers:
- I. Cultivation must occur within an enclosed building with exterior facades consisting of opaque materials typical of an industrial or commercial building. The roof of the building may be constructed of a rigid transparent or translucent material designed to let in light, such as glass or rigid polycarbonate or fiberglass panels. Films or other non-rigid materials cannot be used to construct any component of the building's exterior structure.
 - II. Cultivation must be conducted in a manner to minimize adverse impacts on the city's sanitary sewer. The city's public works department shall review all pertinent information relating to sewer discharges and shall provide any pertinent comments on to the planning commission.
 - III. For each zoning lot, no more than 3 stacked grower licenses may be in operation.
- xii. Notwithstanding any other provision to the contrary, penalties for violations of this subsection p shall be as follows:
- I. If at any time an authorized facility violates this subsection p, any condition imposed through a special use permit, or any other applicable city ordinance, the City Commission may request that LARA revoke or refrain from renewing the facility's state operating license.
 - II. It is unlawful to disobey, neglect, or refuse to comply with any provision of this subsection p or any condition of a special use permit issued pursuant to this subsection. A violation is a municipal civil infraction. Each day the violation continues shall be a separate offense, subject to the

following fines:

First violation = \$500

Second offense = \$2,500

Each subsequent offense = \$5,000

- III. The foregoing sanctions are in addition to the city's right to seek other appropriate and proper remedies, including actions in law or equity.

s. Motels must comply with the following:

- i. Each unit shall contain at least 250 square feet of floor area.
- ii. The maximum stay for any occupant of a Motel shall be 14 consecutive days and not more than 30 days in one year.

t. Multiple-Family Dwellings in the CD-3 character district must comply with the following:

- i. A dwelling shall exist on the subject property at the time of application for special use permit.
- ii. At least two of the following shall be applicable to the existing dwelling:
 - I. The dwelling was built prior to 1945, to be shown by documentary evidence or attested in an affidavit of the property owner/applicant;
 - II. The dwelling was last used for a legal, non-conforming use, to be shown by documentary evidence or attested in an affidavit of the property owner/applicant;
 - III. The dwelling has been unoccupied for a period of five or more years prior to the date of application for a special use permit, to be shown by documentary evidence or attested in an affidavit of the property owner/applicant; or
 - IV. The existing dwelling is determined by the Planning Commission to be excessive for the needs of a single family. This determination shall be based up a consideration of the existing size and configuration of the dwelling, including finished square footage of the dwelling and number of bedrooms. Basements (whether finished or unfinished) shall not be counted toward the square footage or

number of bedrooms for the purpose of this determination.

- iii. The standards of the CD-4 character district shall apply where such standard is more stringent than the comparable standard of the CD-3 character district.
 - iv. The number of dwelling units shall not exceed the number permitted by land area in the CD-4 zoning district.
 - v. Basements (whether finished or unfinished) shall not be counted toward the required gross floor area of each dwelling unit.
 - vi. The multiple family dwelling shall be a House buidign type only and shall have architecture compatible with surrounding dwellings.
 - vii. No dumpsters shall be utilized for regular solid waste or recycling collection. Trash receptacle location shall otherwise comply with Chapter 50 (Solid Wastes).
- u. New and used vehicle dealer with showrooms, sales or leasing offices must comply with the following:
- i. Any outdoor sales space or repair facilities shall be provided with a paved, asphaltic or Portland cement binder pavement or other medium approved by the Planning Commission so as to provide a durable, and dustless surface and shall be graded and drained as to dispose of all surface water that may accumulate within the area.
 - ii. A Streetscreen shall separate the outdoor display area of vehicles and the public right-of-way.
 - iii. Access to the outdoor sales area shall be at least 40 feet from any intersection of two streets.
 - iv. Servicing of vehicles and major motor repair and refinishing shall be subject to the following requirements:
 - I. It shall be subordinate and customarily clearly incidental to the sale of vehicles as a Principal Use and shall occur within an enclosed Building.
 - II. Any partially dismantled or damaged vehicles shall be stored within an enclosed Building.
 - III. Any new, used or discarded parts and

City of Mt.Pleasant



This map is intended to give a GENERAL depiction of the buffer zones but each proposed location will be reviewed based on the specific language in the zoning ordinance to determine if it is an allowed use at that location.

Published: Mar-19-2018



Memorandum



TO: Aaron Desentz
City Manager

CC: William R. Mrdeza
Director of Community Services and Economic Development

FROM: Jacob Kain
City Planner

DATE: April 25, 2022

SUBJECT: Text Change 22-04

As explained in the attached staff memorandum, the proposed ordinance would remove redundant medical marihuana facility and adult-use marihuana establishment numeric limitations from the zoning ordinance. These numeric limitations already exist in Chapters 112 and 115 of City Code and so the redundant limits would be replaced with a reference to the relevant chapter of City Code.

The Planning Commission held a public hearing on the proposed ordinance on April 7, 2022. There were no public comments on the subject. Following the public hearing, the Planning Commission recommended that the City Commission adopt Text Change 22-04.

REQUESTED ACTION:

The City Commission receive the Planning Commission recommendation and set a public hearing on the proposed text change for May 23, 2022.

Attachments:

1. Draft ordinance
2. Staff memorandum from April 7, 2022

**CITY COMMISSION
CITY OF MOUNT PLEASANT**

Isabella County, Michigan

Commissioner _____, supported by Commissioner _____, moved adoption of the following ordinance:

ORDINANCE NO. ____

AN ORDINANCE TO AMEND SECTION 154.410.B.4 OF THE MOUNT PLEASANT ZONING ORDINANCES TO REFERENCE NUMERIC LIMITS FOR ADULT-USE MARIHUANA ESTABLISHMENTS AND MEDICAL MARIHUANA FACILITIES.

It is Hereby Ordained by the People of the City of Mount Pleasant:

Section 1. Amendment. Subsection 154.410.B.4.b.ix of the Mount Pleasant Zoning Ordinances is amended to read as follows:

Establishment types in the city are limited under Chapter 115 of the City Code.

Section 2. Amendment. Subsection 154.410.B.4.r.ix of the Mount Pleasant Zoning Ordinances is amended to read as follows:

Facility types in the city are limited under Chapter 112 of the City Code.

Section 3. Publication and Effective Date. The City Clerk shall cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This ordinance shall take effect 30 days after its adoption.

YEAS: Commissioner(s) _____
NAYS: Commissioner(s) _____
ABSTAIN: Commissioner(s) _____
ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2022.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk

PC Hearing: April 7, 2022
Introduced: _____, 2022
Adopted: _____, 2022
Published: _____, 2022
Effective: _____, 2022

Memorandum



TO: Planning Commission

FROM: Jacob Kain
City Planner

DATE: April 7, 2022

SUBJECT: Text Change 22-04

The zoning ordinance currently contains numeric limits for adult-use marijuana establishments and medical marijuana facilities. These numeric limitations are also contained in Chapters 112 and 115 of City Code. In order to remove that redundancy and streamline any future changes to these limits, staff recommends that the Planning Commission consider the attached draft ordinance which would replace the numeric limits with references to the relevant regulatory ordinances.

REQUESTED ACTION:

Recommend that the City Commission adopt Text Change 22-04.

Attachment

1. Draft ordinance

Memorandum



TO: Aaron Desentz, City Manager
FROM: Stacie Tewari, City Engineer
DATE: April 8, 2022
SUBJECT: Approval of Budget Amendments
2022 Brown Street Reconstruction
MDOT Contract Number 22-5060

The City Commission is requested to authorize budget amendments for the 2022 Brown Street reconstruction project.

On April 1, 2022, through the MDOT bid letting process, the following bids were received:

<u>Bidder</u>	<u>Total Bid Amount</u>
Malley Construction	\$654,444.91
Crawford Contracting	\$681,646.67
McGuirk Sand-Gravel, Inc.	\$758,508.20
The Isabella Corporation	\$767,376.45
Fessler & Bowman, Inc.	\$777,648.00

Total major street cost low bid = \$616,974.91

Total water valve replacement cost low bid = \$37,470.00

MDOT grant award amount = \$375,000

Current major street budget \$521,000

Recommendation:

I recommend the City Commission approve a budget amendment of \$95,980 in the major streets fund for the 2022 Brown Street reconstruction project and \$37,470 in the water distribution fund for the 2022 Brown Street water valve replacements.

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 4/08/2022-4/21/2022

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
04/14/2022	CITY TREASURER - UTILITIES	UTILITIES	\$2,754.07
04/20/2022	21ST CENTURY MEDIA - MICHIGAN	CONTRACT SVCS	3,095.56
04/20/2022	410 BROADWAY, LLC	BRDA GRANT	8,647.28
04/20/2022	ATI GROUP	CONTRACT SVCS	6,818.24
04/20/2022	BOUND TREE MEDICAL, LLC	SUPPLIES	82.98
04/20/2022	BS&A SOFTWARE	CONTRACT SVCS	903.00
04/20/2022	BSN SPORTS LLC	SUPPLIES	1,455.00
04/20/2022	C & O SPORTSWEAR	SUPPLIES	4,386.85
04/20/2022	CAR WASH PARTNERS, INC.	SUPPLIES/VEHICLE MAINT	360.00
04/20/2022	CDW GOVERNMENT, INC	SUPPLIES	703.08
04/20/2022	CENTURYLINK	COMMUNICATIONS	11.69
04/20/2022	CENTRAL MICHIGAN ORTHODONTICS	HEALTH INS ADMIN	750.00
04/20/2022	CENTRAL MICH UNIV - MAILROOM	POSTAGE/HANDLING	3,096.97
04/20/2022	CONSUMERS ENERGY	UTILITIES	26,819.72
04/20/2022	COYNE OIL CORPORATION	FUEL	4,392.28
04/20/2022	DENALI CONSTRUCTION & ENGINEERING	CONTRACT SVCS	2,375.00
04/20/2022	DETROIT PUMP & MFG CO - WARREN	SUPPLIES	1,930.54
04/20/2022	MAUREEN EKE	REIMBURSEMENT	126.08
04/20/2022	FELAN PAINTING LLC	CONTRACT SVCS	3,315.00
04/20/2022	FIDELITY SECURITY LIFE INSURANCE CO	OPTICAL INSURANCE	1,099.32
04/20/2022	FISHBECK, THOMPSON, CARR & HUBER	CONTRACT SVCS	43.00
04/20/2022	FLEX ADMINISTRATORS	FSA ADMIN FEE	256.20
04/20/2022	FRONT LINE SERVICES, INC	SUPPLIES/CONTRACT SVCS	913.05
04/20/2022	GAME TIME	SUPPLIES	4,479.65
04/20/2022	GATEWAY REFRIGERATION, INC.	CONTRACT SVCS	46,597.00
04/20/2022	GILBOE'S LOCK & SAFE LLC	CONTRACT SVCS	1,049.50
04/20/2022	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS	1,430.00
04/20/2022	HACH COMPANY	SUPPLIES	298.94
04/20/2022	HCC LIFE INS. CO	ADMIN - STOP LOSS INS	19,606.60
04/20/2022	HIRERIGHT	CONTRACT SVCS	190.82
04/20/2022	HOFFMAN CONSTRUCTION	CONTRACT SVCS	7,395.00
04/20/2022	HOLESHOT HARLEY-DAVIDSON, INC.	SUPPLIES/VEHICLE MAINT	2,929.24
04/20/2022	I-RIDE	CONTRACT SVCS	339.00
04/20/2022	INDUSTRIAL CRYOGENIC ENGINEERING	SUPPLIES	196.00
04/20/2022	JOHNSON DOOR & CENTRAL VAC INC.	CONTRACT SVCS	353.00
04/20/2022	KENNEDY INDUSTRIES, INC	SUPPLIES	2,653.19
04/20/2022	LABELLE LIMITED LIABILITY PARTNERSH	WINTER TAXES	730.00
04/20/2022	LANSING SANITARY SUPPLY, INC.	SUPPLIES	995.49
04/20/2022	LEXIPOL, LLC	TRAINING	2,385.00
04/20/2022	MANNIK SMITH GROUP	CONTRACT SVCS	1,882.00
04/20/2022	MHOK, PLLC	PROSECUTORIAL SVCS	7,633.31
04/20/2022	PAT MCGUIRK EXCAVATING, INC	CONTRACT SVCS	1,090.00
04/20/2022	MCMASTER-CARR SUPPLY CO.	SUPPLIES	15.54

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 4/08/2022-4/21/2022

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
04/20/2022	MEDLER ELECTRIC COMPANY	SUPPLIES	332.77
04/20/2022	MERRICK INDUSTRIES	SUPPLIES	1,713.08
04/20/2022	TYLER BROWN	REIMBURSEMENT	16.90
04/20/2022	STATE OF MICHIGAN	CONTRACT SVCS	30.00
04/20/2022	STATE OF MICHIGAN	CONTRACT SVCS	1,113.89
04/20/2022	MICHIGAN SECTION-AWWA	TRAINING	650.00
04/20/2022	MID MICHIGAN AREA CABLE	CONTRACT SVCS	450.00
04/20/2022	MID-MICHIGAN INDUSTRIES	CONTRACT SVCS	10,375.83
04/20/2022	MISSION COMMUNICATIONS, LLC	SUPPLIES	923.00
04/20/2022	M.L. CHARTIER EXCAVATING, INC.	CONTRACT SVCS	1,389.45
04/20/2022	CRC - MOREY COURTS REC CTR	CONTRACT SVCS	5,445.00
04/20/2022	THE MORNING SUN	SUBSCRIPTION	874.00
04/20/2022	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT	60.20
04/20/2022	NCL OF WISCONSIN	SUPPLIES	913.58
04/20/2022	OFFICE DEPOT	SUPPLIES	435.23
04/20/2022	PRINTING SYSTEMS, INC	SUPPLIES	1,059.25
04/20/2022	KATELYN NIETEN	REFUND	35.00
04/20/2022	RJTHOMAS MFG. CO., INC.	SUPPLIES	4,111.00
04/20/2022	ROBINSON ELEC & MECH INC	CONTRACT SVCS	8,680.00
04/20/2022	ROWE PROFESSIONAL SERVICES CO	CONTRACT SVCS	550.00
04/20/2022	BERNARD SCHAFER	REIMBURSEMENT	65.00
04/20/2022	SUMMIT FIRE PROTECTION	CONTRACT SVCS	953.50
04/20/2022	SUNRISE ASSESSING SERVICES, LLC	CONTRACT SVCS	7,725.00
04/20/2022	TRACE ANALYTICAL LABORATORIES, INC.	CONTRACT SVCS	230.00
04/20/2022	TRUGREEN	CONTRACT SVCS	44.91
04/20/2022	BERGMAN, DANIEL J	UB REFUND	35.86
04/20/2022	HAUPT, ANTHONY M	UB REFUND	49.30
04/20/2022	SOWLE, RUTH ANN	UB REFUND	30.91
04/20/2022	MYERS, CHARI	UB REFUND	5.40
04/20/2022	PASCHE, LAUREN	UB REFUND	52.06
04/20/2022	SPRAGUE, SHAYLYN	UB REFUND	35.15
04/20/2022	UNIFIRST CORPORATION	CONTRACT SVCS	99.44
04/20/2022	USABUEBOOK	SUPPLIES	579.58
04/20/2022	VEGA AMERICAS, INC	SUPPLIES	839.00
04/20/2022	VERIZON CONNECT NWF, INC.	CONTRACT SVCS	210.47
04/20/2022	VREDEVELD HAEFNER LLC	CONTRACT SVCS	15,000.00
04/20/2022	WM CORPORATE SERVICES, INC.	CONTRACT SVCS	293.56
04/20/2022	YORK REPAIR, INC.	CONTRACT SVCS	2,979.00

COMM TOTALS:

Total of 80 Checks:	\$244,970.51
Less 0 Void Checks:	0.00
Total of 80 Disbursements:	<u>\$244,970.51</u>

Memorandum



TO: Aaron Desentz, City Manager

CC: William R. Mrdeza, Community Services and Economic Development Director

FROM: Michelle Sponseller, Downtown Development Director

DATE: April 12, 2022

SUBJECT: Redevelopment Liquor License Application – Jib-Bob, LLC.

Jib-Bob, LLC is requesting City Commission approval for a Redevelopment Liquor License pursuant to Public Act 501 of 2006 in order to provide liquor service for their new business, located at 214 North Franklin, in downtown Mt. Pleasant.

PA 501 of 2006 is designed to make on-site premises licenses more readily available in downtowns and other redevelopment areas, as a tool for economic development. This request comes to the City subsequent to the City Commission action on January 24, 2011, establishing the Redevelopment Liquor License Development District and approval of the updated permanent liquor license policy on July 26, 2021. On January 6, 2022 the Planning Commission approved the Special Use Permit and Site Plan.

Jib-Bob, LLC meets the requirements for consideration by the State of Michigan Liquor Control Commission per MCLA 436.1521a(1)(b) as follows:

- Is located within the CBD TIFA district;
- Is engaged in dining, entertainment or recreation and open to the general public;
- Will have a seating capacity of more than 25 people;
- Investment greater than \$75,000 in the rehabilitation or restoration of the building where the license will be housed over the next five years.

Additionally, MCLA 436.1521a(1)(b) requires a minimum level of private and public investment in the redevelopment liquor license district be at least \$200,000 in the preceding five years. Staff has confirmed the amount of investment over the past five years:

- Private investment = \$8,913,957 based on commercial building permits;
- Public investment = \$1,889,801 based on completed capital improvement projects.

Recommended Action

Review and approve the attached resolution and direct staff to conduct all necessary steps for Redevelopment Liquor License as stated in MCLA 436.1521a(1)(b).

Attachments

- Jib-Bob, LLC Liquor License Application
- Resolution
- Map of CBD TIFA District w/ Jib-Bob, LLC Location
- Special Use Permit Approval Letter
- Affidavit of Public and Private Investment in Redevelopment District Area
- Affidavit for Redevelopment Liquor License



New On-Premises Redevelopment or Development District License Questionnaire

Complete and submit this questionnaire along with a fully completed On-Premises Retailer License & Permit Application (LCC-100a) with the documents required to be submitted with that form and any other documents required as listed below.

Part 1 - Applicant Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it is filed with the State of Michigan Corporation Division.

Applicant name(s): Maya Denslow / Jib Bob, LLC		
Address to be licensed: 214 N. Franklin St.		
City: Mount Pleasant	Zip Code: 48858	
City/township/village where license will be issued: Mt. Pleasant		County: Isabella
Contact Name: Maya Denslow	Phone: 989-339-7048	Email: mayadenslow@yahoo.com
Mailing address (if different from above): same as above		
City: Mt. Pleasant	Zip Code: 48858	

I am applying for the following on-premises redevelopment or development district license:

☐ **MCL 436.1521a(1)(a) - Redevelopment (RDA) License - Complete Parts 2a, 3, 4, & 5**

Select one: ☐ Class C ☐ B-Hotel ☐ Tavern ☐ A-Hotel

- The proposed licensed premises must be located in a redevelopment project area defined by the local governmental unit and the investment in the redevelopment project area must meet one (1) of following requirements:
 - Investment of not less than \$50 million in cities, townships, or villages having a population of 50,000 or more
 - Investment of not less than \$1 million per 1,000 people in cities, townships, or villages having a population of less than 50,000
- The licensed business must be engaged in activities related to dining, entertainment, or recreation and provide that activity not less than five (5) days per week
- The licensed business must be open to the public not less than ten (10) hours per day, five (5) days per week
- The initial enhanced license fee for a license issued under this section is \$20,000.00

☒ **MCL 436.1521a(1)(b) - Development District (DDA) License - Complete Parts 2b, 3, 4, & 5**

Select one: ☒ Class C ☐ B-Hotel ☐ Tavern ☐ A-Hotel

- The proposed licensed premises must be located in one of the development districts or areas listed in MCL 436.1521a(1)(b):
 - Tax Increment Finance Authority District Under Part 3 of Public Act 57 of 2018 (Formerly Public Act 450 of 1980)
 - Corridor Improvement Authority Act Development Area under Part 6 of Public Act 57 of 2018 (Formerly Public Act 280 of 2005)
 - Downtown Development Authority (DDA) District under Part 2 of Public Act 57 of 2018 (Formerly Public Act 197 of 1975)
 - Principal Shopping District under Public Act 120 of 1961
- The total investment in real and personal property within the development district or area shall not be less than \$200,000.00 over a period of the preceding five (5) years.
- The building may be new construction or the restoration or rehabilitation of an existing building.
- The building that will house the proposed licensed premises must have at least \$75,000.00 expended for new construction or the rehabilitation or restoration of the building over the preceding five (5) years or a commitment for a capital investment of at least \$75,000.00 in the building that must be expended before the license is issued.
- The licensed business must be engaged in activities related to dining, entertainment, or recreation.
- The licensed business must be open to the general public and have a seating capacity of not less than 25 persons.
- The initial enhanced license fee for a license issued under this section is \$20,000.00.

Please Note: Pursuant to MCL 436.1521a(8) a license issued under MCL 436.1521a cannot be transferred to another location and if the licensee goes out of business the license issued under MCL 436.1521a shall be surrendered by the licensee to the Commission and the Commission will terminate the license.

Part 2a - MCL 436.1521a(1)(a) - Redevelopment (RDA) License Required Documents

<input checked="" type="checkbox"/> Resolution from local governmental unit establishing the redevelopment project area
<input type="checkbox"/> Affidavit from the assessor, certified by the city, township, or village clerk, which states the following: <ul style="list-style-type: none">• The amount of investment money expended for manufacturing, industrial, residential, and commercial development within the redevelopment project area during the preceding three (3) years (must specifically state start and end dates for the investment, i.e. January 1, 2013, to December 31, 2015).• Statement that the amount of commercial investment in the redevelopment project area constitutes not less than 25% of the total investment in real and personal property in the area.
<input type="checkbox"/> Legible map of the redevelopment project area which clearly labels all street names

Part 2b - MCL 436.1521a(1)(b) - Development District (DDA) License Required Documents

<input type="checkbox"/> Resolution from local governmental unit establishing the development district or area which specifically references the statute under which the area was established: <ul style="list-style-type: none">• Part 3 of Public Act 57 of 2018 (Formerly Public Act 450 of 1980) for Tax Increment Finance Authorities• Part 6 of Public Act 57 of 2018 (Formerly Public Act 280 of 2005) for Corridor Improvement Authorities• Part 2 of Public Act 57 of 2018 (Formerly Public Act 197 of 1975) for Downtown Development Authorities• Public Act 120 of 1961 for Principal Shopping Districts
<input type="checkbox"/> Affidavit from the assessor, certified by the city, township, or village clerk, which states the following: <ul style="list-style-type: none">• The total amount of public and private investment in real and personal property within the development district or area over a period of the preceding five (5) years (must specifically state start and end dates for the investment, i.e. January 1, 2011, to December 31, 2015).
<input type="checkbox"/> Legible map of the development district or area which clearly labels all street names

Part 3 - Available License Search

MCL 436.1521a(9) requires any person signing an application for an on-premises Redevelopment or Development District license to verify that he or she attempted to purchase any of the on-premises licenses that are in escrow that do not have a pending transfer on file with the MLCC within the county in which the applicant for the on-premises Redevelopment or Development District license proposes to operate.

You should not apply for an on-premises Redevelopment or Development District license if there is an available quota license in the local governmental unit in which the proposed licensed business will be located. You may verify the availability of quota licenses on the Commission's website using the [Local Government Quota search page](#).

<input checked="" type="checkbox"/> I verify that I have attempted to purchase any readily available on-premises escrowed licenses that do not have pending transfers on file with the MLCC in the county where the proposed licensed business will be located. <ul style="list-style-type: none">• Applicant should provide a notarized affidavit outlining all attempts and responses (or lack thereof) to secure a readily available on-premises license.• Applicant should send certified letters of inquiry as to the availability of the license to each licensee at the address listed on the licensee listing report provided by the MLCC.• Applicant should submit copies of the letters sent, certified tags, signed certified return receipts, copies of any envelopes returned by the USPS, and copies of any correspondence received from the licensees.• Applicant should provide dates, the name of the person contacted, and a synopsis of the conversation if escrowed licensees are contacted by telephone.• Applicant should provide documentation regarding the fair market value of the license based on where the applicant will be located, if determinable, the size and scope of the proposed operation, and/or the existence of mandatory contractual restrictions or inclusion attached to the sale of the license when indicating to the MLCC that purchase of a license is not economically feasible or the license is not readily available.
<input type="checkbox"/> There are no readily available on-premises licenses in escrow in the county where the proposed licensed business will be located.
<input type="checkbox"/> There are no unissued, on-premises quota licenses readily available in the local governmental unit where the proposed licensed business will be located.

Part 4 - Local Governmental Approval

An applicant for a new on-premises Redevelopment or Development District license requires approval by the legislative body of the local governmental unit in which the licensed premises will be located. Applicants for a license in a city that has a population of 600,000 or more do not require local governmental approval. Please use the Local Governmental Unit Approval Form (LCC-106) or obtain a resolution from the local governmental unit that contains the same information required on the form. The form or a resolution from the city, village, or township must specifically state the applicant's legal name, if an individual person, or the corporate name of the business, the proposed licensed address, and contain a recommendation for the issuance of a license under one of the two following options:

- New Class C* license issued under the provisions of MCL 436.1521a(1)(a)
- New Class C* license issued under the provisions of MCL 436.1521a(1)(b)

**May substitute other license types such as Tavern, A-Hotel, or B-Hotel licenses*

Part 5 - Signature of Applicant

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

I certify that I understand that pursuant to MCL 436.1521a(8) a license issued under MCL 436.1521a cannot be transferred to another location and that if the licensee goes out of business the license issued under MCL 436.1521a shall be surrendered by the licensee to the Commission and the Commission will terminate the license.

Maya Denslow, Owner

Print Name of Applicant & Title


Signature of Applicant

3/23/22

Date

Please return this completed form along with corresponding documents:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Overnight packages: 2407 N. Grand River Ave., Lansing, MI 48906

Fax to: 517-763-0059

RESOLUTION

WHEREAS, the City Commission has established a Redevelopment Liquor License Development District pursuant to Act 501 of Public Acts 2006 **436.1521a(1)(b)**, and;

WHEREAS, the City of Mt. Pleasant Central Business District Tax Finance Authority (CBD TIFA) will realize considerable public and private investment within the next five years, and;

WHEREAS, the CBD TIFA was established under Public Act 450 of 1980 under appropriate statutory provision, and;

WHEREAS, the City of Mt. Pleasant shall provide the Michigan Liquor Control Commission a map clearly outlining the boundaries of the Redevelopment Liquor License Development District, and;

Whereas, the City Commission finds that Jib-Bob LLC meets the provisions of Public Act 501 of 2006, including:

- Is engaged in dining, entertainment or recreation and open to the general public;
- Have a seating capacity of at least 25 people;
- Investment by Jib-Bob LLC of more than \$75,000 in the rehabilitation or restoration of the building where the license will be housed in the next five years;

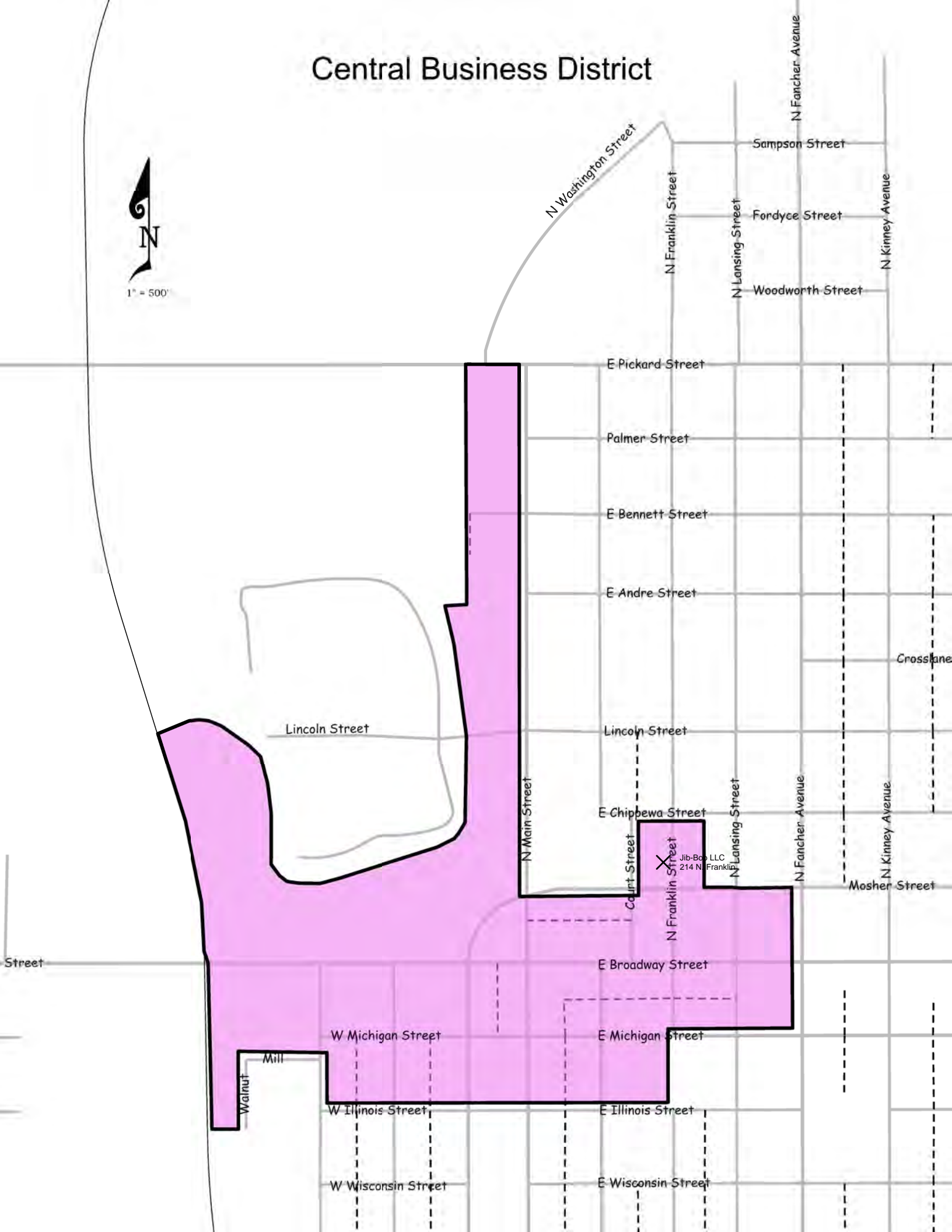
WHEREAS, the City of Mt. Pleasant shall provide to the Michigan Liquor Control Commission an affidavit from the City Assessor, as certified by the City Clerk, stating the total amount of public and private investment in real and personal property with the selected portion of CBD TIFA district, which shall not be less than \$200,000 for each license requested, over the preceding time periods, and,

NOW BE IT THEREFORE RESOLVED, the City Commission hereby approves the request from Jib-Bob LLC, "ABOVE ALL OTHERS" for a new Class C license under **436.1521a(1)(b)**, to be permitted at 214 North Franklin, Mt. Pleasant, Isabella County, Michigan.

Central Business District



1" = 500'



City of Mt. Pleasant, Michigan

Mt. Pleasant
[meet here]

CITY HALL
320 W. Broadway • 48858
(989) 779-5300
(989) 773-4691 Fax

PUBLIC SAFETY
804 E. High • 48858
(989) 779-5100
(989) 773-4020 Fax

PUBLIC WORKS
320 W. Broadway • 48858
(989) 779-5400
(989) 772-6250 Fax

January 6, 2022

Jung, LLC
3375 S. Isabella Road
Mt. Pleasant, MI 48858

Re: Special Use Permit 22-03 & Site Plan Review 22-03

Dear Ms. Denslow:

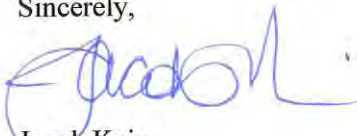
At their January 6, 2022 meeting, the Planning Commission approved Special Use Permit 22-03 & Site Plan Review 22-03 for a Class I restaurant subject to the following conditions:

1. Compliance with the special use requirements for a Class I Restaurant under Section 154.410.
2. Compliance with the requirements of Public Safety and Public Works.

Attached is a copy of the approved site plan.

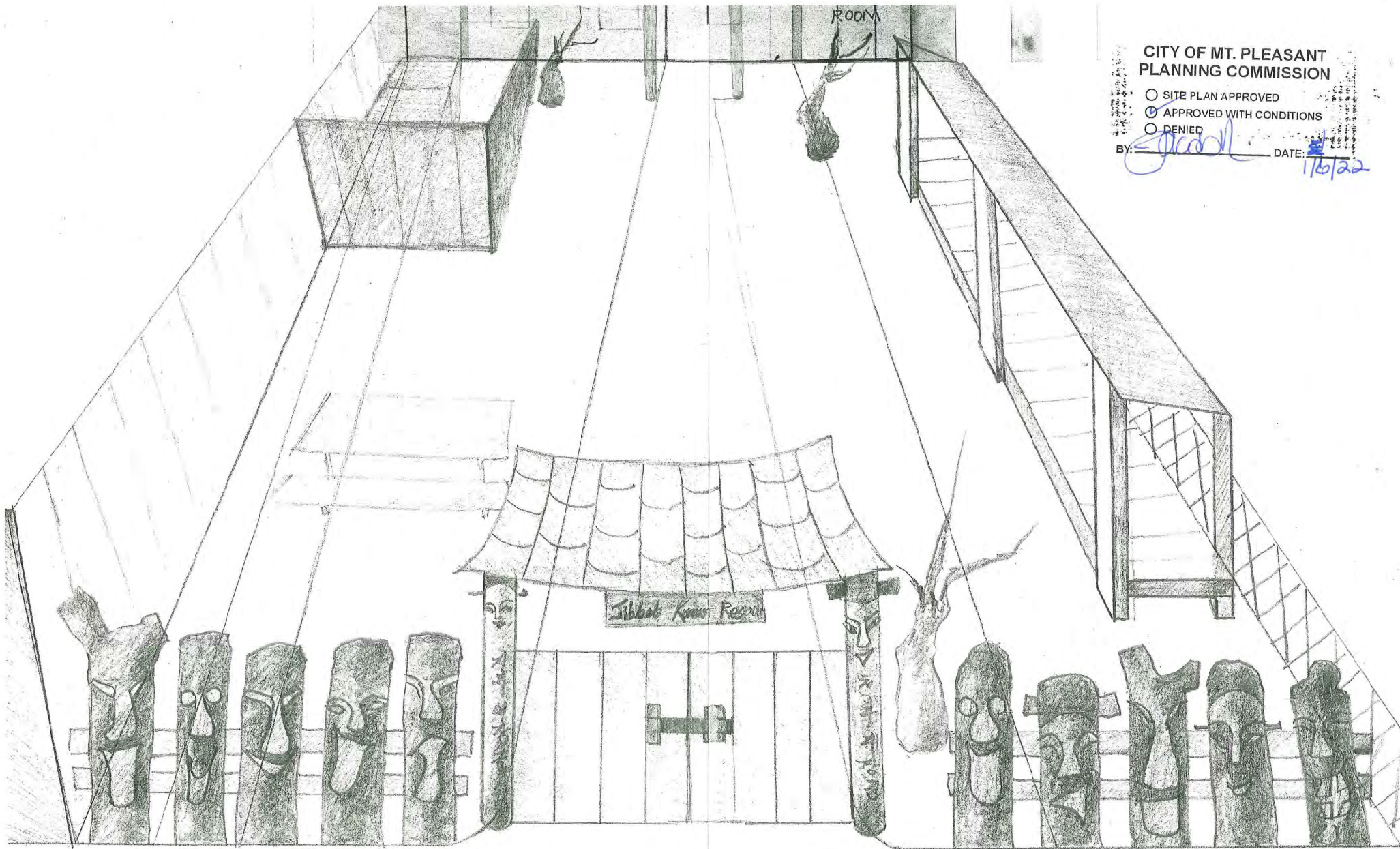
Questions regarding DPW requirements may be directed to Stacie Tewari at (989) 779-5404. Questions regarding DPS requirements may be directed to Brad Doepker at (989) 779-5122. If you have any other questions, please call the Planning and Community Development office at (989) 779-5347.

Sincerely,



Jacob Kain
City Planner

cc: Fire Department (via email)
Engineering Department (via email)
Building Inspection Department (via email)
Downtown Development Department (via email)



CITY OF MT. PLEASANT
PLANNING COMMISSION

- ☐ SITE PLAN APPROVED
- ☒ APPROVED WITH CONDITIONS
- ☐ DENIED

BY: [Signature] DATE: 1/6/22

Platting of City 24 25
at Liber 187 Page 335

Vacation of about 200 ft. R.R. 31 & 40
See Liber 187, Page 231, 232, 234
Government at Liber 309 Page 124

MAP OF MOUNT PLEASANT, MICHIGAN.

Know all men by these presents that we George Morton Harvey Morton and Cordelia H. Morton have caused to be platted in the above plat the following described pieces or parcels of land situate lying and being in Isabella County & State of Michigan to-wit:
The North West quarter of South East quarter, the South West quarter of North East quarter except a strip of land lying on west side of said forty, two chains and two links wide commencing six rods from south line and running to north line parallel with North and south line, also a strip of land forty-two rods wide on east side of N E quarter of South West quarter all in Section No fifteen Township fourteen North Range four West said platted land to be known as the Village of Mount Pleasant in Isabella Co. Michigan.
In witness whereof we have hereunto set our hands and seals this twenty-sixth day of February A D 1864
In presence of
I A Fancher
George Luncie
Harvey Morton (L.S.)
Cordelia H. Morton (L.S.)
George Morton (L.S.)
by Harvey Morton, his attorney in fact.

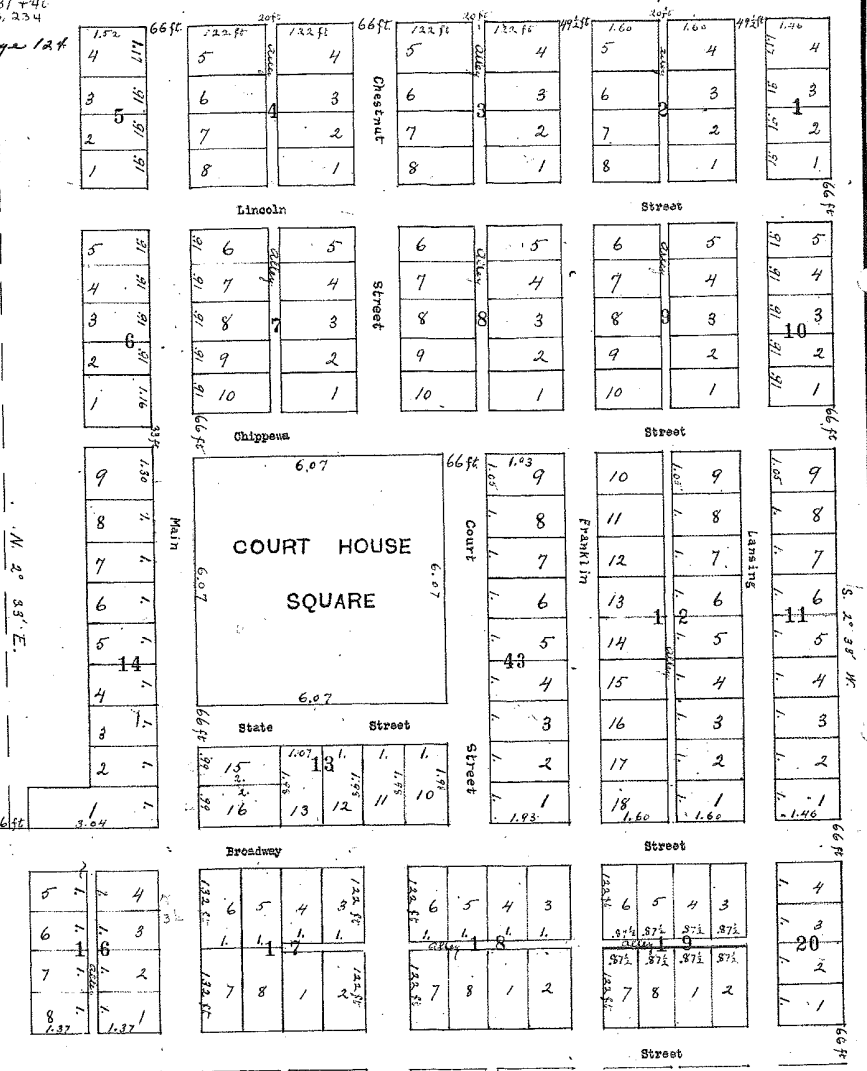
State of Michigan) ss
Isabella County) ss
On this twenty sixth day of February one thousand eight hundred and sixty four personally came Harvey Morton and Cordelia H. Morton his wife before me a Notary Public in and for said county and acknowledged they executed the above instrument for the uses and purposes therein mentioned and that they authorized the above plat to be made and Cordelia H. Morton on a private examination separate and apart from Harvey Morton her husband acknowledged that she executed the same freely and without fear of or compulsion from any one
And the said Harvey Morton attorney in fact for said George Morton acknowledged the execution of the within to be the free act and deed of the said George Morton for the uses and purposes therein mentioned
I A Fancher
Notary Public.

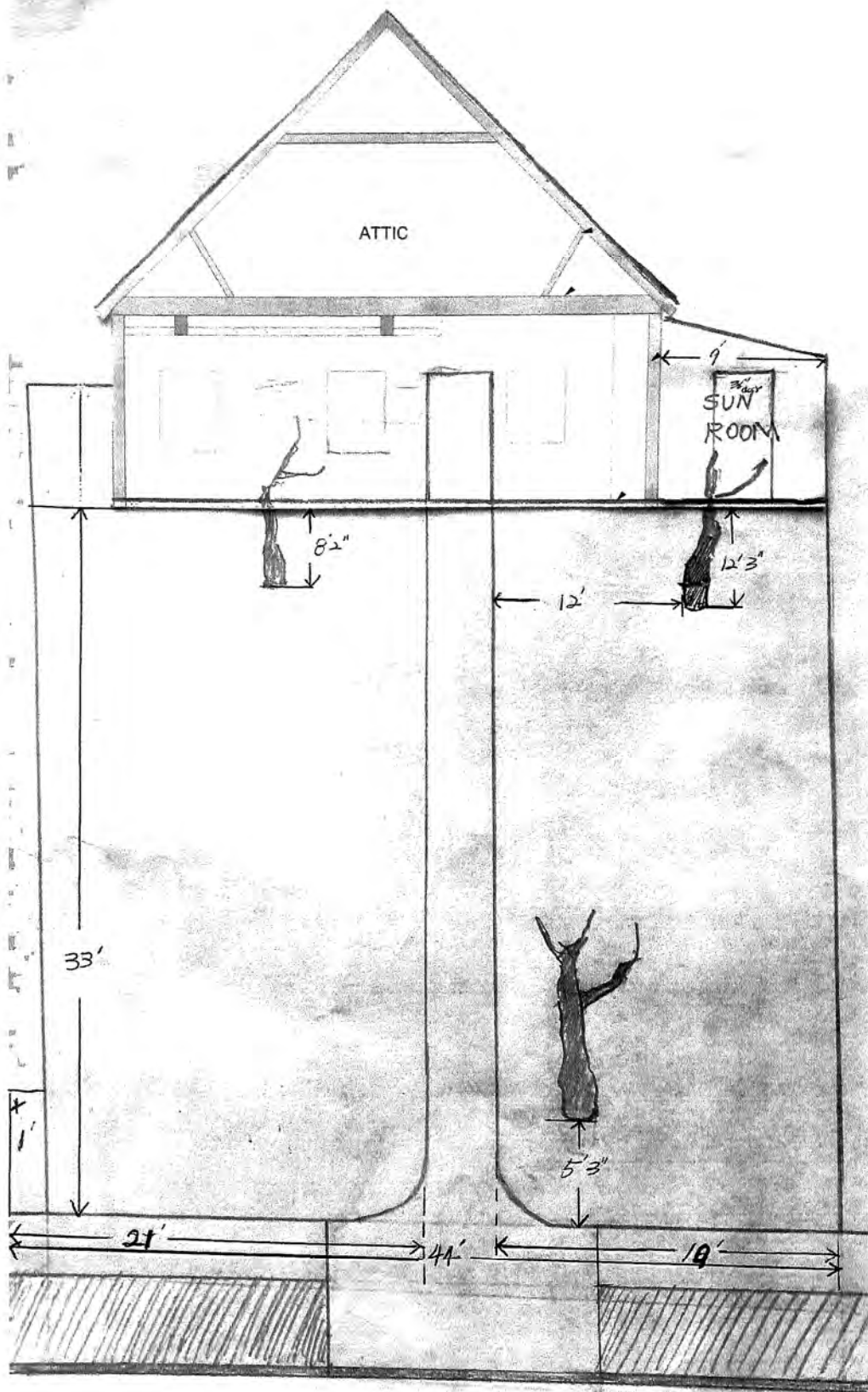
Drawn by I A Fancher Civil Engineer

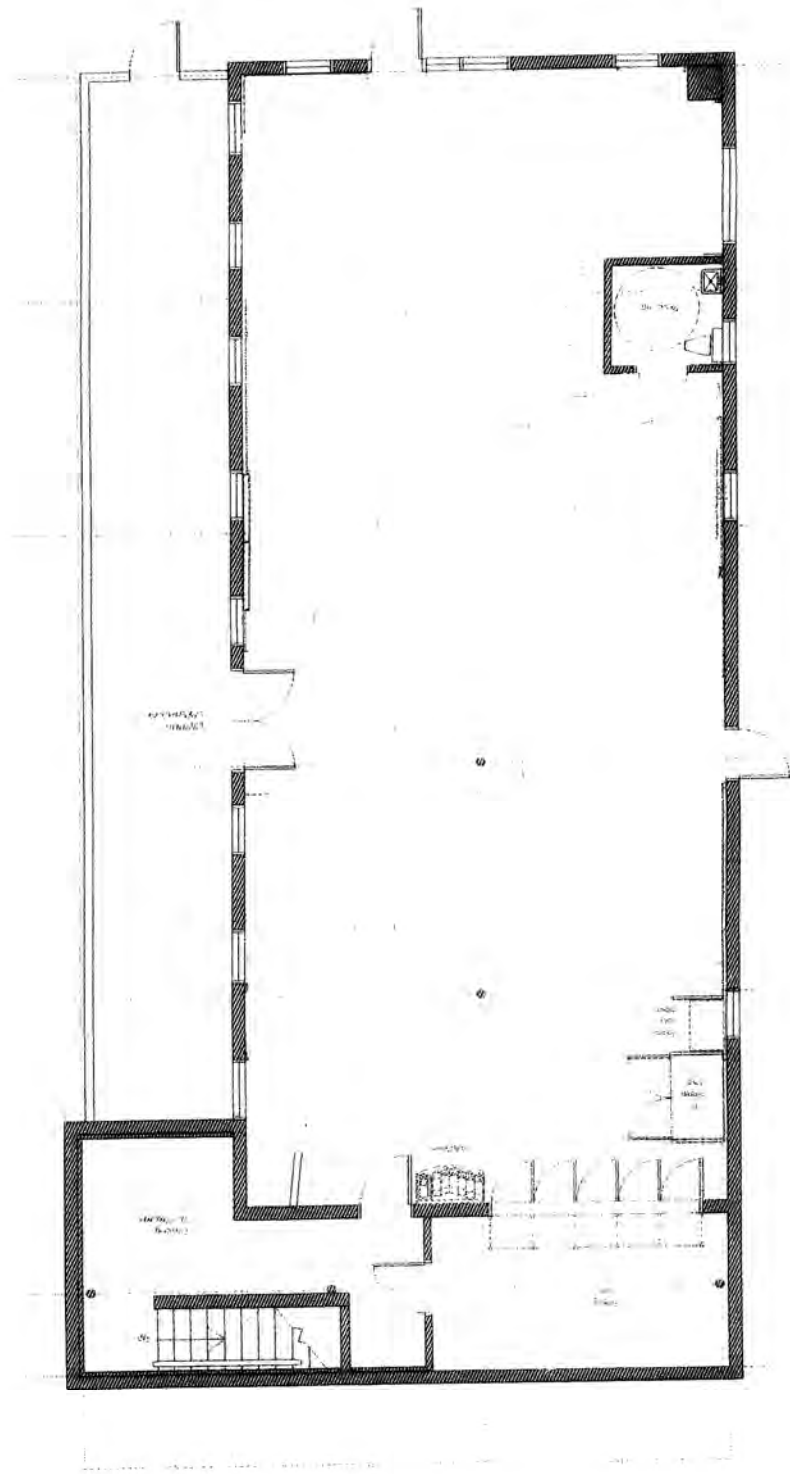
Scale 132 ft to the inch
1 2 3 4

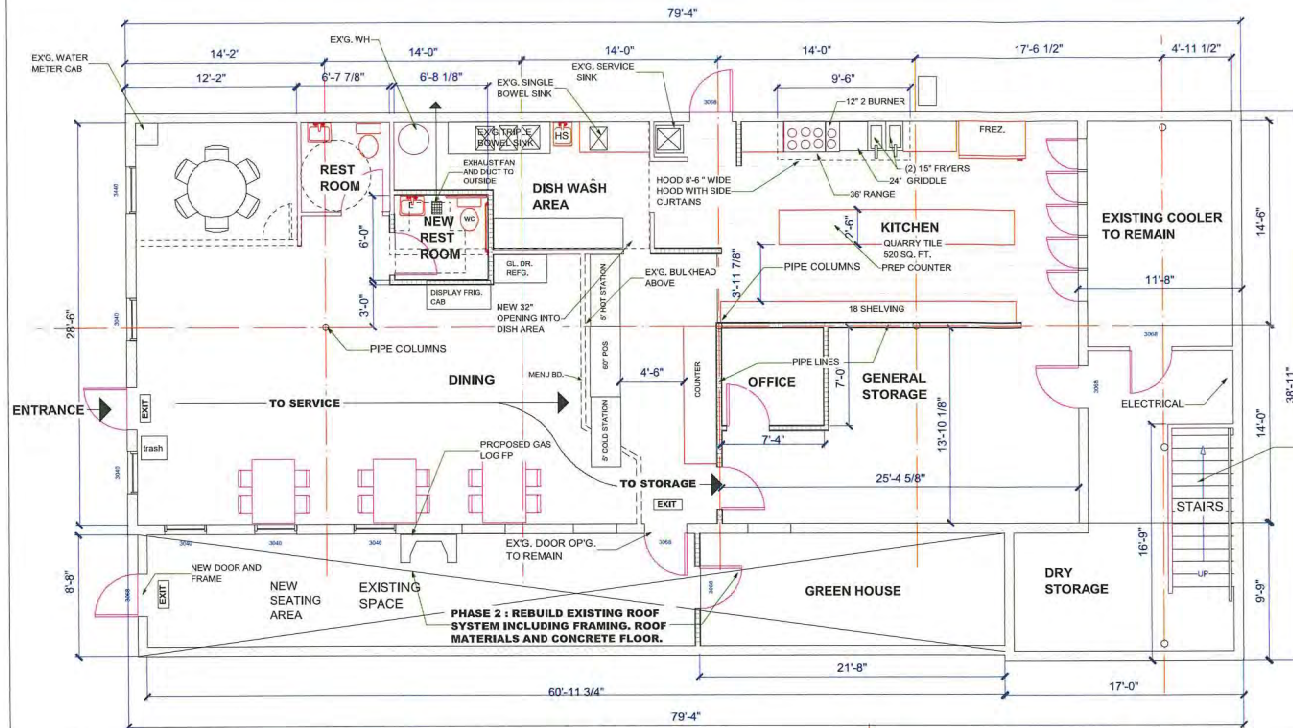
Register's office) ss
Isabella County) ss
Received for Record
February 26 1864 at
4 o'clock P.M. and re-
corded in Liber one of
deeds, page 493.
I A Fancher
Deputy Reg.

State of Michigan) ss





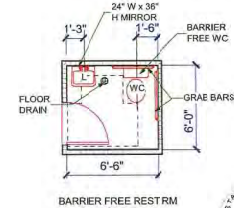
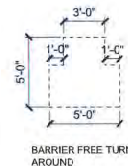




GENERAL NOTES :

1. PHASE 2 : REBUILD EXISTING ROOF SYSTEM INCLUDING FRAMING, ROOF MATERIALS AND CONCRETE FLOOR.
2. OWNER WILL PROVIDE KITCHEN HOOD, FIRE PROTECTION MAKE UP AIR SYSTEM IN ATTIC IF REQUIRED AND 2 HOUR EXHAUST SHAFT THROUGH ROOF .
3. OWNER TO FURNISH ELECTRICAL CONTRACTOR THE PROPOSED FLOOR PLAN AND WALK THROUGH BUILDING TO EXPLAIN THE NEW EQUIPMENT TO BE CONNECTED FROM EXISTING ELECTRICAL PANELS AND NEW OUTLETS AND SWITCHES AND LIGHTING IN NEW AND EXISTING SPACES.
4. VERIFY WATER SERVICE SIZE FOR ADDING 2 FIRE PROTECTION HEADS IN STORAGE ROOM
5. SUGGESTION HAVE THE CENTRAL MICHIGAN HEALTH DEPARTMENT TO WALK THE PROPOSED KITCHEN AREA TO SEE WHAT FINISHES CAN STAY OR FINISHES REQUIRED TO MEET THERE CODES.
6. NEW REST ROOM SHALL BE EQUIPPED WITH BARRIER FREE FIXTURES, GRAB BARS, MIRROR, LIGHTING AND BARRIER FREE HARDWARE MEETING MICHIGAN CODES.

STAIR TO ATTIC

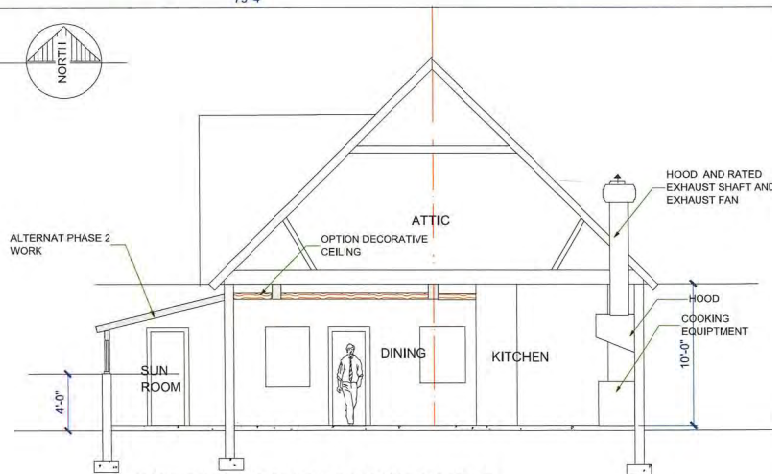


PROPOSED FLOOR PLAN

SCALE : 1/4" = 1'-0"



- EXTERIOR WALL
- EX'G. INTERIOR WALL
- NEW INTERIOR WALL
- EX'G. INTERIOR WALLS REMOVED



BUILDING SECTION LOOKING WEST

ROOM FINISH SCHEDULE

ROOM	BASE MATERIAL	FLOOR MATERIAL	WALLS MATERIAL	FINISH	CEILING MATERIAL	FINISH	CEILING HEIGHT	REMARKS
DINING	VINYL	VINYL PLANK	GYPS. TYPE X	PAINT	GYPS. TYPE X	PAINT	10'-0"	NEW VINYL PLANK OVER EXISTING VINYL FLOORING
EX'G. REST ROOM								EXISTING NO WORK REQUIRED
NEW REST ROOM	VINYL	VINYL PLANK	GYPS. TYPE X	PAINT	GYPS. TYPE X	PAINT	8'-0"	NEW VINYL PLANK
DISHWASH	QUARRY TILE	QUARRY TILE	GYPS. TYPE X	PAINT	EXISTING	PAINT	VERIFY	
KITCHEN	QUARRY TILE	QUARRY TILE	GYPS. TYPE X	PAINT	ACOUSTIC	FACTORY FINISHED	10'-0"	SUSPENDED
EXISTING COOLER								EXISTING NO WORK REQUIRED
DRY STORAGE							8'-0"	EXISTING NO WORK REQUIRED
GENERAL STORAGE	VINYL	EXISTING VINYL	GYPS. TYPE X	PAINT	EXISTING	EXISTING	VERIFY	
OFFICE	VINYL	VINYL PLANK	GYPS. TYPE X	PAINT	ACOUSTIC	FACTORY FINISHED	8'-8"	SUSPENDED ACT TILE
GREEN HOUSE	NONE	EXISTING EARTH	EXISTING GYPS. TYPE X	PAINT	POLYCARBONATE	NONE	VARIES	POLYCARBONATE KNEE WALLS
EXISTING SPACE	VINYL	NEW CONC. SLAB	EXISTING	PAINT	T&G WOOD	STAIN	VARIES	POLYCARBONATE KNEE WALLS

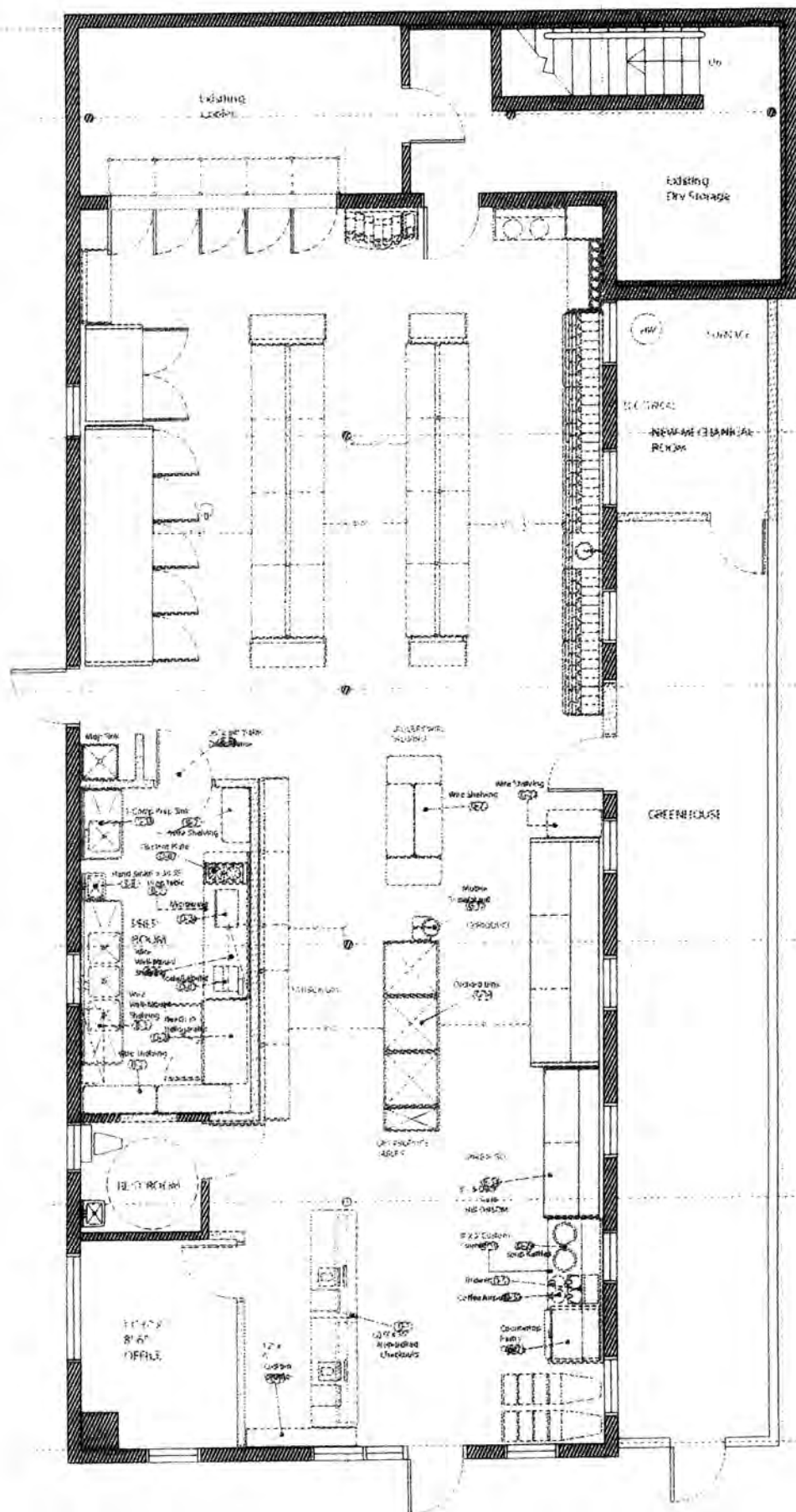
OWNER TO REVIEW ROOM FINISH SCHEDULE TO SEE WHAT APPLIES TO PROJECT.

NOVEMBER 15, 2021

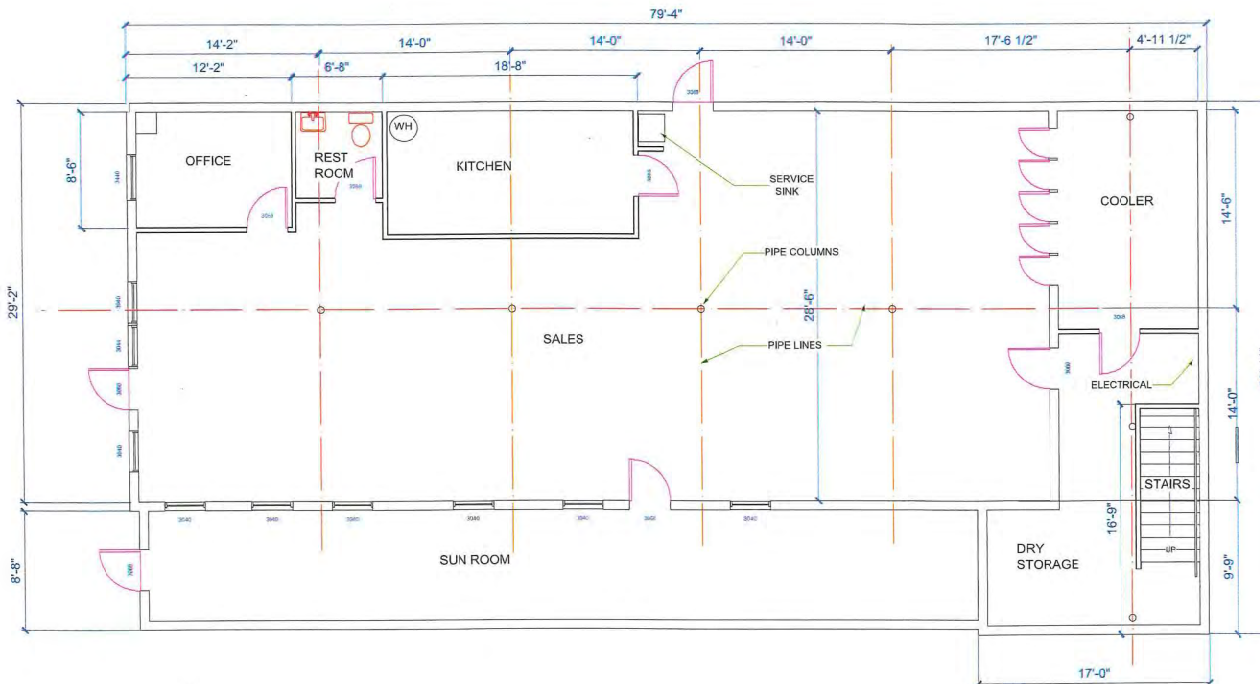
JIB-BOB KOREAN RESTAURANT
214 NORTH FRANKLIN STREET
MT. PLEASANT, MICHIGAN 48858

JAMES R. DUFFTY ARCHITECTS P.C.
1040 CIRCLE DRIVE SUITE 100
LAKE ISABELLA, MICHIGAN 48893

A1



PROPOSED RENOVATIONS FOR JIB-BOB KOREAN RESTAURANT 214 NORTH FRANKLIN STREET MT. PLEASANT, MICHIGAN 48858



EXISTING FLOOR PLAN

SCALE : 1/4" = 1'-0"



NOTE: EXISTING DIMENSIONS
TAKEN FROM OWNERS
INFORMATION FURNISHED

NOVEMBER 15, 2021

DRAWING INDEX	
DRAWING NUMBER	DRAWING DESCRIPTION
E1.0	EXISTING FIRST FLOOR BUILDING PLAN
E1.1	EXISTING ATTIC FLOOR BUILDING PLAN
A1	PROPOSED BUILDING PLAN
A2	BUILDING CROSS SECTION
A3	REFLECTED CEILING PLAN
M1	PLUMBING PLAN

BUILDING CODE INFORMATION																					
PROJECT	Jib-Bob Korean Restaurant - 214 N. Franklin Street, Mt. Pleasant, MI 48858																				
BUSINESS OWNER	Jib-Bob Korean Restaurant 114 Denmore 214 N. Franklin Street Mt. Pleasant, MI 48858																				
ARCHITECT	James R. Duffy Architects P.C. 1040 Circle Drive, Suite 100 Lake Isabella, MI 48858																				
JURISDICTION	City of Mt. Pleasant Building Department 320 N. Broadway St. Mt. Pleasant, MI 48858 Phone 954-778-8501																				
	Isabella County Elected Plumber/Heater 200 E. Broadway St. Mt. Pleasant, MI 48858 Phone 954-317-4269																				
	Dept. of Fire Safety Lt. Randy Keeler 214 E. High St. Mt. Pleasant, MI 48858 Phone 954-778-5122																				
CODE	2015 Michigan Building Code 2009 IGC/ANSI A117.1 2015 Michigan Building Code for Existing Buildings 2015 Michigan Electrical Code 2015 Michigan Plumbing Code 2015 Michigan Mechanical Code 2012 International Fire Code (Adopted by City of Mt. Pleasant)																				
WORK CLASSIFICATION	Change in Use with Level 1 & 2 Alterations																				
USE GROUP	Nonseparated Uses per MBC 305.3 B - Business (Assembly Use under 44 Occupants - MBC 305.1.2 S-2 Storage (Warehousing of noncombustible materials)																				
CONSTRUCTION TYPE	SB (Unprotected)																				
FIRE RATED CONSTRUCTION	None Required per Table 601																				
SPRINKLER SYSTEM	None Required - MBC Chapter 9																				
FIRE ALARM	None Required - MBC Chapter 9																				
HIGH PILED STORAGE	NA - Storage limited to 12 feet or less AFF (IFC Chpt. 12)																				
FIRE EXTINGUISHERS	3B Type 2A10BC - Maximum Travel Distance 30 Feet																				
HEIGHT & AREA																					
	<table><tr><th></th><th>TWO</th><th>SIX</th><th>PERMITTED</th><th>EXISTING</th></tr><tr><td>Story</td><td>2</td><td>2</td><td>2</td><td>2</td></tr><tr><td>Height</td><td>40 ft.</td><td>40 ft.</td><td>40 ft.</td><td>29 ft.</td></tr><tr><td>Area</td><td>5,000 sq. ft.</td><td>5,000 sq. ft.</td><td>5,000 sq. ft.</td><td>2,818 sq. ft.</td></tr></table>		TWO	SIX	PERMITTED	EXISTING	Story	2	2	2	2	Height	40 ft.	40 ft.	40 ft.	29 ft.	Area	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	2,818 sq. ft.
	TWO	SIX	PERMITTED	EXISTING																	
Story	2	2	2	2																	
Height	40 ft.	40 ft.	40 ft.	29 ft.																	
Area	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	2,818 sq. ft.																	
OCCUPANT LOAD	Dining Kitchen	1:15 Tables/Chairs or 94/15 = 34 occupants 1:200 gross or 500/200 = 3 Occupants																			
EXIT	Storage Total Occupants	1:30 gross or 116/300 = 4 Occupants 1:60 gross or 58/300 = 48 Occupants																			
EXIT TRAVEL	Required 2:1 Provides 2	(Each to comply with ICC/IBC A117.1)																			
DESIGN LOADS	Ground Snow P_g Wind Load V Seismic Slope Soil Class Soil Bearing	55 psf 115 mph (Exposure C) III D N/A																			
SPECIAL INSPECTIONS	MBC Table 1704.2 - None Required																				
PLUMBING REQUIREMENTS																					
	<table><tr><th>Fixtures</th><th>Water</th><th>Sanitary</th><th>Shower</th><th>Service</th><th>Dish</th></tr><tr><td>Required HPC Table 1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr></table>	Fixtures	Water	Sanitary	Shower	Service	Dish	Required HPC Table 1	1	1	1	1	1								
Fixtures	Water	Sanitary	Shower	Service	Dish																
Required HPC Table 1	1	1	1	1	1																

JIB-BOB KOREAN RESTAURANT
214 NORTH FRANKLIN STREET
MT. PLEASANT, MICHIGAN 48858

JAMES R. DUFFY ARCHITECTS P.C.
1040 CIRCLE DRIVE SUITE 100
LAKE ISABELLA, MICHIGAN 48858

E1.0

AFFIDAVIT OF PUBLIC AND PRIVATE INVESTMENT DEVELOPMENT DISTRICT AREA

I, Heather Bouck, am the Deputy Assessor for the City of Mt. Pleasant, Michigan. I have examined the records for the City of Mt. Pleasant and made the following determination as to the public and private investment in the City of Mt. Pleasant qualified development district. Based on my review of these records, I have determined that the total amount of public and private investment in real property within the qualified development district over the preceding five (5) year period, March 28, 2017 through March 28, 2022 is \$10,803,758 an amount that exceeds the \$200,000 determination to the best of my knowledge and ability on this day March 28, 2022, in Isabella County, Michigan.



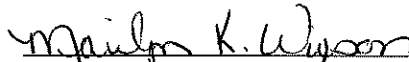
Heather Bouck, City of Mt. Pleasant
Deputy Assessor
320 W. Broadway, Mt. Pleasant, MI 48858

March 28, 2022

State of Michigan

County of Isabella

On this 28th day of March, 2022, before me, a Notary Public in and for said county and state, personally appeared the above named, on behalf of the City of Mt. Pleasant, and made oath that she has read the foregoing Affidavit, by her subscribed, and know the contents thereof, and that the same is true of her own knowledge, except as to those matters which are stated to be upon information and belief, and as to those matters, she believes them to be true.



Marilyn K. Wixson, Notary Public
Isabella County, Michigan

09-25-2028

AFFIDAVIT FOR REDEVELOPMENT LIQUOR LICENSE

Now comes Heather Bouck, and being first duly sworn, deposes and states as follows:

1. That I am the City Clerk for the City of Mt. Pleasant, Isabella County, Michigan and make this Affidavit to the Michigan Liquor Control Commission pursuant to Section 436.1521b of the Michigan Liquor Control Act and pursuant to the application by Jib-Bob, LLC, for a new Class C license under section 436.1521b of the Act to be located at 214 North Franklin, City of Mt. Pleasant, Isabella County, Michigan.
2. That the City of Mt. Pleasant established a Redevelopment Development District defined in MCLA 436.1521b by a Resolution of the City Commission adopted January 24, 2011, a copy of which is enclosed herewith.
3. That the proposed location of the Class C license, at 214 North Franklin, in the City of Mt. Pleasant is within the Redevelopment Liquor License Development District.
4. That further, I have reviewed the Affidavit of Heather Bouck, the City's Deputy Assessor, which Affidavit has been submitted to the Michigan Liquor Control Commission and I certify that the information contained in the Affidavit is true and accurate.



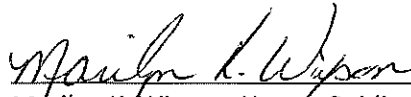
Heather Bouck, City of Mt. Pleasant Clerk
320 W. Broadway, Mt. Pleasant, MI 48858

March 28, 2022

State of Michigan

County of Isabella

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Marilyn K. Wixson, Notary Public 09-25-2028
Isabella County, Michigan

Memorandum



TO: Aaron Desentz, City Manager
FROM: Tim Middleton, Deputy DPW Director
DATE: April 14, 2022
SUBJECT: Resolution in Support of CDBG (WRI) Grant

Request

The City Commission is requested adopt a resolution in support of the Community Block Development Grant Water Related Infrastructure Program.

Reason

In March 2022, the City was notified of the availability of a Water Related Infrastructure Community Development Block Grant (CDBG) through the Michigan Economic Development Corporation. As part of the grant application process, a public hearing was set to receive public comments concerning the proposed project.

Public Works is seeking \$1,753,818 in grant funding for the scheduled anaerobic digester rehabilitation at the Water Resource Recovery Facility. In order for the application to be more competitive in the award phase, the grant will include a 25% funding match from the City. The required match amount is available in the plant reserve fund.

Recommendation

I recommend the City Commission adopt the attached resolution for inclusion in the 2022 CDBG grant application.

RESOLUTION

At a regular meeting of the City of Mt. Pleasant, Michigan, held at the City Hall Building at 320 W. Broadway Street:

The following resolution was offered by member _____, and supported by member _____.

WHEREAS, the Michigan Strategic Fund has invited Units of General Local Government to apply for its CDBG-Infrastructure and Resiliency (CDBG-IR) Competitive Funding Round; and

WHEREAS, the City of Mt. Pleasant desires to request \$1,753,818 in CDBG funds to make improvements at the wastewater treatment plant; and

WHEREAS, the City of Mt. Pleasant commits local funds from its sewer fund in the amount of \$1,753,818; and

WHEREAS, the proposed project is consistent with the local Community Development Plan as described in the Application; and

WHEREAS, the proposed project will benefit all residents of the project area and 63.6 percent of the residents of the City of Mt. Pleasant are low and moderate income persons as determined by an income survey approved by the Michigan Economic Development Corporation; and

WHEREAS, local funds and any other funds to be invested in the project have not been obligated/incurred and will not be obligated/incurred prior to a formal grant award, completion of the environmental review procedures and a formal written authorization to obligate/incur costs from the Michigan Economic Development Corporation.

NOW, THEREFORE, BE IT RESOLVED that the City of Mt. Pleasant hereby designates the City Manager as the Environmental Review Certifying Officer, the person authorized to certify the Michigan CDBG Application, the person authorized to sign the Grant Agreement and payment requests, and the person authorized to execute any additional documents required to carry out and complete the grant.

Resolution duly adopted.

Amy Perschbacher, Mayor

Certified to be a true copy, _____
(Date)

Heather Bouck, City Clerk

Memorandum

Mt. Pleasant
[meet here]

TO: Aaron Desentz, City Manager
FROM: William R. Mrdeza
Community Services & Economic Development Director *W.R.M.*
DATE: April 19, 2022
SUBJECT: Broadway Central

Background

For the past two years, the City has chosen to close Broadway between Main and University Streets during the summer in response to the COVID-19 pandemic and related restrictions on indoor business activity. The space was intended to provide additional outdoor dining capacity for downtown restaurants. During 2020 and most of the 2021 season, large gatherings were discouraged in the space in accordance with county health guidelines. Certain City and non-City events, such as the Saturday Farmers' Market and the Craft Beer Festival, utilized the Broadway Central space during the limited time the street was closed.

In March, 2022 the City Commission reviewed a proposal to once again close Broadway (renamed Broadway Central in 2021), including received public comments. At that time, based on comments received and the experience of the space the past two years, the Commission decided that without additional programmed activities in the space to attract more use throughout the day and early evening, closure of Broadway would not continue in 2022.

Staff was subsequently requested to identify events or other programmed activities that could help to further activate the space beyond the popular lunch hour period and present those suggestions to the Commission at their April 25th meeting. As a result, staff has been able to identify a number of planned programs and activities that could take place in and around Broadway Central to draw more visitation to the space, but the City's ability to create new events with existing budgets and staffing at such a late date has proven to be a challenge. Activities and events staff have identified as being able to commit to at this time include the following:

- Sleepy Dog Books grand opening
- Paint the Pavement with Art Reach
- Saturday Farmers Market
- HBA Classic Car Show
- Weekly Thrilling Thursdays
- Month long Art Walk Central activities (August) with Art Reach
- Brunch on Broadway (August)
- For Arts Sake art show
- Craft Beer Festival (with Jaycees)

Memorandum

Mt. Pleasant
[meet here]

In addition, staff previously proposed a number of amenities to help activate the space in order to draw more people downtown throughout the day and evening. The following represents the types of amenities that were planned in 2021 but because of supply chain issues, were not able to be delivered in time. Such amenities *could* be considered for 2022, but would be subject to the same supply chain availability issues. Also, some of the listed amenities have not been budgeted for this year and would require a budget amendment if there was an interest in considering them for inclusion in this year's Broadway Central space:

- Edison light strings crisscrossing the Broadway Central space
- Picnic table with market umbrellas (similar to 2021)
- Planter boxes with trees to be replanted after the season closes
- Concrete corn hole games (to remain in place)
- Concrete chess/checkers tables (to remain in place)
- Music during the day or evenings (dependent upon finding a willing partner to coordinate this: see outreach efforts below)

Given the short time period between Commission meetings and packet preparation, staff has been asked to continue to explore potential new events and to reach out to other local partners who might be able to conduct programs in the Broadway Central space to augment the City's activities. In addition to the following activities, staff will continue to evaluate other activities that could be considered for the space, understanding that additional funding and/or staff would be required in order to be successful.

As part of this on-going effort, staff is reaching out to downtown businesses and partner organizations with a request to consider offering small, local events and activities in Broadway Central during the summer. The City is willing to partner with these activities by helping to financially sponsor and promote such programs and therefore provide more marketing exposure to the organizing business or organization. This solicitation has been circulated to these outlets and will include contacts at CMU. In addition, staff will once again solicit interest from appropriate businesses in the downtown who might be interested in creating and participating in a Social District as allowed under state law. Such a district would add an offering to Broadway Central that has not been present in the past two years. These efforts will continue through the beginning of the week of April 25th, after which staff will have a better understanding of the interest the wider community has in organizing and executing events for the space. This input will inform a revised staff memo regarding the ability to offer a variety of events in the social space created by a potential closure of Broadway for that purpose.

Requested Action

None at this time. Additional information will be provided for consideration at the May 9, 2022 meeting.

Memorandum

Mt. Pleasant
[meet here]

TO: Aaron Desentz, City Manager

FROM: William R. Mrdeza
Community Services & Economic Development Director

Jacob Kain
City Planner

DATE: April 14, 2022

SUBJECT: Housing Study Next Steps

*W.R.M.
JK*

Background:

One of the City Commission priorities for 2019 was for staff to compile data on the City's existing housing stock by dwelling type, number of units, and occupancy type; determine trends in owner-occupancy; identify gaps in the market; and make recommendations on potential City interventions to address these issues. Staff prepared a memo on initial findings into these topics and presented this to the City Commission at a work session in September, 2019. Upon review of the data during that work session, the City Commission expressed interest in identifying strategies that would close the gaps in the types of housing available to residents and the ratio of rental to owner-occupied units.

At their November 25th work session later that year, staff presented the final housing report to the Commission. The report included six specific policy recommendations based upon the findings of the report, corresponding to three thematic areas:

Removing barriers to the construction of housing for extremely low-income households:

1. Eliminate overnight parking prohibitions.
2. Reconsider the City's policy on PILOTs (payment in lieu of taxes).

Removing barriers to the construction of missing middle housing:

3. Reduce or eliminate land area per unit requirements for multiple-family housing units.
4. Provide design assistance for missing middle types

Encouraging the conversion of non-conforming rooming occupancies to family occupancies:

5. Refocus and resume incentive program.
6. Establish a Neighborhood Enterprise Zone(s).

In summer 2020, the City Commission generally agreed to pursue certain recommendations outlined in the study. Recommendations 1, 3 and 4 have since been completed. The City Commission has also adopted numerous ordinance amendments related to ground-level residential uses in commercial districts; two-family dwelling standards; accessory dwelling standards; and redevelopment standards for non-conforming residential uses in the CD-3 district, all of which are connected to the findings of the report. The current status and potential next steps for recommendations 2, 5, and 6 is outlined below.

Memorandum



Removing barriers to the construction of housing for extremely low-income households

On the topic of affordable housing for extremely low income individuals, the 2019 Housing Report presented this finding:

Despite relative overall balance in the rental housing market, extremely low-income households (those with annual household incomes under \$35,000) are mostly cost-burdened (spending more than 30% of their monthly income on housing expenses). Ninety-five percent of households making less than \$20,000 per year are cost burdened. Seventy-two percent of households making between \$20,000 and \$35,000 per year are also cost burdened. That rate drops significantly for households making between \$35,000 and \$49,999 per year, with only 29% of such households spending more than 30% of their monthly income on housing expenses. This illustrates that a major market gap exists in the provision of rental housing for extremely low-income households.

As a means of producing additional housing to meet this need, the report recommended that the City Commission review their current policy of not allowing PILOTs (Payment In Lieu Of Taxes). A PILOT is an investment incentive negotiated between the City and a developer of multi-unit affordable rental housing. The PILOT replaces a traditional property tax assessment with a limited and/or deferred payment, in place, or in "lieu", of the summer and winter property taxes. A PILOT is required when developers apply for federal tax credits which make it possible for developers to invest in communities and neighborhoods where it would be difficult to develop if the property was subject to taxation on the assessed value of the property.

On the topic of the City's current policy prohibiting entering into new PILOT agreements with developers, the 2019 Housing Report concluded:

In 2001, the City Commission adopted a policy eliminating consideration of PILOTs in association with low- and moderate-income housing citing a limited amount of available land for new development and a desire to expand the tax base. Nevertheless, extremely low income households require housing, and so those households either wait for years for suitable housing, accept substandard housing that may or may not be affordable, face extraordinary cost burdens by renting housing at market rates, or face homelessness.

In the meantime, substandard housing products linger in our marketplace as an option-of-last-resort. Substandard housing can produce health, safety, and welfare consequences for the households as well as for other property owners whose values flounder due to the blighting effects of such housing. Incentives – including abatements and PILOTs – are a necessary component of the financing of low-income housing projects. The unavailability of those incentives insures that additional housing for extremely low income households will not be constructed in the City.

At that same time, staff provided the Commission with a proposal from TWG Development indicative of the types of inquiries the City regularly receives from interested developers. The proposal sought to develop 50-60 affordable senior or family housing units targeted toward families with income levels in the range of 30-60% of Area Median Incomes. Like other similarly

Memorandum

Mt. Pleasant
[meet here]

interested developers of this type of affordable housing, TWG required incentives from the local community, including PILOTs, in order to be successful in attracting State funding assistance.

At a follow up work session on June 8, 2020 the City Commission discussed the 2019 goal reports related to the issues of housing (based on the 2019 housing report by the City Planner) and downtown development (specifically the 10-10-10 concept). In the work session, the Commission was asked to provide direction on five questions related to the findings in the housing report:

1. Does the Commission have an interest in addressing the demand for low income housing types in the community?
2. Is the Commission willing to consider marketing public spaces downtown as sites for higher density development, thereby contributing to the City's tax base and/or addressing low income housing needs?
3. Is the Commission willing to consider removing prohibitions on overnight on-street parking (outside of Downtown) as a way of increasing available parking without additional investment of City resources?
4. Is the City Commission interested in exploring any of the program(s) (identified in a table of options) that would encourage the development of missing middle housing types?
5. Is the City Commission interested in exploring any of the program(s) (identified in a table of options) that would encourage the conversion of rental housing to single family units?

The work session also included specific discussion on the use of PILOTs as a tool to incent certain housing types. As background for the discussion, staff provided the Commission with a summary of projects with PILOT contracts as well as the terms of those contracts. In addition, the Commission was presented with seven questions or possible parameters related to PILOTs for consideration. These included:

1. Length of PILOT -- no longer than state/federal funding?
2. What % net rents charged -- flat or escalating %?
3. Minimum number of units in project?
4. Limit where they can be located in the City?
5. Don't allow PILOT to generate less than current taxes (pre demo) on property?
6. Should we limit number of PILOT agreements?
7. Would PILOT be for:
 - a. low-income?
 - b. elderly low-income?
 - c. transition housing to move from homeless?

Among other decisions resulting from the work session, the City Commission indicated they were not interested in reconsidering the City's PILOT policy to assist low income housing developments at that time. Some of the Commissioners did indicate a willingness to reconsider the PILOT policy at a future date after it was seen how the current housing/apartment market reacted to economic changes as well as any changes in CMU enrollment.

The City has continued to receive inquiries for affordable housing development. Most recently, the City was approached by Spire Development with an interest in constructing 50-65 affordable workforce housing units on a long-vacant functionally obsolete property located at 1329 S. Mission Street (former Ponderosa Steak House). Much like the earlier proposal from TWG

Memorandum



Development discussed above, Spire would require consideration of a PILOT from the City in order to be competitive for state funding assistance through the Michigan State Housing Development Authority (MSHDA).

Encouraging the conversion of non-conforming rooming occupancies to family occupancies

From 2009-2016, the City offered financial incentives to buyers of existing rental properties in the central neighborhoods provided those properties were converted to owner-occupancy for a period of at least five years. Over seven years, 15 homebuyers received incentives. A 2016 review of the program found that the program did not have a significant impact on the percentage of rentals within the target neighborhoods and that most incented purchases would have occurred without the incentive dollars. The program was ultimately paused in 2016 and no owner-occupancy incentives have been active since.

The 2019 Housing Report recommended that the City Commission revisit the issue and determine if a new incentive program(s) was desired. In 2020, the City Commission deferred action on owner-occupied incentive programs, desiring additional information in order to create an effective program. At the request of the City Commission, staff worked with Dr. Stephen Colarelli and his CMU fall 2020 graduate level class to perform survey work. For this phase of study, two surveys were mailed to solicit input – one to all owners of detached rental homes, and the other to recent owner-occupied homebuyers. The final report on this information was provided to the City Commission in 2021.

At the time of that presentation, the City Commission requested that staff continue to work with Dr. Colarelli and his CMU fall 2021 graduate level class to perform additional research. The key purpose of this additional research was to gather information from rental property owners on potential incentives that the City could offer to sell or reduce occupancy of student detached rental properties. This research was conducted using focus groups to interview a select group of rental property owners, primarily composed of owners with large property portfolios. As indicated in the report, the research did not identify any specific incentive programs that would promote the conversion of rental occupied housing except the purchase of those properties by the City at fair market value.

Objective 1.6 of the City Master Plan calls for the following actions, which are consistent with the recommendations of the 2019 Housing Report:

1. Implement an incentive program which targets the conversion of non-conforming rooming dwellings in residential areas into conforming residential uses.
2. Explore establishment of a Neighborhood Enterprise Zone(s) to encourage neighborhood revitalization, owner occupied housing, and stimulate new investment.

Suggested Items for Discussion:

There are distinct items for policy discussion before the Commission. As explained above, the first deals with the Commission's interest in addressing demand for affordable housing in the community. The second relates to understanding the Commission's priority for creating strategies to convert rental units to owner-occupied housing. Each item is important since the

Memorandum



direction provided by the Commission will provide guidance to staff on what implementation strategies need to be developed, but should be addressed as two separate issues.

Affordable Housing

1. Is addressing the demand for affordable housing in the City a priority for the City Commission?
2. If affordable housing is a priority of the City Commission, is the Commission willing to reconsider the current policy prohibiting PILOT contracts and/or other incentives necessary for this type of housing to be built? As noted in the housing study discussed above (and still relevant today), "The unavailability of ... incentives insures that additional housing for extremely low income households will not be constructed in the City."

Owner-Occupied Housing

1. Does the City Commission wish to consider implementing incentives for the conversion of rental housing to owner-occupied housing?
If yes,
2. Is the City Commission interested in reinstituting the owner-occupied incentive program that was active from 2009-2016?
3. Is the City Commission interested in implementing an owner-occupied incentive program with new parameters or focus areas?
4. Is the City Commission interested in pursuing the creation of Neighborhood Enterprise Zone(s) as a tool to promote the creation of owner-occupied housing? [Within a NEZ, property taxes may be reduced for up to 15 years in association with new construction or rehabilitation of an existing structure.]

Attachments:

1. 2019 Housing Report
2. Summary of PILOT projects
3. 2001 City PILOT Policy
4. Spire Development housing proposal
5. Phase 1 Housing Report
6. Phase 2 Housing Report
7. NEZ fact sheet from MEDC

Housing Report
City of Mt. Pleasant, Michigan

November 2019

Prepared By:
Jacob Kain, AICP, City Planner
Planning & Community Development Department

Mt. Pleasant
[meet here]

INTRODUCTION

This report examines the housing stock in the City of Mt. Pleasant in terms of dwelling type, number of units, and occupancy type; trends in owner-occupancy; and gaps in the market and makes recommendations on potential regulatory or program responses available to the City government.

Information used in this report comes from a variety of sources including the 2016 housing study; current and past City master plans; the U.S. Census; and data from City departments including Assessing, Building Safety, Engineering, Fire, and Planning. In addition, new data was created in the City's Geographic Information System to classify all existing structures consistent with *missing middle* housing terminology.

EXISTING HOUSING STOCK

There are approximately 8,300 housing units in the City (not including on-campus housing, short- or long-term care facilities, or homeless shelters). A detailed breakdown of housing types

What is Missing Middle Housing?

The term "Missing Middle Housing" was coined by the founder of Opticos Design to describe "a range of multi-unit or clustered housing types—compatible in scale with detached single-family homes—that help meet the growing demand for walkable urban living."

According to Opticos:

These building types, such as duplexes, fourplexes and bungalow courts, provide diverse housing options to support walkable communities, locally-serving retail, and public transportation options. We call them "Missing" because they have typically been illegal to build since the mid-1940s and "Middle" because they sit in the middle of a spectrum between detached single-family homes and mid-rise to high-rise apartment buildings, in terms of form and scale, as well as number of units and often, affordability. Missing Middle Housing helps solve the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.

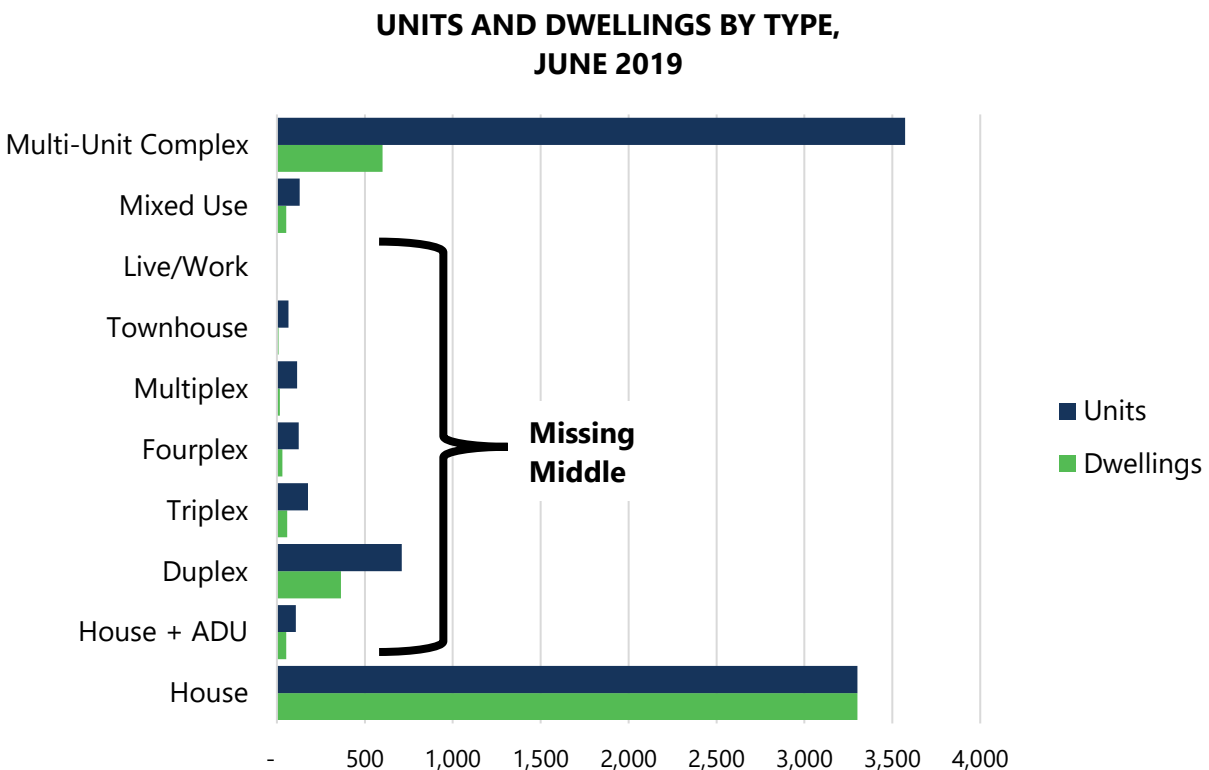


by type, occupancy, zoning, neighborhood, and other characteristics can be found in the appendix.

The predominant unit type is located in a multi-unit complex, which is defined as four or more units, attached or detached, either on a single lot or with common shared grounds and typically not fronting on a public street. Over 3,500 dwelling units are located in multi-unit complexes, 43% of all units citywide. These units are located in 67 distinct developments with over 600 dwellings (a dwelling in this case would be a distinct building containing multiple units). These units are on average newer than the average housing unit, overwhelmingly tenant occupied (92%), and equally likely to be family occupancy (occupied by no more than two unrelated individuals) or rooming occupancy (occupied by 3 or more unrelated individuals). Multi-unit complex units are generally located in the southern portion of the community.

Houses (detached, single-unit dwellings on a single lot) are nearly as common, with 3,300 units – 40% of units citywide. Nearly three-quarters of houses have a principal residence exemption. Only 4% of houses are licensed for rooming occupancy.

Duplexes are the third most common dwelling unit type – 9% of all units. Most duplexes are tenant occupied (only 13% have a principal residence exemption) and only 18% are licensed for rooming occupancy. Duplexes – like other missing middle housing types – are on average older than the average housing unit.



All other dwelling types combined (house with an accessory dwelling unit; triplex; fourplex; multiplex; townhouse; live/work; and mixed use) account for the remaining 9% of dwelling units.

These housing types are overwhelmingly located within the neighborhoods nearer to downtown and north of campus.

OCCUPANCY STATUS

The influence of Central Michigan University on the local housing market has contributed to a generally low owner-occupancy rate. The City's owner-occupancy rate is 39.1% in the most recent 2017 U.S. Census estimates. That rate is comparable with that of the Charter Township of Union (40.7) as well as other university communities such as Big Rapids (38.1) and Kalamazoo (44.8).

Between 1950 and 2000, the owner-occupancy rate dropped from 57.2% to 34.3%. That period corresponds with student enrollment growth at the university and the development of most of the multi-unit complexes in the City, which are overwhelmingly tenant-occupied. Since 2000, the owner-occupancy rate has remained relatively steady. Staff developed figures, using Assessor's data, finds a 2019 owner-occupancy rate of 34.6%.

HOMEOWNERSHIP RATE (PERCENT), CITY OF MT. PLEASANT

Sources: U.S. Census, 1987 Master Plan, 1965 Master Plan

1950	1960	1980	2000	2010	2011	2012	2013	2014	2015	2016	2017
57.2	55.3	43.0	34.3	35.1	36.7	36.6	35.3	35.1	36.8	38.3	39.1

The owner-occupancy rate of houses is not evenly distributed across all neighborhoods. Neighborhoods east of Mission Street and the southwest neighborhood (south of High, north of Broomfield, and west of campus) have owner-occupancy rates between 83-91%. This compares to 58% for houses between campus and downtown and 63% for houses in the Westside neighborhood.

Rental housing licenses distinguish between occupancy types. Family occupancies permit a family or up to 2 unrelated individuals, whereas rooming occupancies allow for 3 or more unrelated individuals (the number varies by property). In the local market, units licensed for rooming occupancies are typically considered "student housing" and are marketed as such. Just over one-quarter of all housing units are licensed for rooming occupancy (3 or more unrelated individuals) with a total licensed occupancy of almost 6,900 occupants. Nearly a quarter of existing missing middle housing types are rooming occupancy. For townhouses, 95% of units are licensed for rooming occupancy.

MARKET GAPS

A Residential Target Market Analysis (TMA) conducted for the East Central Michigan Prosperity Region 5 in 2016 provides further insights into gaps in the local market. This study included specific analysis of the Mt. Pleasant market and a market strategy to meet the unsatisfied demand for missing middle housing types.

The TMA confirmed the impact the student population has on the local housing market, particularly the frequency of unit turnover from tenant to tenant. The TMA further found that there is an undersupply of triplex and fourplex, townhouse, multiplex and midrise housing formats, whereas there was a surplus of duplex units and lower relative demand for houses.

Additional analysis using U.S. Census data illuminates other market gaps.

The median income for households living in owner-occupied units was \$65,318 in 2017. There is currently a mismatch between the number of owner households in each income bracket and the number of affordable homes supplied. In particular, for the approximately 300 households making less than 30% of the median income and the approximately 1,300 households making above 75% of the median income there is an insufficient supply of homes. In particular, there is a lack of homes available at \$200,000 and up which are affordable to households making more than the median income.

The median income for households living in rental units was \$22,720 in 2017. The rental market may be somewhat more in balance than the ownership market. In particular, when accounting for the significant number of student households with individuals that fall beneath the federal poverty level due to income, the lack of units available for rent at \$500 or less per month is likely offset to a significant degree by the excessive number of units available for between \$500-875 per month. Furthermore, as with owner units, it appears there is an undersupply of units available with rents of \$875 and up, affordable to renter households making well above the median income.

Despite relative overall balance in the rental housing market, extremely low-income households (those with annual household incomes under \$35,000) are mostly cost-burdened (spending more than 30% of their monthly income on housing expenses). Ninety-five percent of households making less than \$20,000 per year are cost burdened. Seventy-two percent of households making between \$20,000 and \$35,000 per year are also cost burdened. That rate drops significantly for households making between \$35,000 and \$49,999 per year, with only 29% of such households spending more than 30% of their monthly income on housing expenses. This illustrates that a major market gap exists in the provision of rental housing for extremely low-income households.

OTHER FINDINGS

In the production of this report, additional valuable insights were made which add further context to the housing market and may be useful in the consideration of other policy topics.

- Approximately half of the City's 25,711 residents (2017 U.S. Census estimate) are students enrolled in higher education. In the fall of 2017, over 16,000 undergraduate students and 2,000 graduate students were enrolled at CMU, the vast majority enrolled full-time. Of those, approximately 13,000 resided in the City –half living in on-campus housing and half residing elsewhere in the City.

- Using a methodology developed by the University of Virginia, staff developed an adjusted poverty rate for the City which accounts for the significant impact the student population has on the base poverty rate as developed by the U.S. Census. The 2017 U.S. Census poverty rate for Mt. Pleasant was 37.8%. Adjusted to account for the student population, the poverty rate drops to 19.5%.
- The median age was 22.1 in 2017. More than 40% of the City population in 2017 fell within the age bracket associated with the Millennial generation (born 1981-1996). Members of Generation Z (born 1997-2012) made up 28% of the population. Between 2000 and 2017, the number of residents between the ages of 25 and 34 – the “young professional” demographic – increased 22%

STRATEGIES

There are many potential strategies to address the market gaps identified by this report. Those strategies have been broken into three categories: those that encourage the development of housing for extremely low-income households; those that encourage the development of missing middle housing types; and those that encourage the conversion of non-conforming rooming occupancy housing to family occupancy housing (whether tenant- or owner-occupied).

Removing barriers to the construction of housing for extremely low-income households

- *Eliminate overnight parking prohibitions.*
Studies have increasingly demonstrated the connection between transportation costs and housing affordability, which has resulted in the State of Michigan refocusing affordable housing incentive programs toward projects located in walkable communities or near transit.

The City has already taken an important step in fostering affordability by eliminating minimum parking requirements for private development. However, the inability of on-street parking to act as a true substitute for on-site parking combined with the challenge for some households to eliminate the need for a vehicle leads to a direct increase in construction and operation costs for housing developers which is passed on to tenants through monthly rent. The land area consumed by on-site parking also reduces the potential unit count in such developments, further constraining the supply of housing and reducing the potential efficiency of project development.

- *Reconsider the City's policy on PILOTs (payment in lieu of taxes).*
In 2001, the City Commission adopted a policy eliminating consideration of PILOTs in association with low- and moderate-income housing citing a limited amount of available land for new development and a desire to expand the tax base.

Nevertheless, extremely low income households require housing, and so those households either wait for years for suitable housing, accept substandard housing that may or may not be affordable, face extraordinary cost burdens by renting housing at

market rates, or face homelessness.

In the meantime, substandard housing products linger in our marketplace as an option-of-last-resort. Substandard housing can produce health, safety, and welfare consequences for the households as well as for other property owners whose values flounder due to the blighting effects of such housing.

Incentives – including abatements and PILOTs – are a necessary component of the financing of low-income housing projects. The unavailability of those incentives insures that additional housing for extremely low income households will not be constructed in the City.

Removing barriers to the construction of missing middle housing

- *Reduce or eliminate land area per unit requirements for multiple-family housing units.*
Since 1984 the City has limited multiple family density in most areas of the community to no more than 15 units per acre. This means that for a typical Mt. Pleasant city lot, triplexes, fourplexes, or other housing styles not permitted. It also means makes townhouse style development impractical and incentivizes rooming style development (as such uses have a lower land area per occupant requirement than family style units). A reduction or elimination of that land area per unit standard would significantly increase the opportunity for missing middle housing development as well as decrease the expense of such development.
- *Provide design assistance for missing middle types*
Because most missing middle housing types have not been permitted in our city (and most communities) for several decades, context sensitive missing middle housing designs are not readily available. The City – through staff or contracted professionals – could provide design support to individuals looking to create missing middle housing types as an incentive toward the production of that housing in the community. If desired, parameters could be established (such as a maximum number of hours per project or the development of prototypes for general use) to minimize program costs.

Encouraging the conversion of non-conforming rooming occupancies to family occupancies

- *Refocus and resume incentive program.*
From 2009-2016, the City offered financial incentives to buyers of existing rental properties in the central neighborhoods provided those properties were converted to owner-occupancy for a period of at least five years. Over seven years, 15 homebuyers received incentives.

A 2016 review of the program found that the program did not have a significant impact on the percentage of rentals within the target neighborhoods and that most incented purchases would have occurred without the incentive dollars.

A new incentive program might be tailored to focus on non-conforming uses within certain residential districts in an effort to eliminate those non-conformities and stabilize family neighborhoods.

- *Establish a Neighborhood Enterprise Zone(s).*

The State of Michigan provides local units of government with the opportunity to establish Neighborhood Enterprise Zones (NEZs) in order to promote neighborhood revitalization, encourage owner occupied housing, and stimulate new investment. Within a NEZ, property taxes may be reduced for up to 15 years in association with new construction or rehabilitation of an existing structure.

APPENDIX

CITY OF MT. PLEASANT HOUSING UNITS, JUNE 2019

				<i>Principal Residence Exemption Status</i>		<i>Rooming Status*</i>	
Dwelling Type	Dwellings	Units	% All Units	Units	%	Units	%
House	3,301	3,301	40%	2,459	74%	120	4%
House + ADU	54	108	1%	38	35%	18	17%
Duplex	365	710	9%	92	13%	128	18%
Triplex	59	177	2%	6	3%	60	34%
Fourplex	31	124	1%	-	0%	36	29%
Multiplex	17	115	1%	-	0%	13	11%
Townhouse	9	66	1%	-	0%	63	95%
Live/Work	1	1	0%	-	0%	-	0%
Mixed Use	53	129	2%	2	2%	10	8%
Multi-Unit Complex	601**	3,572	43%	275	8%	1,695	47%
TOTAL UNITS	3,890	8,303		2,872	35%	2,143	26%

*Rooming status indicates a dwelling unit licensed for occupancy by 3 or more unrelated individuals.

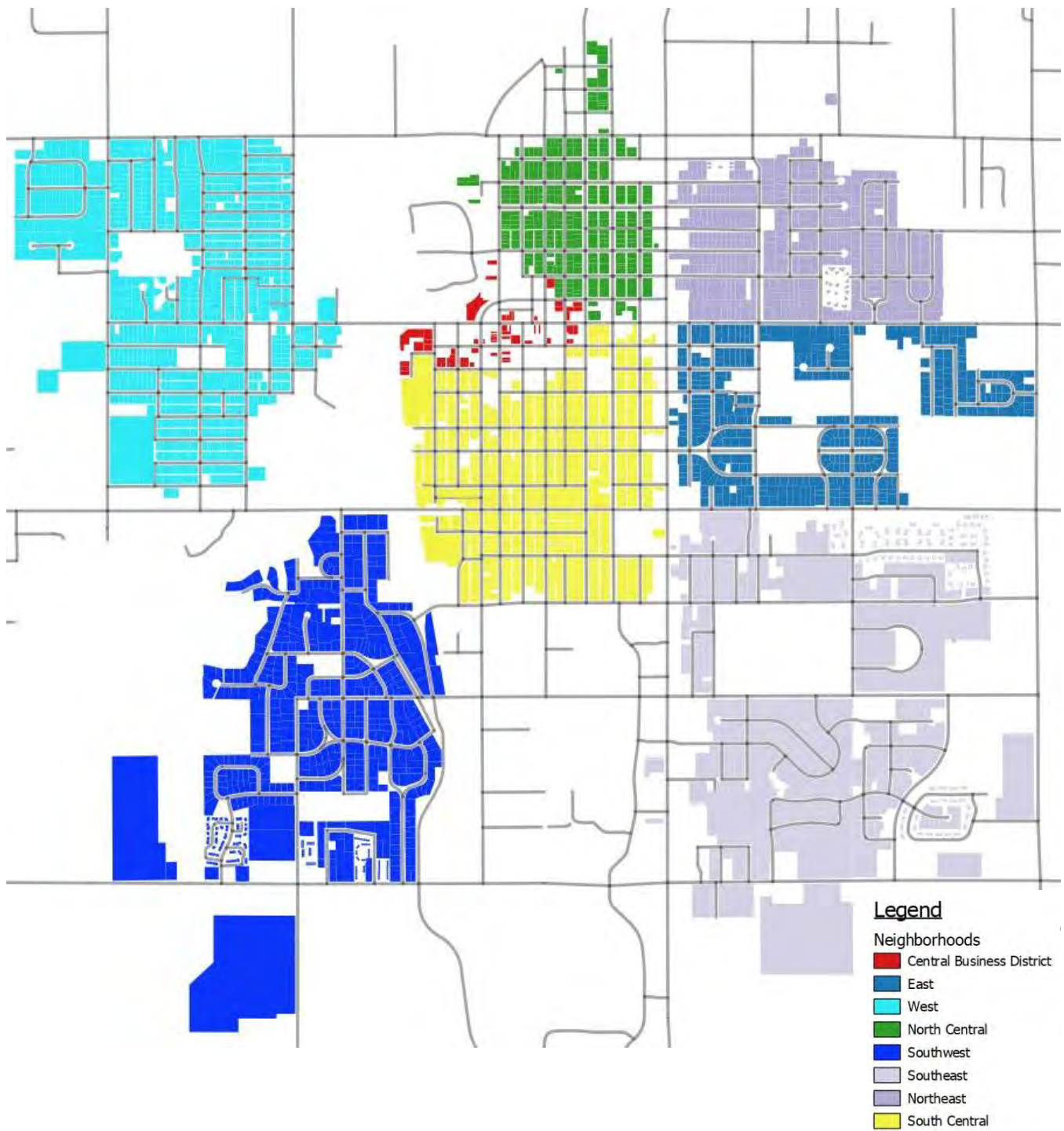
**601 dwellings in 67 distinct multi-unit complex developments

CITY OF MT. PLEASANT HOUSING UNITS BY TYPE BY NEIGHBORHOOD, JUNE 2019

	CBD	East	North Central	North east	South Central	South east	South west	West
House	18	406	279	382	554	443	386	837
House + ADU	-	8	24	10	52	2	-	10
Duplex	16	44	52	38	270	42	56	192
Triplex	9	3	36	6	120	-	-	3
Fourplex	4	-	20	12	76	-	4	8
Multiplex	6	-	11	8	63	17	10	-
Townhouse	-	-	-	3	43	20	-	-
Live/Work	-	-	-	-	-	-	-	1
Mixed Use	88	2	3	9	15	6	-	4
Multi-Unit Complex	114	-	-	61	219	2,137	877	164
TOTAL UNITS	255	463	425	529	1,412	2,667	1,333	1,219
% Missing Middle	14%	12%	34%	15%	44%	3%	5%	18%
% House	7%	88%	66%	72%	39%	17%	29%	69%
% Rooming	7%	0%	3%	1%	36%	38%	33%	1%
Mean Year Built	Insufficient data	1958	1906	1960	1917	1987	1973	1953
% Principal Residence Exemption	4%	79%	52%	65%	25%	23%	30%	49%
% Principal Residence Exemption, <i>Houses Only</i>	44%	84%	72%	83%	58%	87%	91%	63%
Est. Population*	616	1,119	1,027	1,279	3,413	6,446	3,222	2,946

*Calculated using an average of the owner and rental occupied household size from the 2017 ACS Estimates multiplied by the number of dwelling units per district. Does not include individuals living in institutional settings, including students residing in on-campus housing.

CITY NEIGHBORHOODS



CITY OF MT. PLEASANT HOUSING UNITS BY TYPE BY ZONING DISTRICT, JUNE 2019

	CD-3L	CD-3	CD-4	CD-5	SD-I	SD-A	CZ	PRD
House	854	2,236	183	4	20	3	1	-
House + ADU	-	100	6	-	2	-	-	-
Duplex	72	474	162	2	-	-	-	-
Triplex	3	120	51	3	-	-	-	-
Fourplex	-	76	36	-	-	-	-	-
Multiplex	-	44	71	-	-	-	-	-
Townhouse	-	16	50	-	-	-	-	-
Live/Work	-	-	1	-	-	-	-	-
Mixed Use	-	2	38	89	-	-	-	-
Multi-Unit Complex	-	14	2,903	359	-	-	-	296
TOTAL UNITS	929	3,082	3,501	457	22	3	1	296

HOUSING STATISTICS BY HOUSING TYPE

House

Single, detached unit on a single lot.

3,301 dwelling units (40% of all units)
2,459 dwelling units with a Principal Residence
Exemption (74%)
120 rooming dwelling units (4%)
Average year built 1948



House + Accessory Dwelling Unit (ADU)

Single, detached unit with a second single, detached unit on a single lot.

108 dwelling units (1% of all units)
38 dwelling units with a Principal Residence
Exemption (35%)
18 rooming dwelling units (17%)
Average year built 1918



Duplex

Two attached units (either stacked or side-by-side) on a single lot.

710 dwelling units (9% of all units)
92 dwelling units with a Principal Residence
Exemption (13%)
128 rooming dwelling units (18%)
Average year built 1946



Triplex

Three attached units (either stacked or side-by-side) on a single lot.

177 dwelling units (2% of all units)

6 dwelling units with a Principal Residence Exemption (3%)

60 rooming dwelling units (34%)

Average year built 1901

**Fourplex**

Four attached units (either stacked or side-by-side) on a single lot, typically with a common entrance.

124 dwelling units (1% of all units)

No dwelling units with a Principal Residence Exemption

36 rooming dwelling units (29%)

Average year built 1931

**Multiplex**

More than 4 attached units (either stacked or side-by-side) on a single lot.

115 dwelling units (1% of all units)

No dwelling units with a Principal Residence Exemption

13 rooming dwelling units (11%)

Average year built 1886



Townhouse

Attached units (typically 2-8) placed side-by-side with individual entrances.

66 dwelling units (1% of all units)

No dwelling units with a Principal Residence Exemption

63 rooming dwelling units (95%)

Average year built 1982

**Mixed Use**

One or more attached units co-located with a non-residential use on a single lot.

129 dwelling units (2% of all units)

2 dwelling units with a Principal Residence Exemption (2%)

10 rooming dwelling units (8%)

Average year built (Insufficient data)

**Multi-Unit Complex**

Four or more units, attached or detached, either on a single lot or with common shared grounds and typically not fronting on a public street

3,572 dwelling units (43% of all units)

275 dwelling units with a Principal Residence Exemption (8%)

1,695 rooming dwelling units (47%)

Average year built 1996



HOUSING STATISTICS BY NEIGHBORHOOD



Central Business District

Population estimate: 616

255 dwelling units (3% of all units)

10 dwelling units with a Principal Residence Exemption (4%)

8 houses with a Principal Residence Exemption (44% of houses)

18 rooming units (7%)

35 missing middle units (14%)

Average year built (Insufficient data)



East

Population estimate: 1,119

463 dwelling units (6% of all units)

365 dwelling units with a Principal Residence Exemption (79%)

341 houses with a Principal Residence Exemption (84% of houses)

No rooming units

55 missing middle units (12%)

Average year built 1958



North Central

Population estimate: 1,027

425 dwelling units (5% of all units)

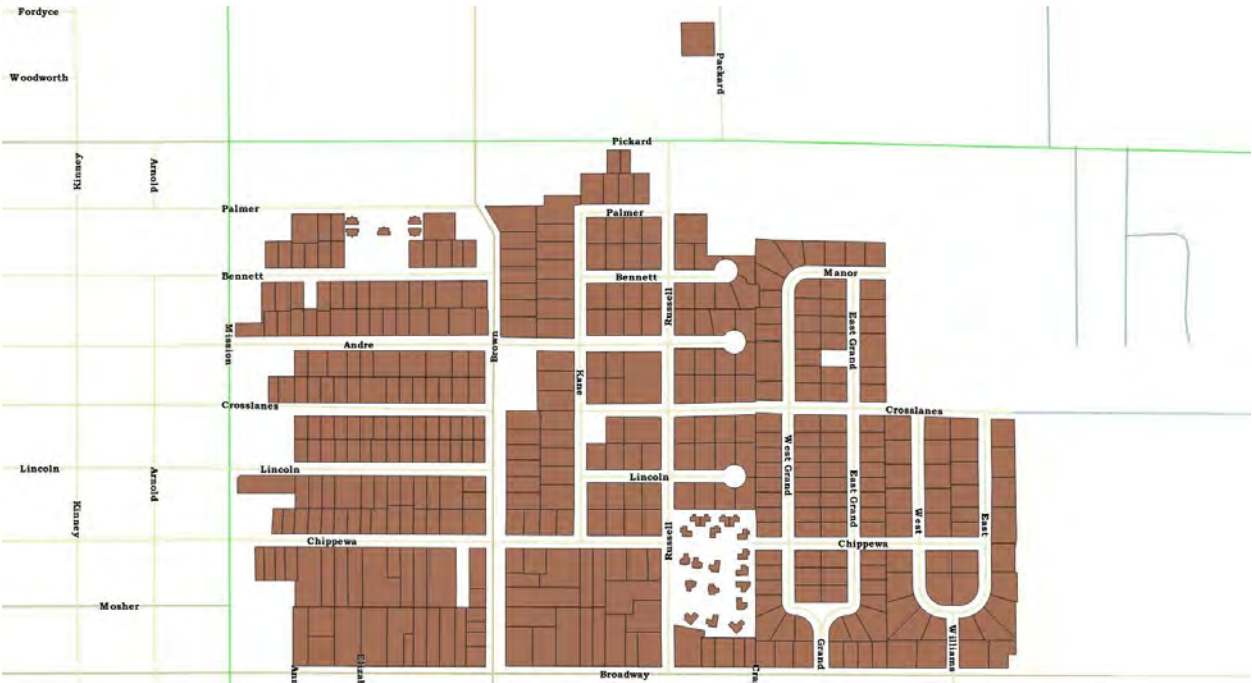
221 dwelling units with a Principal Residence Exemption (52%)

201 houses with a Principal Residence Exemption (72% of houses)

12 rooming units (3%)

143 missing middle units (34%)

Average year built 1906



Northeast

Population estimate: 1,279

529 dwelling units (6% of all units)

343 dwelling units with a Principal Residence Exemption (65%)

317 houses with a Principal Residence Exemption (83% of houses)

7 rooming units (1%)

77 missing middle units (15%)

Average year built 1960



South Central

Population estimate: 3,413

1,412 dwelling units (17% of all units)

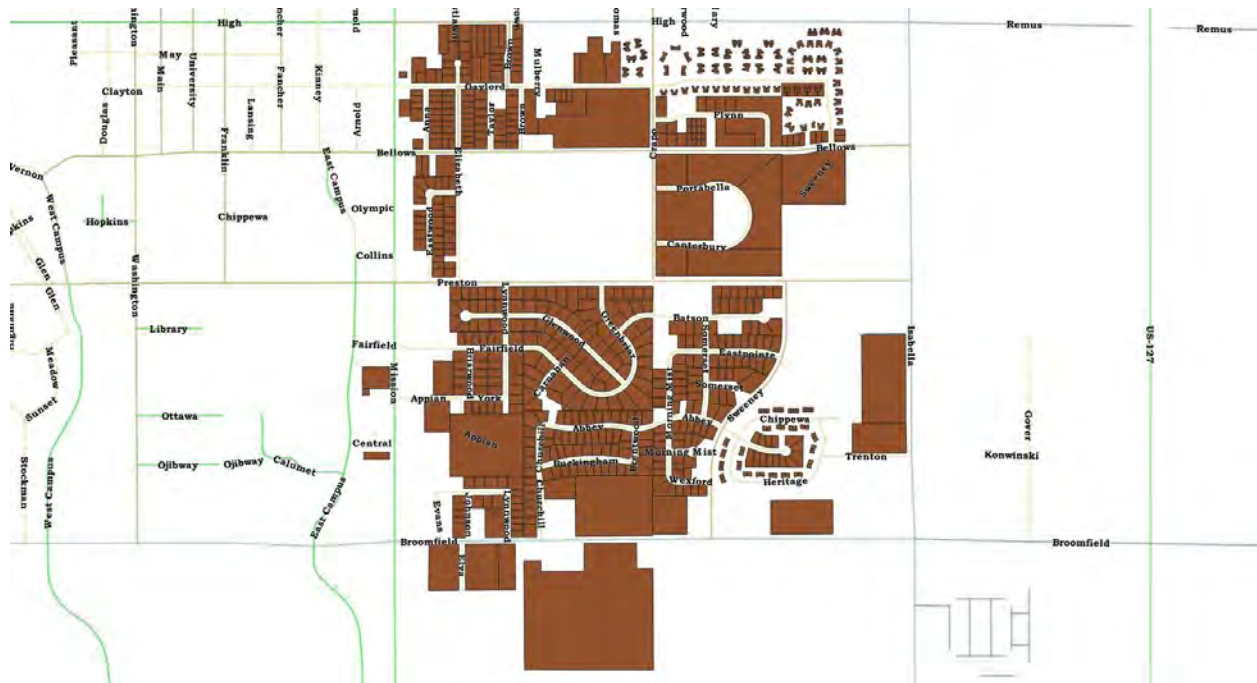
356 dwelling units with a Principal Residence Exemption (25%)

321 houses with a Principal Residence Exemption (58% of houses)

514 rooming units (36%)

624 missing middle units (44%)

Average year built 1917



Southeast

Population estimate: 6,446

2,667 dwelling units (32% of all units)

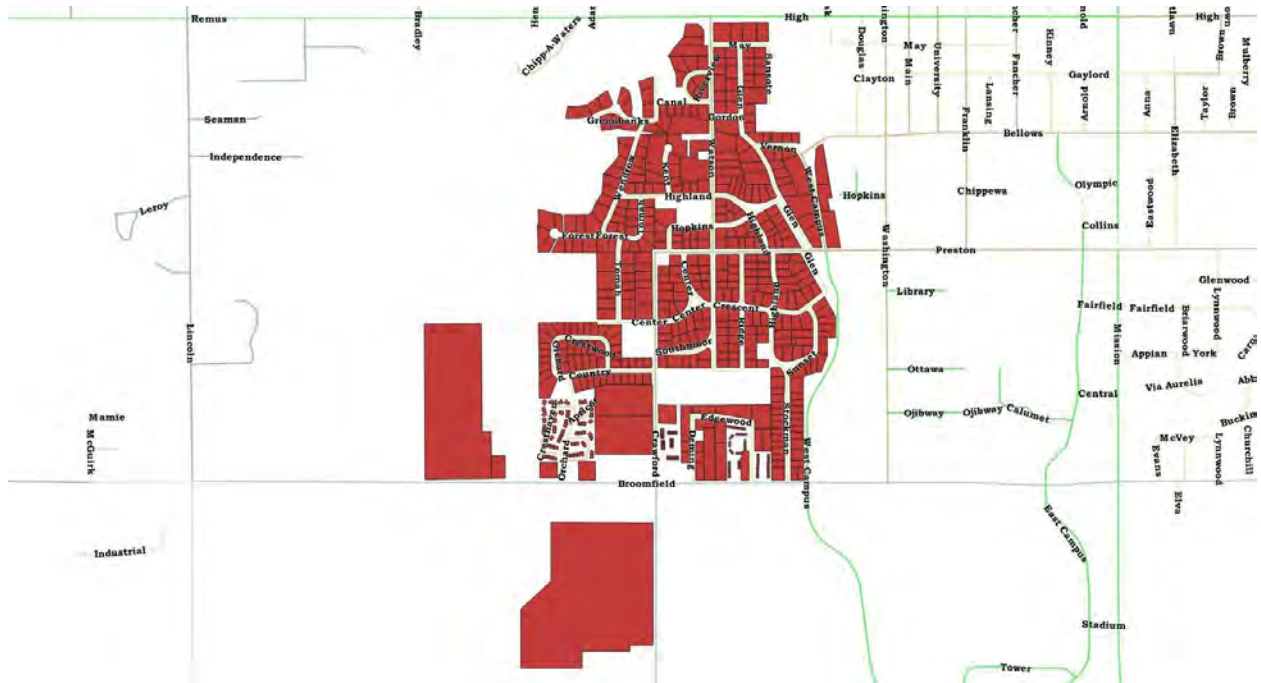
603 dwelling units with a Principal Residence Exemption (23%)

385 houses with a Principal Residence Exemption (87%)

1,005 rooming units (36%)

81 missing middle units (3%)

Average year built 1987



Southwest

Population estimate: 3,222

1,333 dwelling units (16% of all units)

406 dwelling units with a Principal Residence Exemption (30%)

351 houses with a Principal Residence Exemption (91%)

445 rooming units (33%)

70 missing middle units (5%)

Average year built 1973



West

Population estimate: 2,946

1,219 dwelling units (15% of all units)

593 dwelling units with a Principal Residence Exemption (49%)

527 houses with a Principal Residence Exemption (63%)

17 rooming units (1%)

214 missing middle units (18%)

Average year built 1953

City of Mt. Pleasant
Payment in Lieu of Taxes
Summary

<u>Project</u>	<u>Ordinance #</u>	<u>Date Granted</u>	<u>Expiration Date</u>	<u>Market</u>	<u>PILOT Rate</u>
Devine House	554	12/18/1978	Mortgage Loan Term	Mentally handicap -low moderate	4%
Riverview Apartment	Resolution	11/21/1966	As long as HAA contract remains	Low income	10%
Pheasant Run	Resolution	11/21/1966	As long as HAA contract remains	Low income	10%
Oak Tree Village	478	12/17/1973	Not in ordinance	Low-moderate	10%
Oxford Row I	477	12/17/1973	Not in ordinance	Elderly	10%
Winchester Towers	549	6/19/1978	Mortgage Loan Term	Elderly - low-moderate	4%
Dover Court	801/812	6/23/1997	Mortgage Loan Term	Elderly - Low	\$1.00 per Unit
Chase Run	1011	7/25/2016	August 1, 2038	Low - moderate	4% to 10%
Mill II	856	6/11/2001	20 years or Mortgage Loan Term whichever is sooner	Low - moderate	4% to 10%

Note: we bill all July 1 the same as the summer tax bill regardless of payment date per ordinance

MISHDA Projects



#21

Policy Statement Regarding
Requests For PILOTs For
Construction Of New Qualifying Housing Projects
In The City Of Mt. Pleasant

For a number of years the City of Mt. Pleasant has provided Payment In Lieu Of Taxes to encourage the development of low and moderate-income housing in the City. In fact, the City has authorized 12 PILOTs over the last 35 years. Since 1996 the City has granted 5 PILOTs.

The City now feels, however, that with the limited availability of developable land in the City, and the desire to increase its tax base, it is no longer in the City's best interest to grant PILOTs for low and moderate-income housing projects.

It is therefore the policy of the City of Mt. Pleasant that it will no longer grant PILOTs for construction of new qualifying housing projects in the City.



Mr. Aaron Desentz
City Manager
City of Mount Pleasant
320 W Broadway St
Mount Pleasant, MI 48858

RE: Mission Street Commons
Proposed Workforce Housing Development
1329 S Mission St
Mount Pleasant, MI 48858

Mr. Desentz,

On behalf of Spire Development, Inc. ("Spire"), please accept this letter as an introduction to the proposed Mission Street Commons (the "Project"), a 50 to 65-unit workforce housing development to-be-located at 1329 S Mission Street. Please also accept this letter as a formal request to the City of Mount Pleasant (the "City") to consider lifting its current 21-year-old policy prohibiting Payment in Lieu of Taxes ("PILOT") tax incentives to facilitate the construction of moderate-income housing.

Project Introduction

Mission Street Commons is a workforce, missing-middle, multifamily development affordable to low and moderate-income individuals that will directly fulfill needs identified in the recently completed *2019 City of Mount Pleasant Housing Report* (the "Report") and *2050 Mount Pleasant Master Plan* (the "Master Plan"). Specifically, the Project will seek to provide 50-65 units of energy efficient missing-middle housing on an infill lot along the Mission Street corridor that has remained vacant for years.

Spire Development will serve as the developer and long-term owner of the Project, which we anticipate will be managed by KMG Prestige. KMG Prestige is one of the largest affordable housing management companies in the state of Michigan and has partnered with Spire on prior projects, the most recent being Center City Lofts, a 55-unit workforce housing development in Midland, Michigan.

Mission Street Commons will benefit the City in multiple ways. The Project will re-develop a vacant infill lot in a manner consistent with the Master Plan, which will further encourage redevelopment along the Mission Street corridor. The Project will create jobs and support local businesses by employing numerous local subcontractors and tradesmen who will construct and consume in the vicinity. Working families will benefit from the Project's proximity to major employers and seniors looking to downsize from single family homes will have a new housing option built to modern accessibility standards. Finally, residents will be able to live in an environment where they are not rent burdened and therefore will have disposable income to support the local economy.

PILOT

Spire respectfully requests that Mount Pleasant consider removing its prohibition on PILOT agreements in association with low- to moderate-income housing so that projects such as Mission Street Commons can competitively pursue funding consideration through the Michigan State Housing Development Authority ("MSHDA").

The construction of Mission Street Commons will be financed in part using federal tax credits administered through MSHDA. It is a competitive application process and MSHDA essentially requires a PILOT for an

application to score competitively. Tax credit financing was created during the Reagan Administration and is used to attract private investment to offset hard construction costs associated with new housing development. In turn, the Project is capped on the rent it can charge to ensure high-quality housing may be newly constructed yet remain affordable to moderate income individuals. Since a fluctuating rent ceiling tied to the area's median income is required for funding, a PILOT agreement ties property tax liability to actual collected rents so the Project can successfully operate long-term.

Should council remove the current prohibition on PILOT agreements, Spire will seek to work with the City on developing a PILOT for the Project so that it can competitively apply for funding consideration. It is our goal to create a PILOT that is mutually beneficial for the City, the Project, and its future residents so that Mission Street Commons may serve as an asset to Mount Pleasant for years to come. Please do not hesitate to contact the undersigned with any questions you may have.

Sincerely,

Thomas Grywalski
President
Spire Development, Inc.

Attachments

- Exhibit 1 – Example Spire Development projects

Exhibit 1
Example Spire Development projects

The Lofts at Milnes Plaza
- Coldwater, Michigan



Exhibit 1 Continued
Example Spire Development Projects

The Lofts at Milnes Plaza
- Coldwater, Michigan



Exhibit 1 Continued
Example Spire Development Projects

Center City Lofts

- Midland, Michigan





INCREASING OWNER-OCCUPIED HOUSING IN MOUNT PLEASANT

Project Conducted for:

The City of Mount Pleasant

Mount Pleasant, MI

Charles Fales

Savana Holmes

Katherine Klein

Gina Rossitto

Michael Trease

Under the advisement of Stephen Colarelli, Ph.D.

Department of Psychology

Central Michigan University

December 2020

Executive Summary

The City of Mount Pleasant is concerned with low rates of owner occupancy and homeowner satisfaction with their neighborhoods. Many homes in the city are rental properties, many rented by college students. Given the large number of student rentals and low rates of owner occupancy, the City commissioned this survey for the following reasons:

- Among homeowners in areas with high concentrations of student rentals, how satisfied are they with their neighbors and neighborhoods?
 - How does homeowner satisfaction compare across the five major areas of the city?
- What are homeowners' biggest concerns about their neighbors and neighborhoods?
- To what extent are rental property owners interested in selling some of their rental homes to individuals who would own and occupy them?
- What factors would motivate property owners to sell some of their rental properties?

To examine avenues for increasing owner occupancy, the CMU project team developed two surveys. Results from 111 homeowners and 89 rental property owners indicated several interesting trends. Several findings were assessed in terms of geographic region. Please reference Appendix A for a map showing the geographic regions of Mount Pleasant.

Regarding homeowner respondents, some key findings include:

- Across all regions, a common response regarding how to make living in the neighborhood better was to improve amenities such as by adding more sidewalk or better streetlights.
- Respondents from the central region, northwest region, and southwest region most commonly reported that they have student residents in their neighborhood.
 - Within the central region, respondents most commonly reported no complaints about student residents or complaints related to parties. Within the northwest region, respondents most commonly reported no complaints about student residents. Within the southwest region, respondents most commonly reported a complaint of bad driving in terms of student residents.

Regarding rental property owner respondents, some key findings include:

- Across all regions, the most commonly expressed benefit of renting out homes is the financial gain, and the most commonly expressed issue is city regulations.
- Respondents with properties in the central and southwest regions reported that they would be hesitant to sell their properties because these properties are investments, assets, or sources of income.

The project team recommends that the City of Mount Pleasant engage in a survey feedback process, sharing survey results with key stakeholders in small group settings. Action plans should be developed based on the results of these discussions.

Acknowledgements

The CMU project team would like to thank Mount Pleasant Mayor Will Joseph, Vice Mayor Amy Perschbacher, City Commissioners Mary Alsager, Lori Gillis, Kristin LaLonde, George Ronan, and Petro J. Tolas, City Manager Nancy Ridley, and City Planner Jacob Kain for spearheading and supporting the project. Jacob Kain worked with us throughout the process, providing valuable feedback on the project design. We would also like to thank graduate students in the Industrial and Organizational Psychology program at CMU for their contributions.

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Key Takeaways from the Surveys

Please reference Appendix A for a map showing the geographic regions of Mount Pleasant.

Homeowners

- Across all regions of Mount Pleasant, location (e.g., proximity to campus, work, or downtown) was the most common reason for buying a home in their respective region.
- Across all regions, a common response regarding how to make living in the neighborhood better was to improve amenities such as by adding more sidewalk or better streetlights.
 - Within the central region, many respondents indicated that having fewer rental properties would make living in their neighborhood better.
- Respondents from the central region, the northeast region, the northwest region, and the southwest region most commonly reported satisfaction with having bought a home in that region.
 - Most respondents from the southeast region wish that they had bought a home in another area, some because of location and others because of taxes.
 - Respondents who wish that they had bought a home in a different area would have done so for better neighborhood amenities (e.g., more sidewalk or better streetlights), for lower property taxes, or to live in a rural area. Reported alternative areas include Union Township, downtown Mount Pleasant, and the Abbey Lane subdivision.
- Respondents from the central region, northwest region, and southwest region most commonly reported that they have student residents in their neighborhood.
 - Within the central region, respondents most commonly reported no complaints about student residents or complaints related to parties.
 - Within the northwest region, respondents most commonly reported no complaints about student residents.
 - Within the southwest region, respondents most commonly reported a complaint of bad driving in terms of student residents.

Rental Property Owners

- Respondents most commonly expressed that the benefit of renting out homes is the financial gain.
- Across all regions of Mount Pleasant, the most commonly expressed concern was with city regulations.
 - Examples of these city regulation issues include complaints about “inconsistent city policies related to yearly inspections,” about inspection costs, and about “inconsistent application of code enforcement.”
 - Within the central region, respondents most commonly expressed that they have issues with city regulations.
 - Within the northeast and southeast regions, respondents most commonly expressed an issue with constant property maintenance/repairs.
- Respondents with college students as their typical tenants most commonly reported an issue with city regulations, and respondents with married couples as their typical tenants most commonly reported an issue of constant property maintenance/repairs.
- Across respondents with all types of tenants in all regions, a nearly equal number of respondents reported either that they would be willing to sell their rental home(s) or that they would not be willing to sell their rental home(s).
- Across all regions of Mount Pleasant, respondents most commonly reported that they would be hesitant to sell their properties because these properties are investments, assets, or sources of income or that they would be willing to sell.
 - Within the central region, respondents most commonly expressed that they would be hesitant to sell their properties because these properties are investments, assets, or sources of income or that they would be willing to sell.
 - Within the northwest region, respondents most commonly expressed that they would be willing to sell.
 - Within the southwest region, respondents most commonly reported that they would be hesitant to sell because their properties are investments, assets, or sources of income.
 - Within the southeast region, respondents most commonly expressed that they would be hesitant to sell because selling would not generate enough money or that they would be willing to sell.
 - Respondents with families as their typical tenants most commonly expressed that they would be hesitant to sell because their properties are investments, assets, or sources of income.
 - Respondents with college students as their typical tenants most commonly reported that they would be willing to sell.

Purpose

The Mount Pleasant City Commission has expressed concern with the low volume of owner-occupied housing within their city. While the national average of owner-occupied housing within US college towns is roughly 50% (Gumprecht, 2003), the rate within Mount Pleasant is closer to 40%, indicating that a considerable portion of citizens are living without a stable place of residence. Literature indicates that a process called “studentification” occurs when there is a shift from a predominance of owner-occupied single-family homes to a predominance of rental properties which are shared by many, nonrelated college students (Powell, 2016). This results in a population that is transient and consisting of low levels of neighborhood attachment (Powell, 2016). Studentification may be one reason why the City of Mount Pleasant is witnessing low rates of owner-occupancy. (Please see Appendix G for a more extensive coverage of background information.)

The Mount Pleasant City Commission is interested in increasing the amount of owner-occupied housing within the city, as owning homes has been commonly found to have benefits for both cities and their citizens, such as helping citizens to build equity (Herbert, McCue, & Sanchez-Moyano, 2016). This is especially relevant to vulnerable and disadvantaged citizens, such as people of color, as homeownership and wealth disparities perpetuate racial and ethnic inequality (Flippen, 2001). While the city hopes to increase owner-occupied housing, it also wishes to remain on good terms with rental property owners in their city. Thus, the city is interested in hearing their thoughts along with the thoughts of current homeowners within Mount Pleasant neighborhoods.

Acknowledging this interest, the City Commission, the City Manager, and the City Planner met with Professor Stephen Colarelli of CMU’s psychology department during the summer of 2020 to talk about constructing a survey of the opinions of homeowners and rental property owners within the City of Mount Pleasant.

During the fall of 2020, graduate students in Dr. Colarelli’s graduate seminar, with the assistance of Jacob Kain, developed two surveys, one for homeowners and one for rental property owners. During the first two weeks of November, homeowners were surveyed to inquire why they bought houses in their particular neighborhoods and to examine the pros and cons of living in those neighborhoods, and rental property owners were surveyed to understand why they chose to invest in properties and what, if any, courses of action the city could pursue that would encourage them to sell their units to home buyers. The results of these surveys will help the City of Mount Pleasant and other stakeholders address and develop solutions to increase owner-occupied housing.

Surveys

The CMU project team developed and administered two surveys, one for Mount Pleasant homeowners and one for Mount Pleasant rental property owners. These surveys were administered by mail with letters cordially requesting recipients to complete the surveys. The details of this development and administration are as follows. Additional survey details are presented in Appendix F.

- The two surveys were constructed via Qualtrics. (See Appendix F for the complete surveys.)
 - Information acquired from the team's literature review and conversations with Jacob Kain and city planners from Kalamazoo, Albion, and Allendale informed the development of the survey questions.
 - The homeowners survey consisted of 18 questions and sought to identify how homeowners feel about living in their neighborhood and if there is anything that can be done to improve the experience of living in their neighborhood.
 - The rental property owners' survey consisted of 16 questions and sought to identify how rental property owners feel about operating rental units and to survey their opinions regarding how the city could increase rates of owner occupancy.
 - Both surveys were comprised of the following question types:
 - Likert scale-type questions
 - Multiple choice questions
 - Open-ended questions
- In order to pilot test the surveys, other students in the CMU industrial/organizational psychology program were administered the surveys and asked to respond in the respective roles of homeowners and rental property owners.
 - Their feedback identified areas for improvement, and the project team made the recommended adjustments to both surveys.
- The City of Mount Pleasant mailed two letters out to prospective respondents. (See Appendix F for these letters.)
 - The letter addressed to homeowners was mailed to 358 recipients who had bought a home within the following time frame: January of 2017 – December of 2019.
 - The letter addressed to rental property owners was mailed to 468 recipients which included the owners of all licensed homes in the City. Duplicate licensees (such as those owners owning properties under multiple LLCs) were combined.
 - Each letter contained a URL and QR code in order to access the surveys.
- One week after the initial mailings, follow-up letters reminding participants of the survey were mailed out to all the recipients. (See Appendix F for these letters.)

A total of 111 homeowners and 89 rental property owners responded to the surveys, representing response rates of 31% and 19%, respectively. Regarding the homeowners survey, 27% of respondents live in the central region of Mount Pleasant, 26% live in the northeast region, 25% live in the northwest region, 12% live in the southwest region, and, finally, 10% live in the southeast region. Regarding the rental property owners survey, 45% of respondents mostly own detached home rental properties in the central region of Mount Pleasant. This is followed by the northwest region (28%), then by the southeast region (12%), next by the northeast region (9%), and finally by the southwest region (6%). Please see Appendix A for a map showing the geographic regions of Mount Pleasant.

After data collection closed, the project team analyzed the qualitative data using content analysis. The team used bottom-up processing, meaning that similar participant responses were grouped together to create themes. Quantitative data (i.e., Likert scale and multiple choice items) were examined using frequencies, modes, and medians.

Detailed findings in terms of geographic region and other factors can be found in Appendix B (homeowners) and Appendix C (rental property owners). In addition, detailed findings for each question can be found in Appendix D (homeowners) and Appendix E (rental property owners).

Findings

Homeowners Survey

Opinions on Homeowning

- Across all regions of Mount Pleasant, 34% of respondents reported that they bought their home because of the location (i.e., proximity to campus, downtown, or work).
- Across almost every region, the three most commonly reported positive aspects of owning a home were the location (30%), the friendly neighbors (27%), and the quiet nature of the area (21%).
- Also across all regions, improving amenities such as by adding more sidewalk or better streetlights was a commonly reported way to make living in one's neighborhood better (28%).
 - "Fewer rental properties" was found to be a recurring response theme among respondents from the central region and was reported at a higher rate (15%) than among respondents from other regions.
- Although planning on owning one's home for more than 6 years was the most commonly reported response (62%), only 41% of respondents from the northeast region reported that they plan on owning their home for more than 6 years, suggesting that more than half of respondents from the northeast region would consider moving sometime within the next 6 years.
- 96% of respondents from the central region reported satisfaction with the area within which they bought their home. 67% of respondents from the northeast region, 57% from the southwest region, and 55% from the northwest region also reported this satisfaction.

- 71% of respondents from the southeast region wish that they had bought a home in another area, 42% because of location and 29% because of taxes.
- Respondents who wish that they had bought a home in a different area would have done so for better neighborhood amenities (e.g., more sidewalk or better streetlights), for lower property taxes, or to live in a rural area. Reported alternative areas include Union Township, downtown Mount Pleasant, and the Abbey Lane subdivision.

Students and Other Renters as Neighbors

- 54% of respondents indicated that there are student residents in their neighborhood.
 - Across all regions, 40%-75% of respondents indicated that student residents are not a nuisance.
 - Within the central region, 29% of respondents reported that student residents are somewhat of a nuisance, and within the southwest region, 40% of respondents also reported that student residents are somewhat of a nuisance.
- Across all regions, 54% of respondents indicated that there are no complaints about student residents. The main complaint (18%) by respondents is that the student residents disrupt them by partying.
 - Respondents from the central region, northwest region, and southwest region most commonly reported that they have student residents in their neighborhood.
 - Within the central region, 36% of respondents reported no complaints about student residents, and 32% reported a complaint of parties.
 - Within the northwest region, 62% of respondents reported no complaints about student residents.
 - Within the southwest region, 55% of respondents reported a complaint of bad driving in terms of student residents.
- Across all regions, more respondents reported having non-college student renters in their neighborhood (77%) than not having them (23%).
 - Across regions, non-college student renters are not perceived as a nuisance by 73% of respondents.
 - Within the northeast region, 29% of respondents reported that they perceive non-college student renters as a nuisance.
- 90% of respondents from the southeast region, 82% of respondents from the central region, 81% of respondents from the southwest region, 80% of respondents from the northeast region, and 76% of respondents from the northwest region reported being satisfied with other residents in their neighborhood.
 - Across all regions, 49% of respondents cited the friendliness of neighbors as the primary reason for their level of satisfaction with other residents.

Rental Property Owners Survey

Region, Typical Characteristics, Benefits, and Issues

- 82% of respondents own less than five rental properties.
- 28% of respondents reported that single/non-college students are their typical tenants, and 28% reported that families with children at home are their typical tenants.
- 67% of respondents expressed that the benefit of renting out homes is the financial gain.
- Across all regions of Mount Pleasant, the most commonly expressed issue was an issue with city regulations (19%).
 - Examples of these city regulation issues include complaints about “inconsistent city policies related to yearly inspections,” about inspection costs, and about “inconsistent application of code enforcement.”
 - Within the central region, 36% of respondents expressed that they have issues with city regulations.
 - Within the northeast region, 75% of respondents expressed constant property maintenance/repairs as an issue.
 - Within the southeast region, 30% of respondents expressed constant property maintenance/repairs as an issue.
- 32% of respondents with college students as their typical tenants reported an issue with city regulations, and 25% of respondents with married couples as their typical tenants reported constant property maintenance/repairs as an issue.

Tenants

- Across all types of tenants, respondents most commonly indicated that tenants seldomly (24%) or never (68%) bring complaints to the respondent.
 - 10% of respondents with single/non-college students as their typical tenants sometimes receive complaints, and 9% of respondents with college students as their typical tenants often receive complaints.
- Across all regions, 64% of respondents never receive complaints about students, and 20% of respondents seldomly receive complaints about students.
 - Within the central region, 61% of respondents never receive complaints, and 20% seldomly receive complaints.
 - Within the northeast region, 80% of respondents never receive complaints, and 20% sometimes receive complaints.
 - Within the northwest region, 88% of respondents never receive complaints.
 - Within the southwest region, 60% of respondents never receive complaints, and 40% seldomly receive complaints.
 - Within the southeast region, 38% of respondents never receive complaints, and 50% seldomly receive complaints.

Willingness to Sell

- Across all types of tenants, 31% of respondents perceive the market for single-family homes as growing, and 27% perceive the market as declining.

- 73% of respondents with both student and non-student tenants perceive the market for student housing/rental properties as declining.
- Regarding what would encourage respondents to participate in a program to sell their properties to owner-occupants, 43% of respondents across all regions cited that financial incentives would encourage their participation.
- Across all regions of Mount Pleasant, 26% of respondents reported that they would be hesitant to sell their properties because these properties are investments, assets, or sources of income, 25% reported that they would be willing to sell, and an additional 10% reported that they would be willing to sell as long as the price were right.
 - Within the central region, 32% of respondents expressed that they would be hesitant to sell because their properties are investments, assets, or sources of income, and 26% reported that they would be willing to sell.
 - Within the northwest region, 29% of respondents expressed that they would be willing to sell.
 - Within the southwest region, 50% of respondents reported that they would be hesitant to sell because their properties are investments, assets, or sources of income.
 - Within the southeast region, 29% of respondents expressed that they would be hesitant to sell because selling would not generate enough money, and 29% expressed that they would be willing to sell.
- 33% of respondents with families as their typical tenants expressed that they would be hesitant to sell because their properties are investments, assets, or sources of income.
- 29% of respondents with college students as their typical tenants reported that they would be willing to sell.

Recommendations

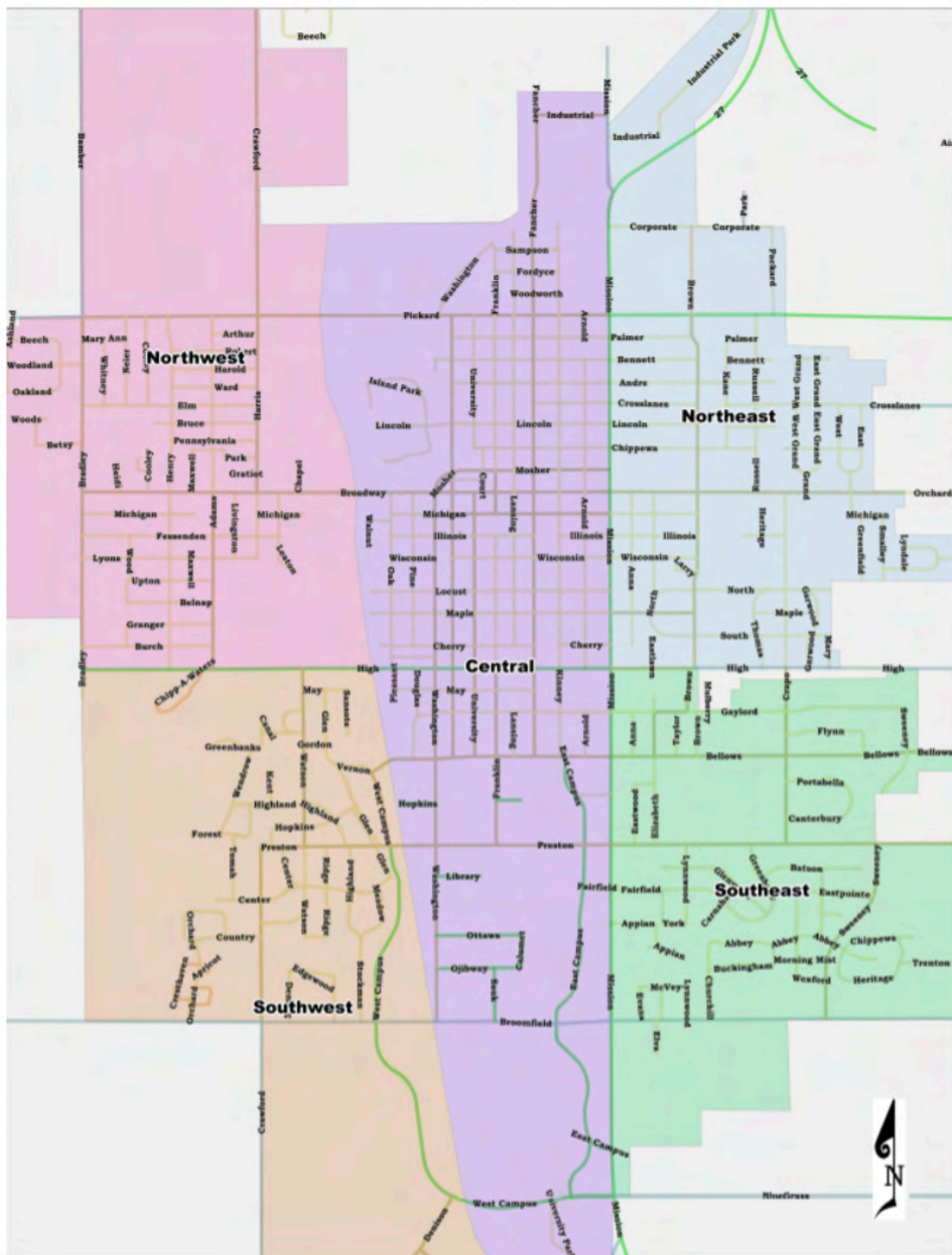
As the primary recommendation, the project team suggests that the City of Mount Pleasant engage in a survey feedback process whereby the results of the surveys are shared with key stakeholders in small group settings. Action plans should be developed based on the results of these discussions. The details of this recommended process are as follows:

- Over the next 6 months, create 5-10 small groups, each with representation from the following categories:
 - Mount Pleasant homeowners
 - Mount Pleasant rental property owners
 - Mount Pleasant city government
- Each group should also identify a group facilitator from among the group members.
- Disseminate this report with survey findings to all small group members.
- Each small group should meet to discuss the findings of the report.
 - The group facilitator should guide this discussion.
 - The group should aim to identify what they perceive as the major takeaways from the report.
 - These takeaways should then be used to inform the development of feasible action steps.
 - After feasible action steps are developed, the group facilitator should summarize the group's recommendations in writing.
- Each group should select one member who will meet with other selected group members at a later date.
 - One member from each of the 5-10 small groups should meet to discuss the findings of the small groups.
 - A group facilitator should be identified from this new group of 5-10 group members.
 - This new group of 5-10 group members should discuss the small groups' summarized recommendation documents.
 - As a result of this discussion, major takeaways should be identified, and feasible action steps should be clarified.
- This process should ultimately result in a shared understanding of the key report findings and the action steps that should stem from these findings.

Appendices

- Appendix A: Geographic Regions of Mount Pleasant
- Appendix B: Homeowners Survey Findings by Geographic Region
- Appendix C: Rental Property Owners Survey Findings by Geographic Region, Typical Tenant, and Number of Units Owned
- Appendix D: Homeowners Survey Findings by Question
- Appendix E: Rental Property Owners Survey Findings by Question
- Appendix F: Survey Details
- Appendix G: Background Information

Appendix A: Geographic Regions of Mount Pleasant



Appendix B: Homeowners Survey Findings by Geographic Region

Please see Appendix A for a map showing the geographic regions of Mount Pleasant.

Question 2: What are the key reasons why you bought a home in your neighborhood?

<i>Region</i>	<i>Responses</i>					
	Family	Location	Price	Characteristics of Home	Neighborhood	Other
All Regions	5%	34%	16%	18%	26%	1%
Central	5%	53%	10%	12%	20%	0%
Northeast	7%	27%	16%	18%	27%	5%
Northwest	3%	27%	35%	16%	19%	0%
Southwest	0%	29%	0%	33%	38%	0%
Southeast	14%	29%	7%	14%	36%	0%

The highest reported reason for buying a home across all regions was location (34%). For the central region, location was the highest reported reason for buying a home (53%). For the northeast region, both neighborhood and location were the highest reported reasons (both 27%). Price was the highest reported reason in the northwest region (35%). Neighborhood was the highest reported reason in the southwest region (38%) and in the southeast region (36%).

Question 3: Are there any features that you desired in a house that were not available when you purchased your current home? If "yes", what were they?

<i>Region</i>	<i>Responses</i>									
	No	Yard	Garage	Updates	Basement	Bathroom	Other	Central Air	Detached Building	Dishwasher
All Regions	31%	6%	19%	7%	5%	6%	16%	5%	2%	2%
Central	29%	6%	8%	6%	3%	8%	13%	8%	0%	3%
Northeast	28%	4%	12%	4%	4%	16%	24%	8%	0%	0%
Northwest	44%	11%	22%	6%	0%	0%	17%	0%	0%	0%
Southwest	40%	0%	21%	7%	7%	7%	21%	0%	7%	0%
Southeast	30%	20%	20%	0%	0%	10%	10%	0%	10%	0%

Across all regions, ranging from central to southeast, 28-44% of respondents indicated that there were no desired characteristics that were not available when the home was purchased. The

highest reported desired characteristic was “garage” (e.g., larger, two-car, detached) for all regions (19%), the southwest region (21%), and the northwest region (21%). The highest reported desired characteristics for respondents in the central region are garage (8%) and central air (8%). The highest reported desired characteristic for respondents in the northeast region was bathrooms (16%; e.g., more bathrooms, master bath, bigger bathrooms). The highest reported desired characteristics for respondents in the southeast region are yard (20%) and garage (20%).

Question 4: What are the positive aspects of living in your neighborhood?

<i>Region</i>	<i>Responses</i>					
	Cheap	Safety	Neighbors	Location	Ambiance	Quiet
All Regions	1%	8%	27%	30%	13%	21%
Central	0%	7%	22%	44%	20%	7%
Northeast	0%	10%	24%	29%	12%	25%
Northwest	6%	6%	29%	29%	10%	20%
Southwest	0%	0%	37%	23%	7%	33%
Southeast	0%	15%	25%	15%	15%	30%

Across all regions of Mount Pleasant, the most common (30%) positive quality of purchasing homes in their respective neighborhood was “location,” which referred to whether their homes were near a place of interest to them (e.g., work, school, shopping, etc.). 27% of respondents reported that their neighbors represented a positive aspect of living in their neighborhood. Location was consistently the most common positive quality, except in the northwest, southwest, and southeast regions where “location” was either tied with or surpassed by “neighbors.” Of note is that “ambiance” is considered the aesthetics and or public amenities of an area (e.g., nice looking homes, wildlife, sidewalks, etc.).

Question 5: What are the downsides to buying a home in your neighborhood?

<i>Region</i>	<i>Responses</i>												
	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.
All Regions	19%	10%	2%	2%	12%	2%	6%	8%	9%	9%	3%	6%	12%
Central	14%	17%	0%	6%	6%	3%	0%	9%	6%	17%	9%	3%	10%
Northeast	24%	3%	3%	0%	7%	3%	3%	17%	10%	3%	0%	7%	20%
Northwest	12%	7%	7%	0%	27%	4%	9%	4%	15%	9%	0%	4%	2%
Southwest	28%	9%	0%	0%	0%	0%	18%	0%	9%	9%	9%	9%	9%
Southeast	20%	20%	0%	7%	13%	0%	13%	7%	0%	0%	0%	13%	7%

Note. 1. Amenities, 2. City Services, 3. Physical Closeness of Homes, 4. Lack of Privacy, 5. Location, 6. Municipal Policies, 7. Neighbors, 8. Noise, 9. Old/Poorly Maintained Homes, 10. Rental Homes, 11. Students, 12. Taxes, 13. Traffic.

Lack of neighborhood amenities (e.g. lack of sidewalk or adequate streetlights) was a commonly reported downside across all 5 regions. Regarding the central region, city services (17%) and rental homes (17%) were the most commonly reported downsides, suggesting that respondents from the central region tend to experience issues with city services (e.g. inadequate snowplowing or trash pickup) and rental homes. Traffic (20%) and noise (17%) were commonly reported downsides by respondents from the northeast region. Regarding the northwest region, old or poorly maintained homes (15%) was the most commonly reported downside and was reported at a higher rate than among respondents from other regions. 18% of respondents from the southwest region reported neighbors as being a downside of their neighborhood, a higher rate than among respondents from other regions. 13% of respondents from the southeast region reported taxes as being a downside of their neighborhood, a higher rate than among respondents from other regions.

Question 6: Do you wish you bought a home in another area? If so, where and why?

<i>Region</i>	<i>Responses</i>				
	No	Yes, location	Yes, taxes	Yes, amenities	Yes, other
All Regions	67%	19%	6%	6%	2%
Central	96%	4%	0%	0%	0%
Northeast	67%	18%	5%	5%	5%
Northwest	55%	22%	4%	14%	4%
Southwest	57%	29%	7%	7%	0%
Southeast	29%	42%	29%	0%	0%

96% of respondents from the central region reported that they are satisfied with the area within which they bought their home. 67% of respondents from the northeast region, 57% from the southwest region, and 55% from the northwest region also reported this satisfaction. 71% of respondents from the southeast region reported that they wish that they had bought a home in another area. Respondents from the southeast region who reported that they wish that they had bought a home in another area mentioned that they would have done so to move outside of the city for a lower tax rate or to move to a subdivision located away from heavy traffic. A common reason provided by northwest respondents for wanting to live in another area is a desire to have a larger yard.

Question 7: How satisfied are you with other residents in your neighborhood?

<i>Region</i>	<i>Responses</i>				
	Extremely Satisfied	Somewhat Satisfied	Neither Satisfied nor Dissatisfied	Somewhat Dissatisfied	Extremely Dissatisfied
All Regions	49%	31%	11%	8%	1%
Central	52%	30%	15%	3%	0%
Northeast	50%	30%	10%	10%	0%
Northwest	38%	38%	8%	12%	4%
Southwest	50%	31%	13%	6%	0%
Southeast	70%	20%	0%	10%	0%

90% of respondents from the southeast region, 82% of respondents from the central region, 81% of respondents from the southwest region, 80% of respondents from the northeast region, and 76% of respondents from the northwest region reported being satisfied with other residents in their neighborhood, suggesting that residents of all 5 regions tend to be satisfied with other residents in their neighborhood.

Question 8: What do you primarily attribute to your level of satisfaction with other residents in your neighborhood?

<i>Region</i>	<i>Responses</i>					
	Family Homeowners	Friendliness	Other	Property Maintenance	Quiet	Similar Values
All Regions	5%	49%	9%	17%	17%	3%
Central	8%	46%	12%	15%	19%	0%
Northeast	4%	56%	0%	28%	12%	0%
Northwest	0%	56%	10%	6%	22%	6%
Southwest	13%	46%	7%	7%	20%	7%
Southeast	0%	34%	22%	22%	11%	11%

Friendliness of neighbors was the most commonly reported (49%) primary reason for level of satisfaction with other residents in one's neighborhood across respondents from all 5 regions. Quiet neighbors who keep to themselves was also a common primary reason among respondents from all 5 regions.

Question 9: What would make living in your neighborhood better?

<i>Region</i>	<i>Responses</i>									
	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
All Regions	28%	13%	7%	5%	9%	7%	7%	10%	6%	8%
Central	25%	20%	15%	0%	20%	10%	0%	10%	0%	0%
Northeast	26%	9%	0%	9%	13%	4%	9%	9%	4%	17%
Northwest	35%	9%	9%	0%	0%	9%	13%	17%	4%	4%
Southwest	26%	8%	8%	8%	8%	0%	0%	8%	26%	8%
Southeast	24%	24%	0%	13%	0%	13%	13%	0%	0%	13%

Note. 1. Amenities, 2. City Services, 3. Fewer Rental Properties, 4. Law Enforcement, 5. Municipal Policies, 6. Neighborhood Relations, 7. Other, 8. Property Maintenance, 9. Taxes, 10. Traffic Control.

Improved amenities (e.g. more sidewalk or better streetlights) were a commonly reported (28%) way to make living in one's neighborhood better among respondents across all 5 regions. Lower taxes or better use of taxpayer money was a commonly reported way to make living in one's neighborhood better among respondents from the southwest region (26%) and was reported at a higher rate than among respondents from other regions. "Fewer rental properties" was found to be a recurring response theme among respondents from the central region and was reported at a higher rate (15%) than among respondents from other regions.

Question 10: How long do you plan on owning this home?

<i>Region</i>	<i>Responses</i>			
	1-2 Years	2-4 Years	4-6 Years	More Than 6 Years
All Regions	7%	17%	14%	62%
Central	3%	18%	6%	73%
Northeast	7%	24%	28%	41%
Northwest	16%	13%	13%	58%
Southwest	6%	0%	13%	81%
Southeast	0%	33%	11%	56%

Planning on owning one's home for more than 6 years was the most commonly (62%) reported response across all 5 regions. 52% of respondents from the northeast region reported that they plan on owning their home for another 2-6 years. 33% of respondents from the southeast region reported that they plan on owning their home for another 2-4 years. 16% of respondents from the northwest region reported planning on owning their home for another 1-2 years, the highest rate across all 5 regions for this response.

Question 11: Are there college student residents in your neighborhood?

<i>Region</i>	<i>Responses</i>	
	Yes	No
All Regions	54%	46%
Central	74%	26%
Northeast	30%	70%
Northwest	57%	43%
Southwest	64%	36%
Southeast	44%	56%

Across all regions from central to southeast, 30% - 74% of respondents indicated that there are students in their neighborhood. The highest reports of students are in the central region (74%), southwest region (64%), and northwest region (57%). The lowest reports of students in the respondents' neighborhoods are in the northeast region (30%) and southeast region (44%).

Question 12: If "yes", are college student residents a nuisance?

<i>Region</i>	<i>Responses</i>				
	Not at all	Somewhat	Neutral	Very Much	Extremely
All Regions	69%	28%	2%	2%	0%
Central	57%	29%	14%	0%	0%
Northeast	75%	0%	17%	8%	0%
Northwest	64%	14%	14%	7%	0%
Southwest	40%	40%	20%	0%	0%
Southeast	40%	2%	2%	2%	0%

Across all regions from central to southeast, 40%-75% of respondents indicated that students are not a nuisance. It is important to note that none of the respondents indicated that students are extremely problematic. The region with the most responses for the "somewhat" category and the "neutral" category is the southwest region. The region with the most responses for the "very much" category is the northeast region.

Question 13: Do you have any complaints about college students in your neighborhood? If so, what are they?

<i>Region</i>	<i>Responses</i>					
	Parties	Noise	No Complaints	Littering	Bad Driving	Other
All Regions	18%	10%	54%	5%	8%	5%
Central	32%	16%	36%	8%	0%	8%
Northeast	8%	8%	83%	0%	0%	0%
Northwest	15%	15%	62%	8%	0%	0%
Southwest	9%	9%	18%	0%	55%	9%
Southeast	0%	0%	57%	14%	14%	14%

Across all regions ranging from the central region to the southeast region, 18% - 62% of respondents indicated that they do not have any complaints about college students. The southwest region had lowest percentage of respondents who do not have complaints about students (18%). Additionally, the number one complaint among respondents in the southwest region is that students are bad drivers (55%). In the central region, the number one complaint among respondents is the loud parties (18%). In the northeast region and the northwest region, the main complaints were parties and noise, 8% and 15% respectively. Lastly, the southwest region respondents were equally concerned about littering and bad driving (14%).

Question 14: How often do you experience these problems (if applicable)?

<i>Region</i>	<i>Responses</i>				
	Daily	Weekly	Bi-weekly	Once a Month	Every Couple Months
All Regions	7%	30%	7%	20%	33%
Central	0%	8%	8%	39%	46%
Northeast	67%	0%	0%	0%	33%
Northwest	0%	33%	0%	67%	0%
Southwest	71%	14%	14%	0%	0%
Southeast	25%	25%	0%	0%	50%

The respondents in the southwest had the highest percentage (71%) in the “daily” category of complaints, indicating that student residents are a problem daily in that neighborhood. Respondents in the northeast region reported similar results (67%), indicating that student residents are a problem daily. It is important to note that the response rate for this question was very low in that only three people responded to this question from the northeast region. This means that only two respondents indicated that student residents are a problem daily. In the central region, most respondents indicated that they experience issues with student residents once a month (39%) or every couple of months (46%). The respondents in the northwest region indicated that student residents are a nuisance weekly (33%) and once a month (67%). Respondents in the southwest region indicated that they experience problems with student residents weekly (14%) and bi-weekly (14%). Lastly, respondents in the southeast region indicated that there are issues with student residents daily (25%), weekly (25%), and every couple of months (50%).

Question 15: Are there other (non-college student) renters in your neighborhood?

<i>Region</i>	<i>Responses</i>	
	Yes	No
All Regions	77%	23%
Central	100%	0%
Northeast	66%	34%
Northwest	80%	20%
Southwest	80%	20%
Southeast	60%	40%

77% of respondents reported that there are other (non-college student) renters in their neighborhood. The neighborhood where non-college student renters are most common is the central region (100%), whereas they are least common in the southeast region (40%).

Question 16: If "yes", are the other renters a nuisance?

<i>Region</i>	<i>Responses</i>				
	Not at All	Somewhat	Neutral	Very Much	Extremely
All Regions	73%	7%	13%	5%	2%
Central	56%	33%	11%	0%	0%
Northeast	42%	0%	29%	29%	0%
Northwest	42%	16%	42%	0%	0%
Southwest	66%	0%	17%	17%	0%
Southeast	33%	0%	34%	0%	33%

Across all regions, 73% of respondents do not consider their non-college student renters to be a nuisance, suggesting that many of the participants have no real issue with such neighbors. “Not at all” was the prevailing choice in the central (56%), northeast (42%), and southwest regions (66%). The only option to essentially tie with it was “neutral” in the northwest (42%) and southeast regions (34%). 33% of respondents in the southeast region stated that non-college student renters are an “extreme” nuisance, but given that there were only three total responses in the southeast region and that thus one response would make up the entirety of this 33%, this figure is not as troublesome as it may first appear.

Question 17: Do you have any complaints about other residents in your neighborhood? If so, what are they?

<i>Region</i>	<i>Responses</i>	
	Domestic/Legal Violation	Poor Maintenance
All Regions	58%	42%
Central	100%	0%
Northeast	25%	75%
Northwest	66%	34%
Southwest	50%	50%
Southeast	100%	0%

12 responses from all regions of Mount Pleasant shared specific examples of what problems they had with their non-college student renting neighbors. These responses fell into one of two categories: “domestic/legal violation,” which involves loud arguments, noise complaints, drug dealing, and other potentially unlawful acts, and “poor maintenance,” which encompasses comments having to do with poor lawn, garbage, or house care. Across all regions “domestic/legal violation” was the most prominent complaint type (58%), as was also the case in the central (100%), northwest (66%), and southeast regions (100%). Only in the northeast (75%) and southwest regions (50%) did “poor maintenance” tie or surpass “domestic/legal violation.”

Question 18: How often do you experience these problems (if applicable)?

<i>Region</i>	<i>Responses</i>				
	Once Every Few Months	Once a Month	Bi-Weekly	Weekly	Daily
All Regions	29%	7%	7%	21%	36%
Central	50%	0%	25%	25%	0%
Northeast	0%	34%	0%	33%	33%
Northwest	34%	0%	0%	33%	33%
Southwest	34%	0%	0%	0%	66%
Southeast	0%	0%	0%	0%	100%

In total, there were 14 responses from all regions of Mount Pleasant describing how often issues arose with their non-college student renters. Across all regions, the most common interval for annoying or problematic neighbor behaviors to occur was “daily” (36%), suggesting in tandem with question 16, that while not many neighbors cause issues, those that do so are frequent sources of annoyance. The other most common intervals across Mount Pleasant were “once every few months” (29%) and “weekly” (21%). While the southeast region does display “daily” as a 100% value, this is due to there only being one response in the region for this item and thus is also not as alarming as it may first appear.

Appendix C: Rental Property Owners Survey Findings by Geographic Region, Typical Tenant, and Number of Units Owned

Please see Appendix A for a map showing the geographic regions of Mount Pleasant.

Question 5: What issues do you experience in renting your detached home(s)?

<i>Region</i>	<i>Responses</i>					
	Finding quality tenants	Issue of cleanliness /upkeep	Lack of rent payment	Issue with city regulations	Late rent payment	High taxes
All Regions	4%	11%	11%	19%	7%	3%
Central	3%	11%	6%	36%	11%	3%
Northeast	0%	0%	0%	0%	0%	0%
Northwest	5%	15%	20%	5%	5%	5%
Southwest	0%	20%	20%	0%	0%	0%
Southeast	10%	0%	10%	0%	0%	0%

<i>Region</i>	<i>Responses (continued)</i>				
	No issues	Declining demand	Property damages	Constant property maintenance/repairs	Other
All Regions	11%	5%	7%	12%	12%
Central	6%	8%	3%	6%	8%
Northeast	25%	0%	0%	75%	0%
Northwest	10%	0%	15%	5%	15%
Southwest	20%	0%	20%	0%	20%
Southeast	20%	10%	0%	30%	20%

Across all regions of Mount Pleasant, 19% of respondents reported an issue with city regulations. Examples of these city regulation issues include complaints about “inconsistent city policies related to yearly inspections,” about inspection costs, and about “inconsistent application of code enforcement.” Within the central region, 36% of respondents expressed that they have issues with city regulations. Also within this region, 11% of respondents reported an issue of cleanliness/upkeep, and 11% reported an issue of late rent payment. Within the northeast region, 75% of respondents expressed constant property maintenance/repairs as an issue, and the remaining 25% reported no issues. Within the northwest region, 20% of participants reported an issue of a lack of rent payment, 15% reported an issue of cleanliness/upkeep, 15% reported issues with property damages, and 15% reported other issues. Within the southwest region, 20% of respondents reported issues with property damages, 20% reported an issue with cleanliness/upkeep, 20% reported an issue with a lack of rent payment, and 20% reported no issues. Finally, within the southeast region, 30% of respondents expressed constant property maintenance/repairs as an issue, 20% reported no issues, and 20% reported other issues.

<i>Tenants</i>	<i>Responses</i>					
	Finding quality tenants	Issue of cleanliness /upkeep	Lack of rent payment	Issue with city regulations	Late rent payment	High taxes
All Tenants	4%	11%	11%	19%	7%	3%
Single/Non- College	6%	15%	9%	12%	3%	3%
Families	3%	13%	18%	5%	8%	3%
Married	10%	10%	5%	5%	0%	5%
College	0%	11%	4%	32%	7%	4%
Other	0%	0%	14%	14%	0%	29%

<i>Tenants</i>	<i>Responses (continued)</i>				
	No issues	Declining demand	Property damages	Constant property maintenance/repairs	Other
All Tenants	11%	5%	7%	12%	12%
Single/Non-College	15%	3%	6%	9%	18%
Families	13%	5%	5%	13%	13%
Married	15%	0%	0%	25%	25%
College	4%	11%	11%	0%	18%
Other	0%	0%	0%	14%	29%

Regarding typical tenants, 15% of respondents with single/non-college students as their typical tenants reported an issue of cleanliness/upkeep, 12% reported an issue with city regulations, 15% reported no issues, and 18% reported other issues. 18% of respondents with families as their typical tenants reported an issue with lack of rent payment, 13% reported an issue of cleanliness/upkeep, 13% reported constant property maintenance/repairs as an issue, 13% reported no issues, and 13% reported other issues. 25% of respondents with married couples as their typical tenants reported constant property maintenance/repairs as an issue, 15% reported no issues, and 25% reported other issues. 32% of respondents with college students as their typical tenants reported an issue with city regulations, 11% reported an issue with cleanliness/upkeep, 11% reported an issue with declining demand, and 11% reported an issue of property damages. 29% of respondents with other typical tenants reported an issue with high taxes.

Question 6: How often do your tenants of detached rental homes complain about other residents living in their neighborhood?

<i>Region</i>	<i>Responses</i>			
	Never	Seldom	Sometimes	Often
All Regions	66%	27%	4%	3%
Central	68%	20%	6%	6%
Northeast	100%	0%	0%	0%
Northwest	58%	37%	5%	0%
Southwest	60%	40%	0%	0%
Southeast	63%	37%	0%	0%

Across all regions, the most common rates of complaints that respondents receive from their tenants about other residents were “never” (66%) and “seldom” (27%), suggesting that most respondents rarely receive any complaints from tenants. Tenant complaints seem most common in the central region with “sometimes” (6%) and “often” (6%) being most commonly selected in this portion of Mount Pleasant.

<i>Tenants</i>	<i>Responses</i>			
	Never	Seldom	Sometimes	Often
All Tenants	68%	24%	5%	3%
Single/ Non-College Families	59%	31%	10%	0%
Married	66%	30%	4%	0%
College	78%	13%	0%	9%
Other	75%	0%	0%	25%

Analysis across all tenant types gives similar results as when assessing by region. Across all types of tenants, it appears that the least likely to complain regarding their neighbors are families with children at home given that they appear to “never” (66%) or “seldom” (30%) raise complaints to the respondents. Conversely, the type of tenant most likely to complain of other neighbors seem to be college students, who complain “often” (9%), single/non-college students who complain “sometimes” (10%), and other types of tenants who complain “often” (25%) as

well. Of note, there were only four instances of respondents claiming to serve other types of tenants, which included family members and “working females,” among other apparent categories.

Question 7: What are some common complaints (if applicable)?

<i>Region</i>	<i>Responses</i>			
	Animals	City	Neighbors	Unkept Unit
All Regions	18%	18%	50%	14%
Central	10%	33%	47%	10%
Northeast	0%	0%	0%	0%
Northwest	14%	0%	57%	29%
Southwest	0%	0%	0%	0%
Southeast	66%	0%	34%	0%

22 common complaint types were recorded across the various regions of Mount Pleasant. Of note, the complaint type “city” includes issues with city officials over issues like parking and/or with police officers, “unkept unit” refers to the unit that the tenants reside in not being sufficient in the eyes of the tenant or city officials, and “neighbors” refers to issues with neighbors such as their volume or demeanor. Across all regions, the most common complaint is “neighbors” (50%), whereas the least common is “unkept unit” (14%). “Neighbors” is the most common complaint in all regions with the exception of the southeast region, which ranks “animals” (66%) as the most common. However, the southeast region only had three responses for this item and thus may not be very indicative of the area.

<i>Tenants</i>	<i>Responses</i>			
	Animals	City	Neighbors	Unkept Unit
All Tenants	24%	13%	45%	18%
Single/ Non-College Families	22%	0%	66%	12%
Married	30%	20%	30%	20%
College	33%	0%	50%	17%
Other	14%	29%	43%	14%
Other	0%	0%	0%	100%

Results across all types of tenants were fairly similar in comparison to across all regions. The most common type of complaint that college students make relate to the “city,” whether it has to do with parking and/or police matters. The most common form of complaint from families with children at home was tied between “animals” (30%) being loud and running loose, and “neighbors” (30%) being loud, rude, and otherwise problematic. The most common type of complaint among married couples without children at home is “neighbors” (50%), which was also the most common type among single/non-college students (66%). Other types of tenants universally complain of “unkept units” (100%), but given that only one respondent could be recorded for this question, this is likely not indicative of very much regarding other tenants.

Question 8: How often do homeowners complain about college students living in their neighborhood?

<i>Region</i>	<i>Responses</i>			
	Never	Seldom	Sometimes	Often
All Regions	64%	20%	12%	4%
Central	61%	21%	15%	3%
Northeast	80%	0%	20%	0%
Northwest	88%	6%	6%	0%
Southwest	60%	40%	0%	0%
Southeast	38%	50%	13%	0%

Across all regions ranging from the central region to the southeast region, 38%-80% of respondents indicated that rental tenants never complain about student residents. The highest response for the central region was “never” (61%), indicating that the respondents never receive complaints about student residents. The second highest response for the central region was “seldom” (15%), meaning that the respondents seldomly receive complaints about student residents. The two most indicated responses for the northeast respondents were “never” (80%) and “sometimes” (20%). The most indicated response for northwest respondents was “never” (88%). The two responses from respondents in the southwest region were “never” (60%) and “seldom” (40%). Lastly, the two highest responses for the southeast region were “never” (38%) and “seldom” (50%).

Question 9: What are some common complaints (if applicable)?

<i>Region</i>	<i>Responses</i>					
	Noise	Parties	Increased Traffic	Property Upkeep	Substance Abuse	Other
All Regions	33%	17%	22%	11%	11%	6%
Central	50%	25%	0%	0%	0%	25%
Northeast	33%	0%	33%	33%	0%	0%
Northwest	17%	0%	33%	0%	17%	33%
Southwest	67%	0%	0%	0%	33%	0%
Southeast	25%	25%	0%	0%	50%	0%

Across all regions, the most common complaint (33%) is noise. However, the top complaint for the southeast region is substance abuse (50%). The other top complaint respondents receive in the central region is that of parties (25%). The proportion of complaints received by respondents in the northeast region are equal for noise, increased traffic, and property upkeep (33%). The second most commonly reported complaint to respondents in the northwest region is other (e.g., behavioral problems, littering) (33%). Lastly, the second most commonly reported complaint to respondents in the southwest area is substance abuse (33%).

Question 10: What is your perception of the market for single-family homes? That is, how much demand is there in the local population to purchase single-family homes?

<i>Tenants</i>	<i>Responses</i>				
	Growing	Declining	Stable	Depends	Unsure
All Tenants	31%	27%	8%	18%	16%
Single/ Non-College	31%	27%	7%	21%	14%
Families	33%	29%	13%	8%	17%
Married	32%	26%	5%	26%	11%
College	25%	25%	5%	20%	25%
Other	33%	33%	33%	0%	0%

For respondents across all tenant types, the highest reported perception of the market for single-family homes was growing (31%). Those with single/non-college student tenants (31%), family tenants (33%), and married tenants (32%) reported that they perceive the market for single-

family homes as growing the most. Those with college tenants reported perceiving the market as growing, declining, and unsure equally (25%). For those with other tenants such as family member tenants or professionals, respondents perceived the market as growing, declining, and stable equally (25%).

Question 11: What is your perception of the market for student housing/rental properties? Is there a growing or declining demand among CMU college students for rental housing?

<i>Tenants</i>	<i>Responses</i>				
	Growing	Declining	Stable	Depends	Unsure
All Tenants	16%	73%	1%	1%	7%
Student	18%	65%	0%	6%	12%
Non-Student	16%	76%	2%	0%	6%

For respondents across all tenant types (73%), those with student tenants (65%), and those non-student tenants (76%), the highest reported perception of the market for student housing/rental properties was declining.

Question 12: If it were a sellers' market for detached single family homes, would you be willing to sell your rental home or homes?

<i>Tenants</i>	<i>Responses</i>		
	Yes	No	Maybe
All Tenants	40%	39%	21%
Student	44%	39%	17%
Non-Student	39%	39%	22%

40% of respondents across all tenant types and 44% of respondents with student tenants reported that they would be willing to sell their rental home(s). For those with non-student tenants, 39% reported that they would be willing to sell their rental home(s), and 39% reported that they would not be willing to sell their rental home(s).

<i>Region</i>	<i>Responses</i>		
	Yes	No	Maybe
All Regions	40%	39%	21%
Central	42%	33%	24%
Northeast	0%	40%	60%
Northwest	53%	47%	0%
Southwest	25%	50%	25%
Southeast	38%	38%	25%

40% of respondents across all regions, 42% of respondents with properties in the central region, and 53% with properties in the northwest region reported that they would be willing to sell their rental home(s). For those with properties in the northeast region, 60% reported that they would “maybe” be willing to sell their rental home(s). For those with properties in the southwest region, 50% reported that they would not be willing to sell their rental home(s). For those with properties in the southeast region, respondents reported yes and no equally (38%) in terms of willingness to sell their rental home(s).

Question 13: If the city wanted to develop a program to encourage owners to sell their rental properties to prospective homeowners (i.e. rather than to a landlord), what would you like to see in the program to make you consider participating?

<i>Region</i>	<i>Responses</i>				
	Yes	Financial Reasons	Renovation	No Interest	Other
All Regions	7%	38%	10%	29%	16%
Central	0%	43%	7%	25%	25%
Northeast	0%	0%	20%	60%	20%
Northwest	7%	36%	21%	29%	7%
Southwest	0%	75%	0%	25%	0%
Southeast	43%	29%	0%	29%	0%

For all regions (38%), the central region (43%), the northwest region (36%), and the southwest region (75%), respondents reported financial incentives as what they would like to see to make them interested in a program geared towards encouraging them to sell their properties. For those with properties in the northeast region, 60% reported no interest in a program. For those with

properties in the southeast region, 43% reported that they would be interested in a program but did not cite a reason.

<i>Tenants</i>	<i>Responses</i>				
	Yes	Financial Reasons	Renovation	No Interest	Other
All Tenants	8%	43%	10%	26%	13%
Single/ Non-College	12%	38%	12%	27%	12%
Families	5%	50%	9%	18%	18%
Married	11%	32%	16%	32%	11%
College	5%	50%	0%	32%	14%
Other	0%	50%	50%	0%	0%

Across all tenant types (43%), those with single/non-college tenants (38%), families as tenants (50%), and college tenants (50%), respondents reported financial incentives as what they would like to see to make them interested in a program encouraging them to sell their properties. For those with married tenants, respondents reported financial incentives and no interest equally (32%). For those with other tenants such as family member tenants or professionals, respondents reported financial incentives and renovation equally (50%) as what they would like to see to make them interested in a program. Renovation responses included renovations to their rental properties as well as renovations to the city.

Question 14: Would you be interested in participating in such a program?

<i>Region</i>	<i>Responses</i>		
	Yes	No	Maybe
All Regions	18%	40%	42%
Central	12%	42%	45%
Northeast	0%	60%	40%
Northwest	41%	35%	24%
Southwest	25%	50%	25%
Southeast	0%	25%	75%

42% of respondents across all regions, 45% with properties in the central region, and 75% with properties in the southeast region reported that they might be interested in a program. 60% of

respondents with properties in the northeast region and 50% with properties in the southwest region reported that they are not interested in a program. 41% of respondents with properties in the northwest region reported that they would be interested in a program.

<i>Tenants</i>	<i>Responses</i>		
	Yes	No	Maybe
All Tenants	21%	38%	40%
Single/ Non-College	19%	34%	47%
Families	29%	36%	36%
Married	19%	43%	38%
College	18%	41%	41%
Other	25%	50%	25%

40% of respondents across all types of tenants and 47% with single/non-college students as their typical tenants reported that they might be interested in a program. 43% of respondents with married couples as their typical tenants and 50% with other types of typical tenants reported that they would not be interested in a program. Those with families as their typical tenants reported no or maybe equally (36%). Those with college students as their typical tenants reported no or maybe equally (41%).

Question 15: What would motivate you to sell your detached rental home(s) to prospective homeowners?

<i>Tenants</i>	<i>Responses</i>				
	Financial Reasons	Personal Reasons	Retirement	Other	Nothing
All Tenants	72%	8%	4%	7%	8%
Single/ Non-College	66%	6%	9%	9%	9%
Families	72%	10%	3%	7%	7%
Married	73%	9%	0%	9%	9%
College	86%	5%	0%	0%	9%
Other	50%	25%	0%	25%	0%

For all types of tenants (72%), those with single/non-college student tenants (66%), family tenants (72%), married tenants (73%), college student tenants (86%), and other types of tenants

(50%), respondents most commonly cited financial incentives as what would motivate them to sell.

<i>Number of Rentals</i>	<i>Responses</i>				
	Financial Reasons	Personal Reasons	Retirement	Other	Nothing
All Rentals	66%	12%	6%	9%	7%
Less than 5	64%	15%	4%	9%	9%
5 – 10	83%	0%	17%	0%	0%
10 – 50	71%	0%	14%	14%	0%

Financial incentives was the most commonly cited reason as what would motivate respondents to sell for all rentals (66%), for those with less than 5 rentals (64%), for those with 5-10 rentals (83%), and for those with 10-50 rentals (71%).

Question 16: Would you be hesitant to sell your detached home(s), and if so, why?

<i>Region</i>	<i>Responses</i>			
	Yes, selling would not generate enough money	Yes, selling would mean I have to move as I live in one of the units	Yes, my child/children live(s) or will live there	Yes, it's an investment/asset/source of income
All Regions	5%	3%	3%	26%
Central	0%	0%	0%	32%
Northeast	0%	0%	0%	20%
Northwest	0%	7%	7%	21%
Southwest	25%	0%	25%	50%
Southeast	29%	14%	0%	0%

<i>Region</i>	<i>Responses (continued)</i>			
	Yes, because of the tax consequences of selling	No, as long as the price is right	No	Other
All Regions	7%	10%	25%	21%
Central	6%	16%	26%	19%
Northeast	20%	20%	20%	20%
Northwest	7%	0%	29%	29%
Southwest	0%	0%	0%	0%
Southeast	0%	0%	29%	29%

Across all regions of Mount Pleasant, 26% of respondents reported that they would be hesitant to sell their properties because these properties are investments, assets, or sources of income, 25% reported that they would not be hesitant to sell, and an additional 10% reported that they would not be hesitant to sell as long as the price were right. Within the central region, 32% of respondents expressed that they would be hesitant to sell their properties because these properties are investments, assets, or sources of income, 26% reported that they would not be hesitant to sell, and 16% reported that they would not be hesitant to sell as long as the price were right. Within the northeast region, 20% of respondents reported that they would be hesitant to sell their properties because these properties are investments, assets, or sources of income, 20% reported that they would be hesitant to sell because of the tax consequences of selling, 20% reported that they would not be hesitant to sell, and 20% reported that they would not be hesitant to sell if the price were right. Within the northwest region, 29% of respondents expressed that they would not be hesitant to sell, 21% expressed that they would be hesitant to sell because these properties are investments, assets, or sources of income, and 29% expressed other reasons for their hesitation. Within the southwest region, 50% of respondents reported that they would be hesitant to sell their properties because these properties are investments, assets, or sources of income, 25% reported that they would be hesitant to sell because selling would not generate enough money, and 25% reported that they would be hesitant to sell because their child/children live(s) or will live in the property. Finally, within the southeast region, 29% of respondents expressed that they would be hesitant to sell because selling would not generate enough money, 29% expressed that they would not be hesitant to sell, and 29% reported other reasons for their hesitation.

<i>Tenants</i>	<i>Responses</i>			
	Yes, selling would not generate enough money	Yes, selling would mean I have to move as I live in one of the units	Yes, my child/children live(s) or will live there	Yes, it's an investment/asset/source of income
All Tenants	5%	3%	3%	26%
Single/Non-College	7%	3%	7%	21%
Families	7%	4%	4%	33%
Married	5%	0%	5%	16%
College	0%	5%	5%	24%
Other	0%	25%	0%	0%

<i>Tenants</i>	<i>Responses (continued)</i>			
	Yes, because of the tax consequences of selling	No, as long as the price is right	No	Other
All Tenants	7%	10%	25%	21%
Single/Non-College	10%	3%	17%	31%
Families	7%	4%	22%	19%
Married	11%	11%	21%	32%
College	5%	14%	29%	19%
Other	0%	0%	25%	50%

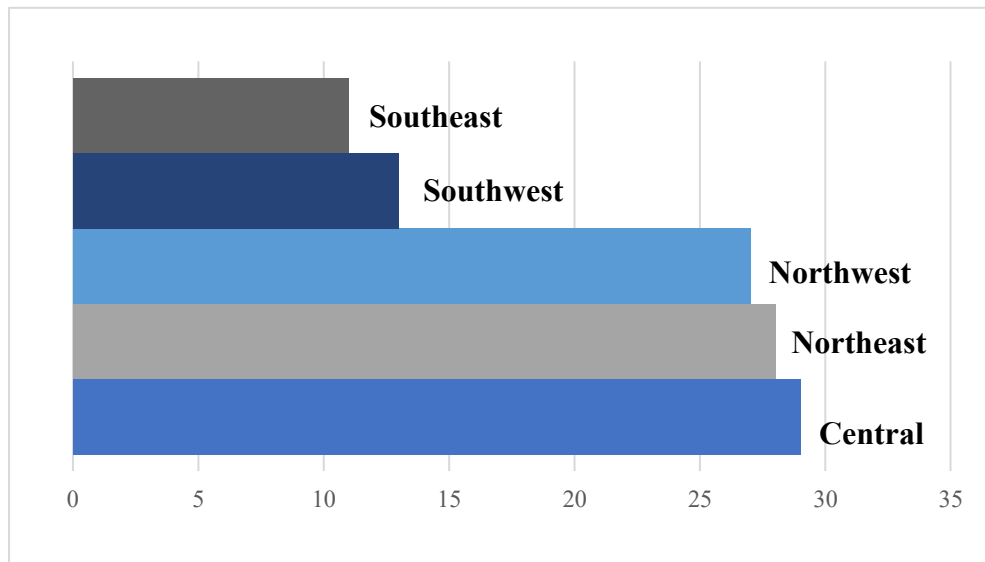
21% of respondents with single/non-college students as their typical tenants reported that they would be hesitant to sell their properties because these properties are investments, assets, or

sources of income, 17% reported that they would not be hesitant to sell, and 31% reported other reasons for their hesitation. 33% of respondents with families as their typical tenants expressed that they would be hesitant to sell because their properties are investments, assets, or sources of income, 22% expressed that they would not be hesitant to sell, and 19% expressed other reasons for their hesitation. 16% of respondents with married couples as their typical tenants reported that they would be hesitant to sell because their properties are investments, assets, or sources of income, 21% reported that they would not be hesitant to sell, and 32% reported other reasons for their hesitation. 24% of respondents with college students as their typical tenants reported that they would be hesitant to sell because their properties are investments, assets, or sources of income, 29% reported that they would not be hesitant to sell, and 19% reported other reasons for their hesitation. 25% of respondents with other types of typical tenants expressed that they would be hesitant to sell because selling would mean that they would have to move as they live in one of their rental units, 25% reported that they would not be hesitant to sell, and 50% reported other reasons for their hesitation.

Appendix D: Homeowners Survey Findings by Question (All Regions)

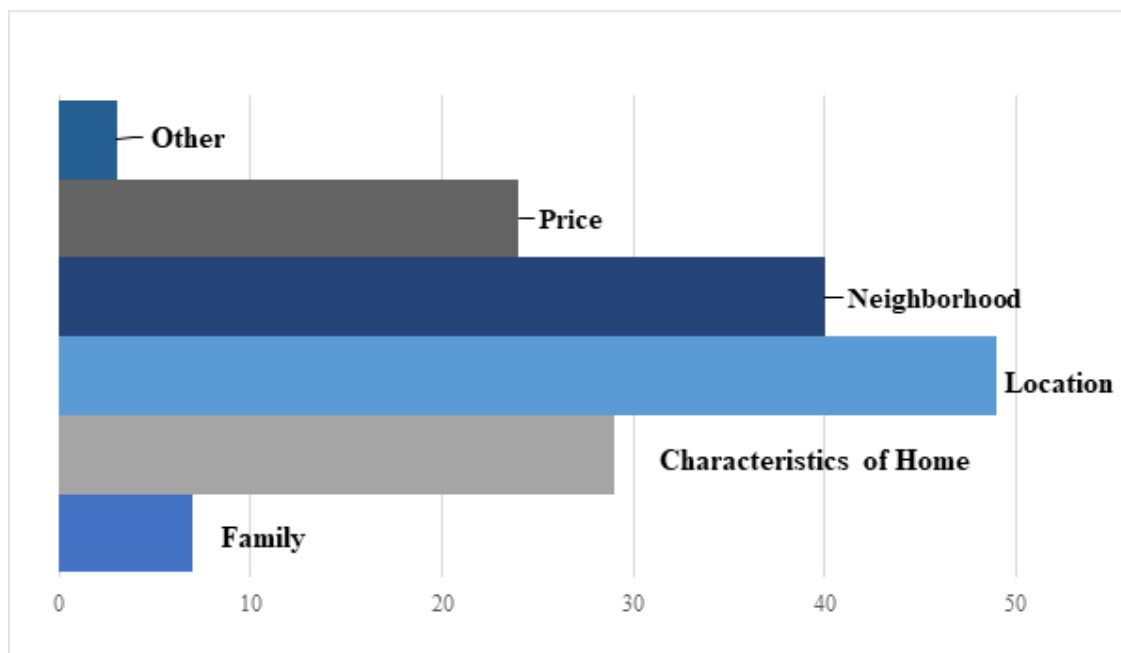
Please note that the graphs display how many respondents reported each response. The text below the graphs describes these findings in terms of percentages.

Question 1: What region do you live in?



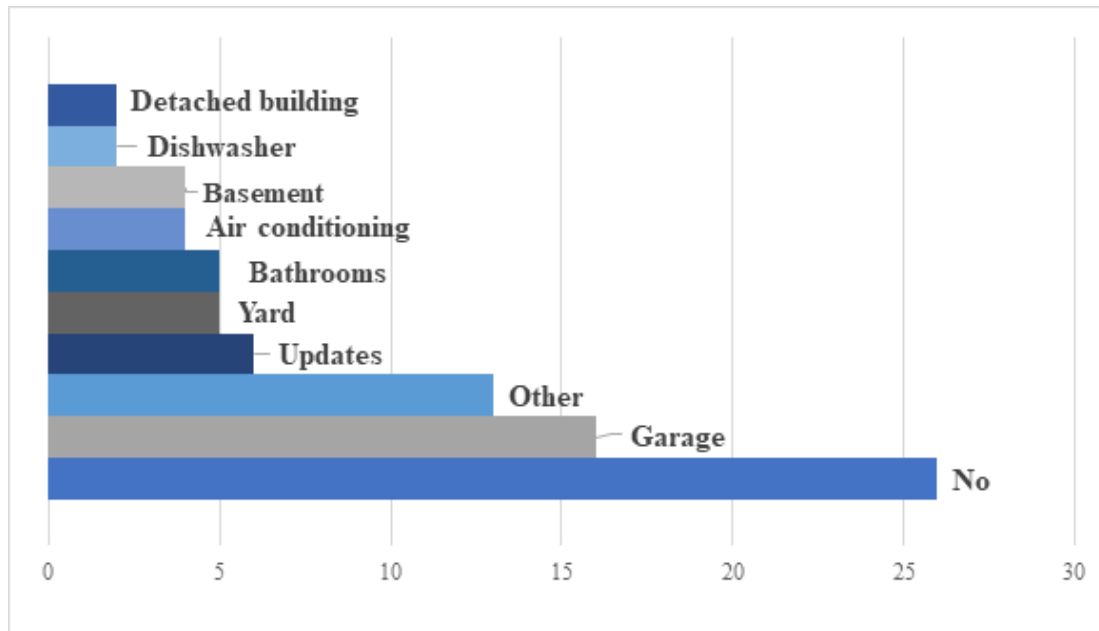
27% of respondents live in the central region of Mount Pleasant, 26% live in the northeast region, and 25% live in the northwest region. Finally, 12% of respondents live in the southwest region, and 10% live in the southeast region.

Question 2: What are the key reasons why you bought a home in your neighborhood?



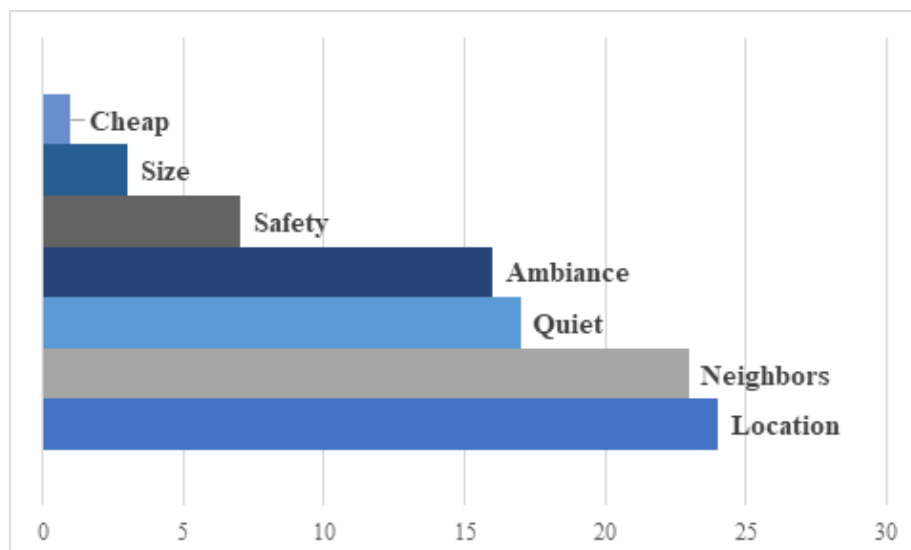
34% of respondents stated location as the main reason for buying a home in their neighborhood. This is followed by neighborhood (26%), characteristics of home (18%), price (15%), and family (5%). One person stated, “process of elimination,” and 2 people stated that they did not know. This made up the “other” category (1%).

Question 3: Are there any features that you desired in a house that were not available when you purchased your current home? If "yes", what were they?



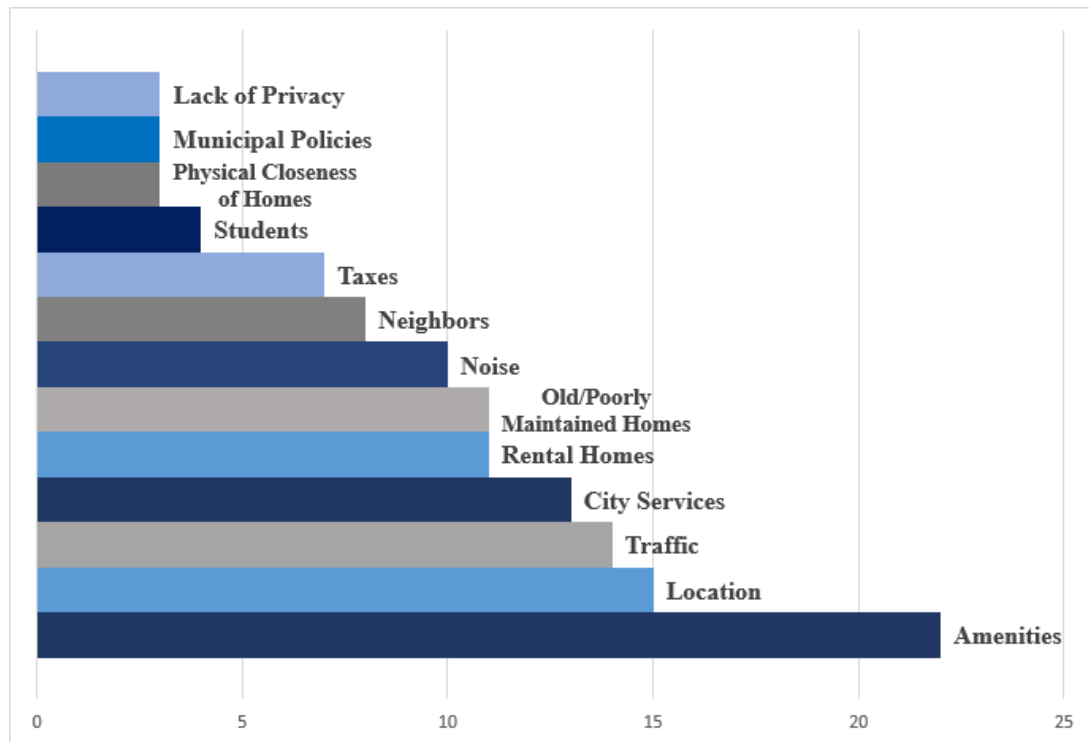
68% of respondents stated that there were no desired characteristics that they were unable to find. The two main characteristics that respondents were unable to find were a desired type of garage (e.g., two-car garage) (20%) and other characteristics (16%). The other characteristics consisted of responses such as a fenced in yard and living on a lake or river.

Question 4: What are the positive aspects of living in your neighborhood?

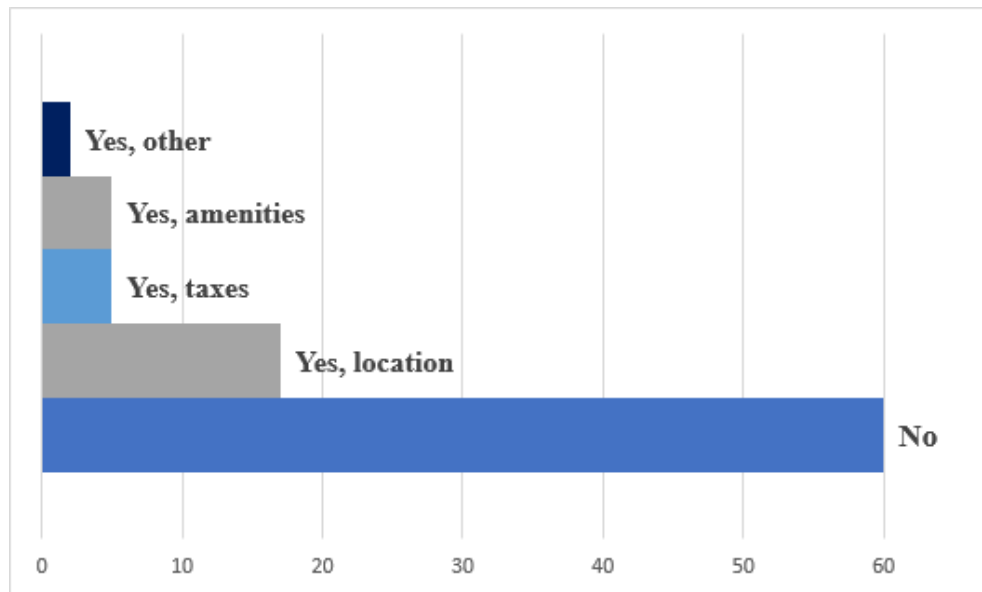


This graph displays what respondents feel are positive aspects of their respective neighborhoods. Referring to the more ambiguous terms: “ambiance” refers to qualities of the homes or neighborhood, such as wildlife, sidewalks, public amenities, etc., while location refers to proximity to something of value such as a place of work or shopping. Responses suggest that location (26%) and neighbors (25%) rank as the best aspects of homebuying for many in Mount Pleasant. The quietness (19%), ambiance (17%), safety (8%), size (3%), and price (1%) also factored into the opinions of respondents.

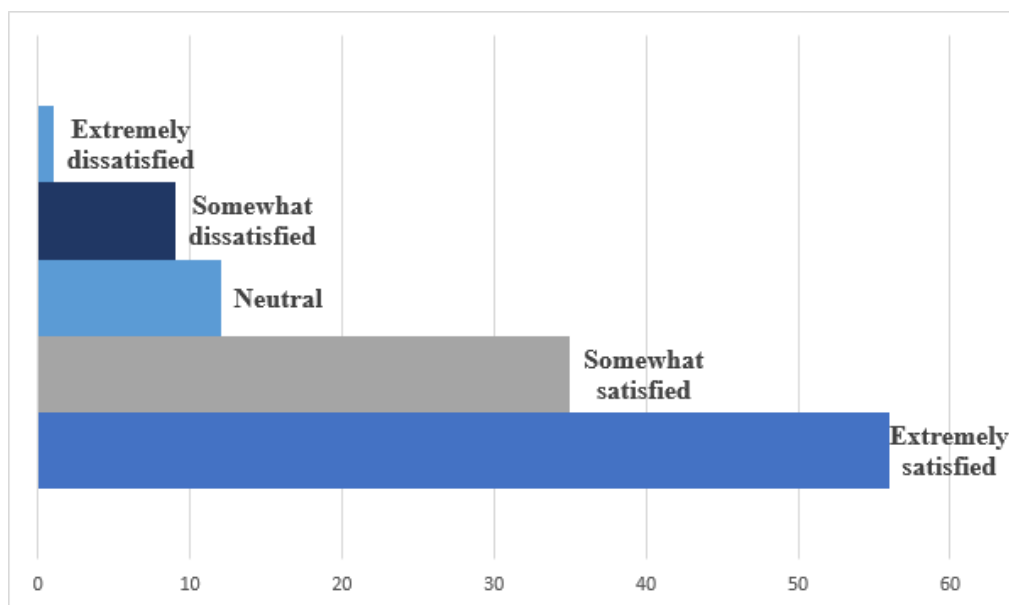
Question 5: What are the downsides to buying a home in your neighborhood?



The above graph depicts a variety of downsides to buying a home in the neighborhoods of respondents. Poor neighborhood amenities such as a lack of streetlights or sidewalks (19%), neighborhood location (12%), and traffic (12%) were commonly reported downsides. Only 3% of respondents identified students as a neighborhood downside.

Question 6: Do you wish you bought a home in another area? If so, where and why?

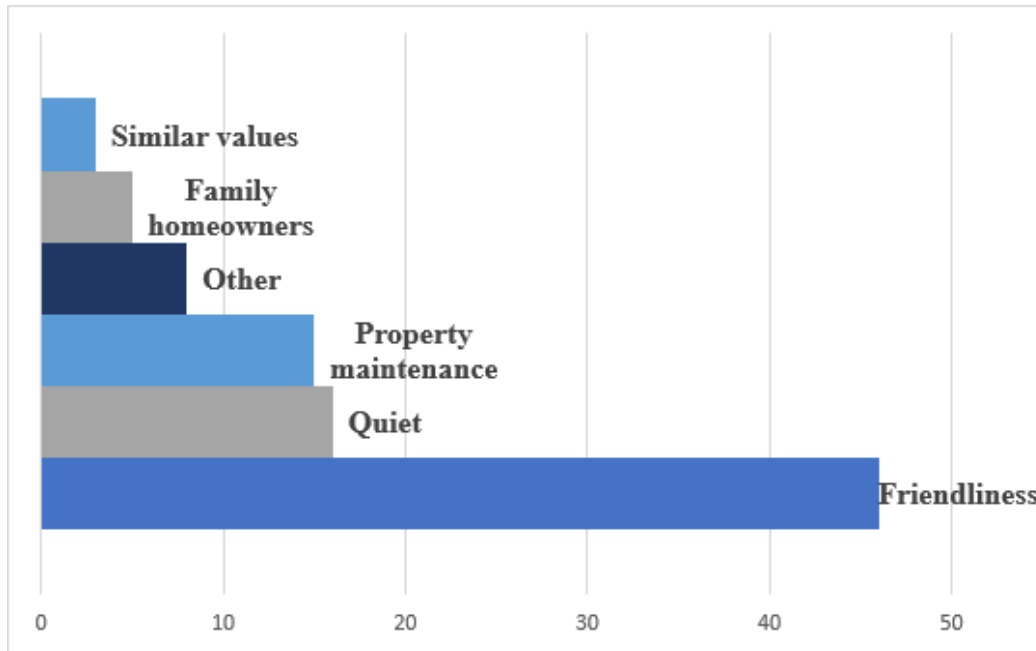
The above graph depicts whether respondents wish they bought a home in another area and reasons why if they answered “yes”. 67% of respondents reported that they do not wish that they bought a home in another area. Respondents who wish that they had bought a home in a different area would have done so for better neighborhood amenities (e.g. more sidewalk or better streetlights), for lower property taxes, or to live in a rural area. Reported alternative areas include Union Township, downtown Mount Pleasant, and the Abbey Lane subdivision.

Question 7: How satisfied are you with other residents in your neighborhood?

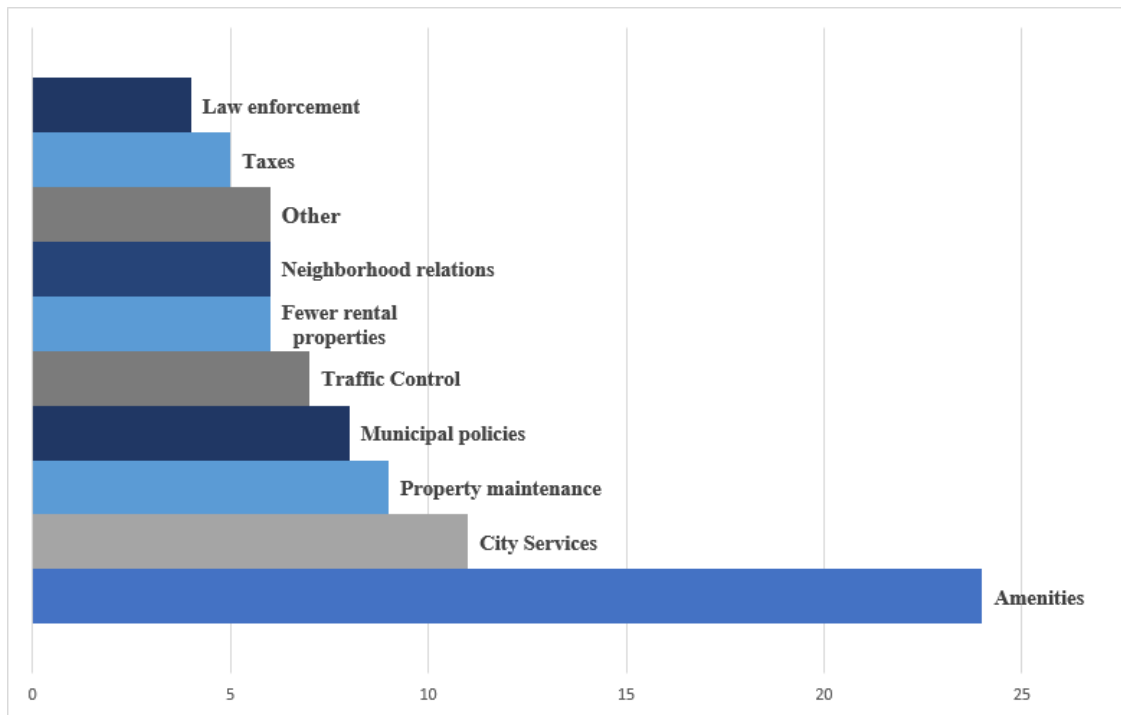
The above graph depicts how satisfied or dissatisfied respondents are with other residents in their neighborhood. 80% of respondents reported being satisfied with other residents in their

neighborhood, with the most common response being “extremely satisfied” and the second most common response being “somewhat satisfied”.

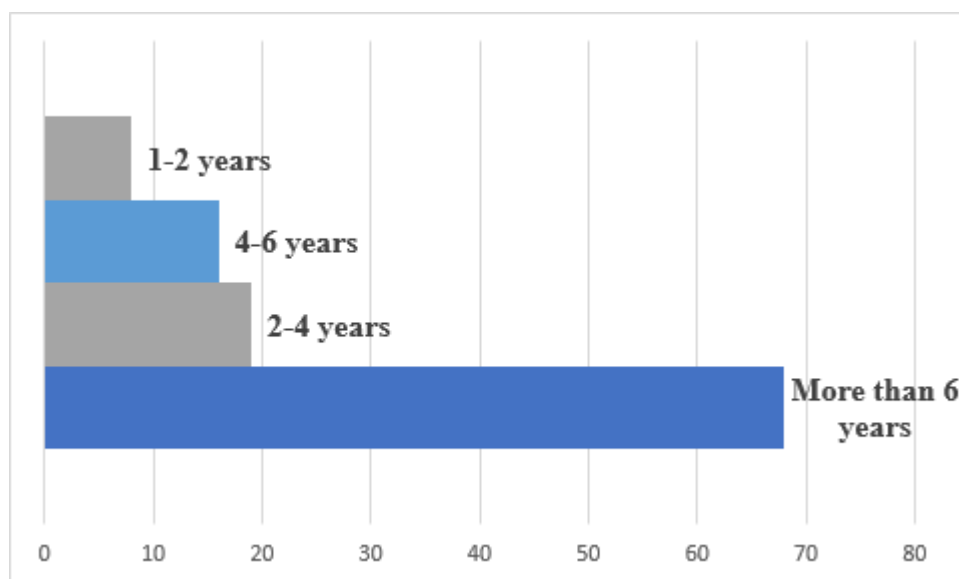
Question 8: What do you primarily attribute to your level of satisfaction with other residents in your neighborhood?



The above graph depicts what respondents primarily attribute to their level of satisfaction with other residents in their neighborhood. 49% of respondents attributed their level of satisfaction with residents in their neighborhood to the friendliness of their neighbors. Quiet neighbors who keep to themselves (17%) and well-maintained properties (17%) were other reoccurring responses.

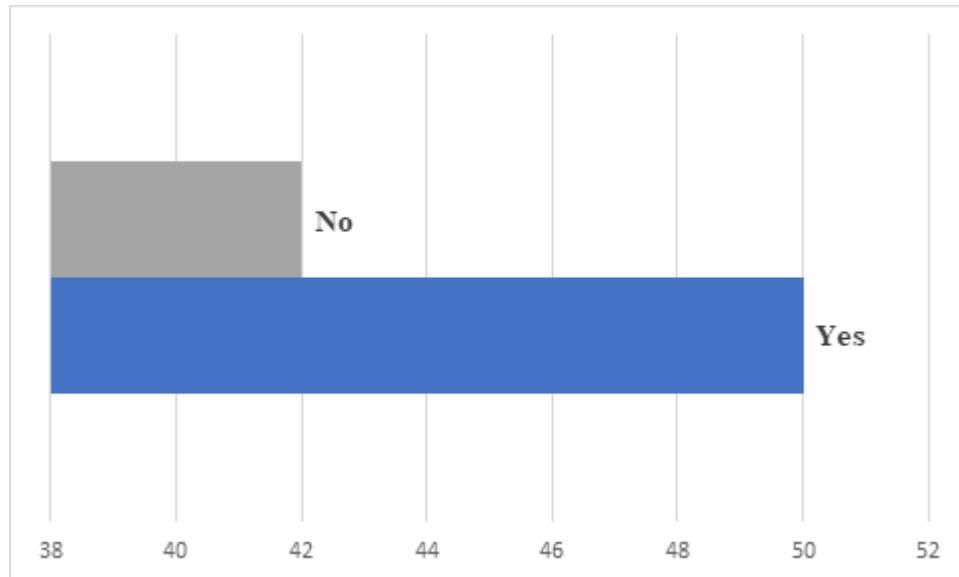
Question 9: What would make living in your neighborhood better?

The above graph depicts what respondents reported could improve the living conditions in their neighborhood. 28% of the potential improvements that the respondents provided involved amenities (e.g., more streetlights or sidewalks), 12% involved the improvement of city services (e.g., sidewalk snowplowing or weekly yard waste pickup), and 10% involved improvement of property upkeep.

Question 10: How long do you plan on owning this home?

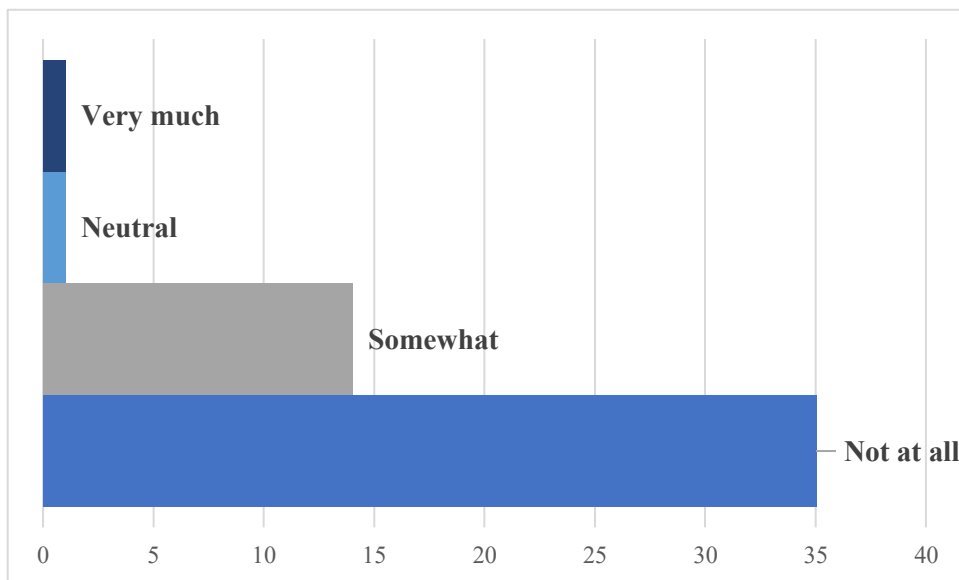
The above graph depicts how long respondents intend to own their home. 62% of respondents reported that they would like to own their current home for at least 6 more years, whereas only 7% of respondents reported that they would like to own their home for 1-2 more years.

Question 11: Are there college student residents in your neighborhood?



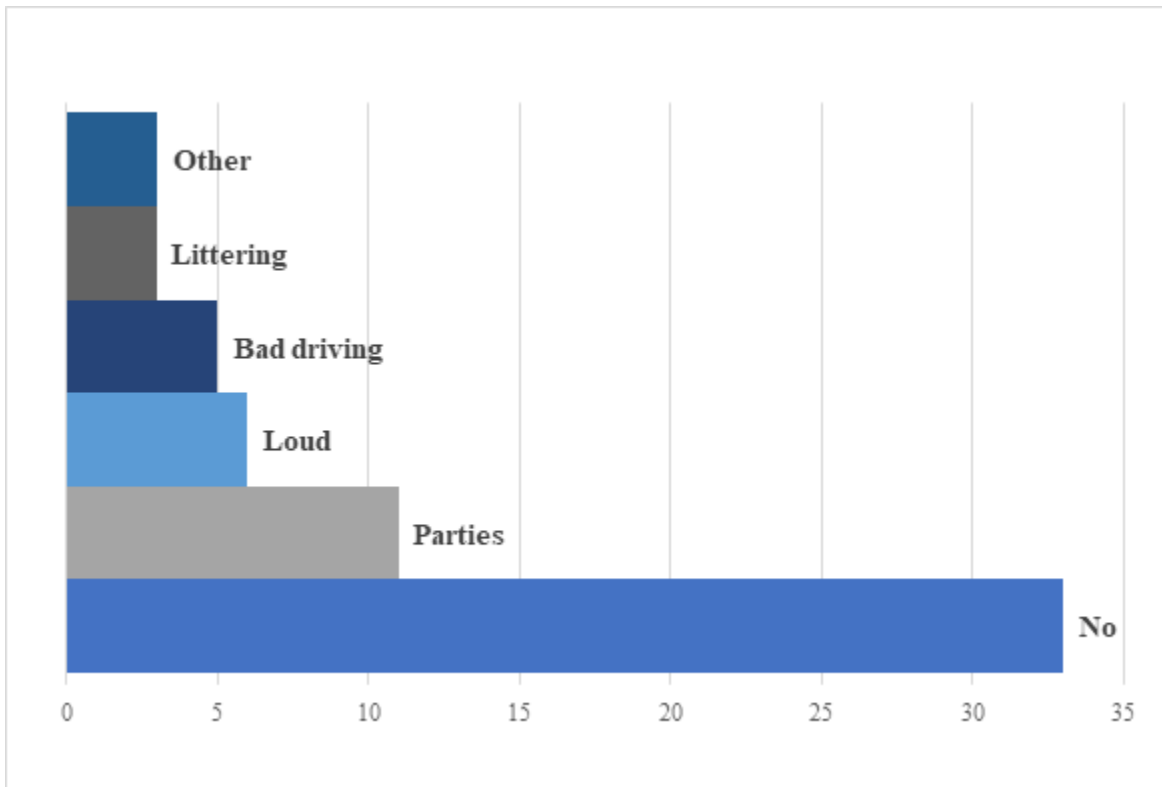
54% of respondents indicated that there are student residents in their neighborhood.

Question 12: If "yes", are college student residents a nuisance?



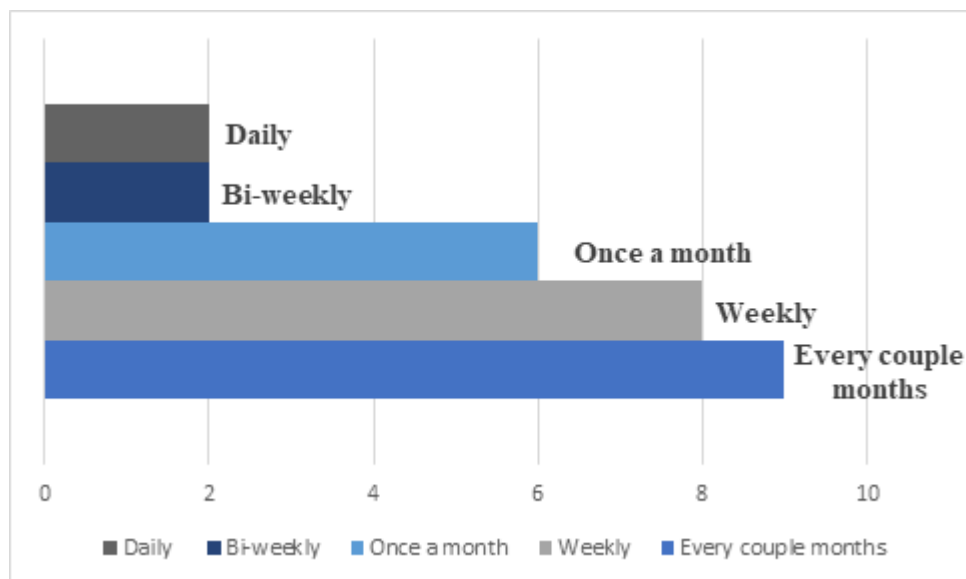
69% of respondents with college student residents as neighbors reported that students are never a nuisance, while 15% reported that students are somewhat of a nuisance.

Question 13: Do you have any complaints about college students in your neighborhood? If so, what are they?



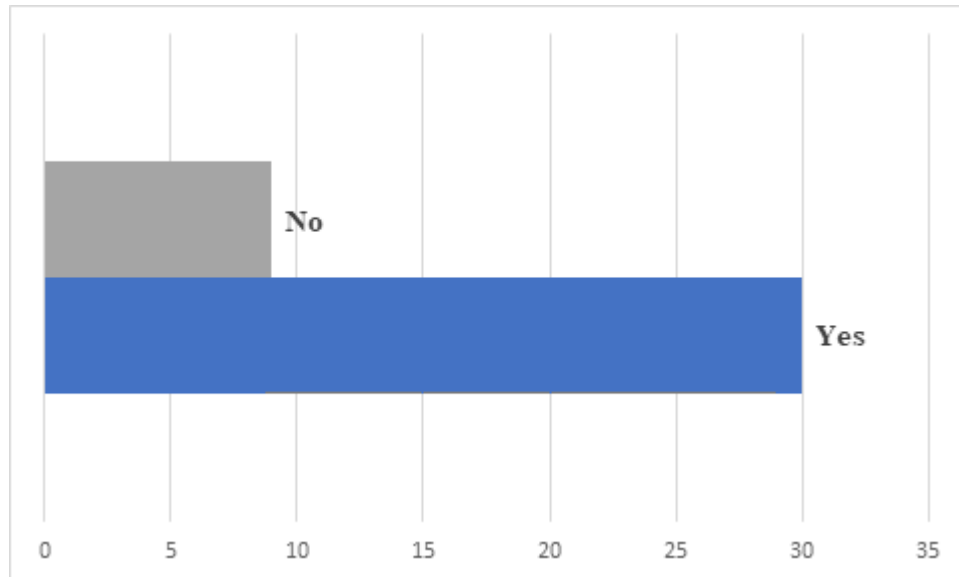
54% of respondents indicated that there are no complaints about student residents. The main complaint (18%) by respondents is that the students disrupt them by partying.

Question 14: How often do you experience these problems (if applicable)?



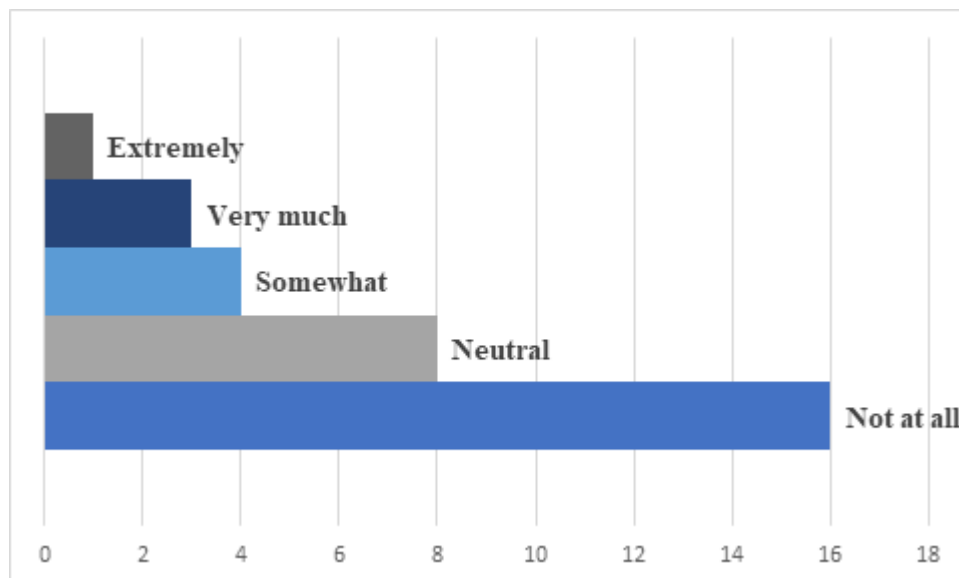
33% of respondents indicated that they only experience issues with students every couple of months, and this was the most frequent response. The second most common response (30%) was that they experience student issues weekly.

Question 15: Are there other (non-college student) renters in your neighborhood?



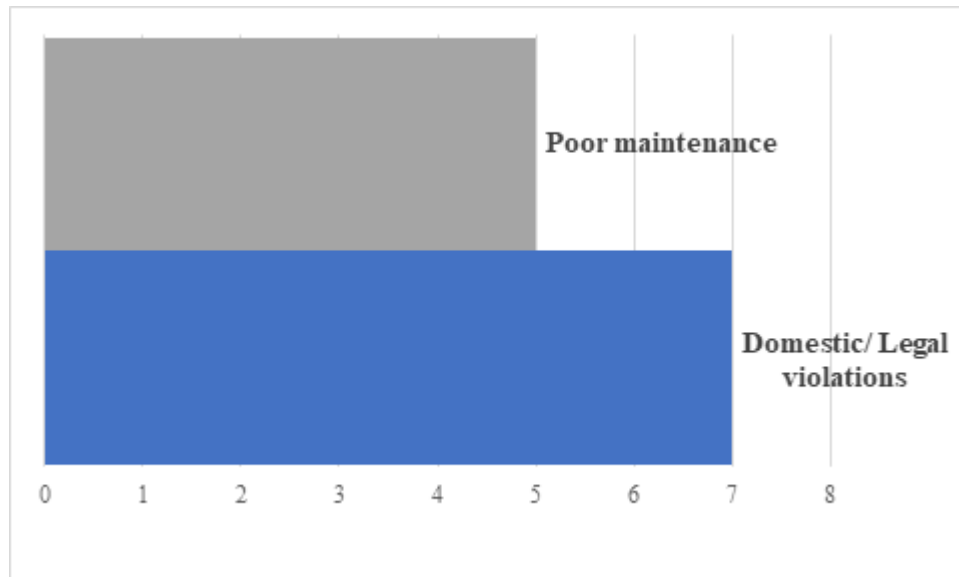
This graph displays 39 respondents who state whether or not they have renters in their neighborhood aside from college students. It seems that many respondents do have non-college student renters in their neighborhood (77%).

Question 16: If "yes", are the other renters a nuisance?



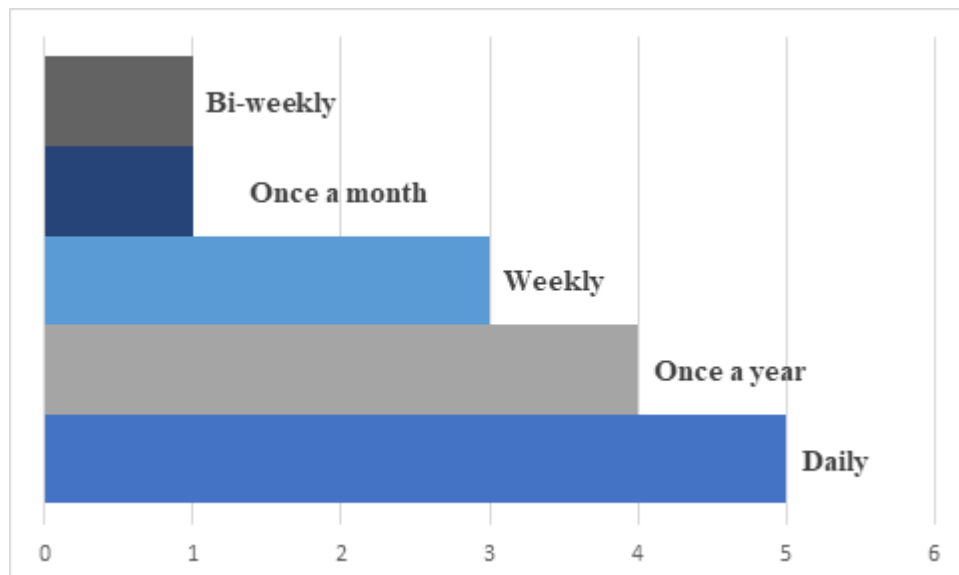
This graph displays the degree to which 32 respondents feel that their non-college student renting neighbors are a nuisance. While a number of respondents suggest that they have some issues with their neighbors, 50% state that they have no issues with them at all.

Question 17: Do you have any complaints about other residents in your neighborhood? If so, what are they?



This graph displays the 12 respondents' most common complaints regarding neighbors. Many chose not to respond which may imply that they do not have issues with their neighbors, but among those who did respond, domestic/legal violations (58%) and poor maintenance of neighbors' homes (42%) represent the two types of complaints.

Question 18: How often do you experience these problems (if applicable)?

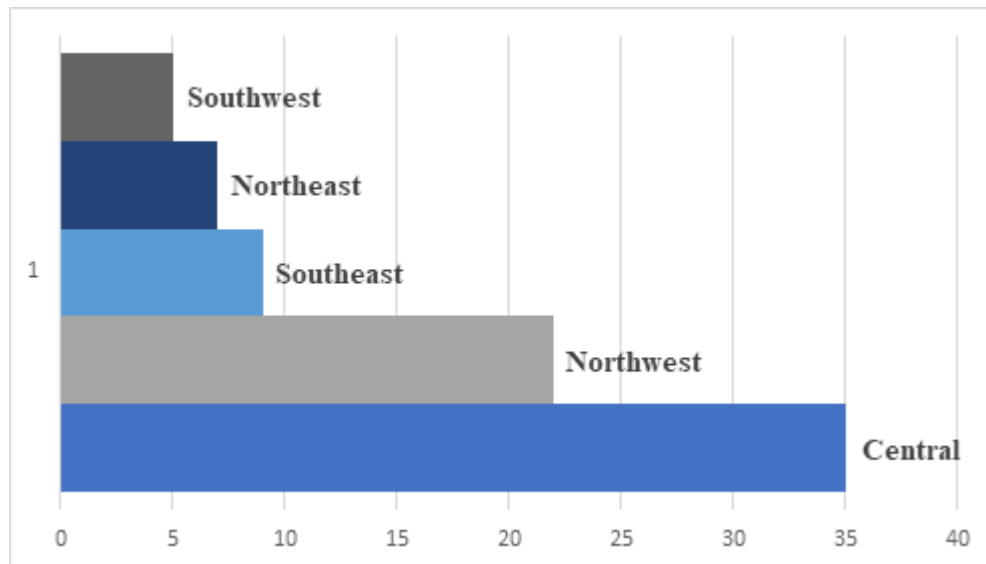


This graph displays how often 14 respondents experienced issues with their neighbors, if at all. The most common responses were the most often option, “daily” (36%), and the least often option, “once every few months” (29%). This might suggest that most neighbors tend to be at one end of the extreme, either being constant issues or rarely issues at all.

Appendix E: Rental Property Owners Survey Findings by Question (All Regions)

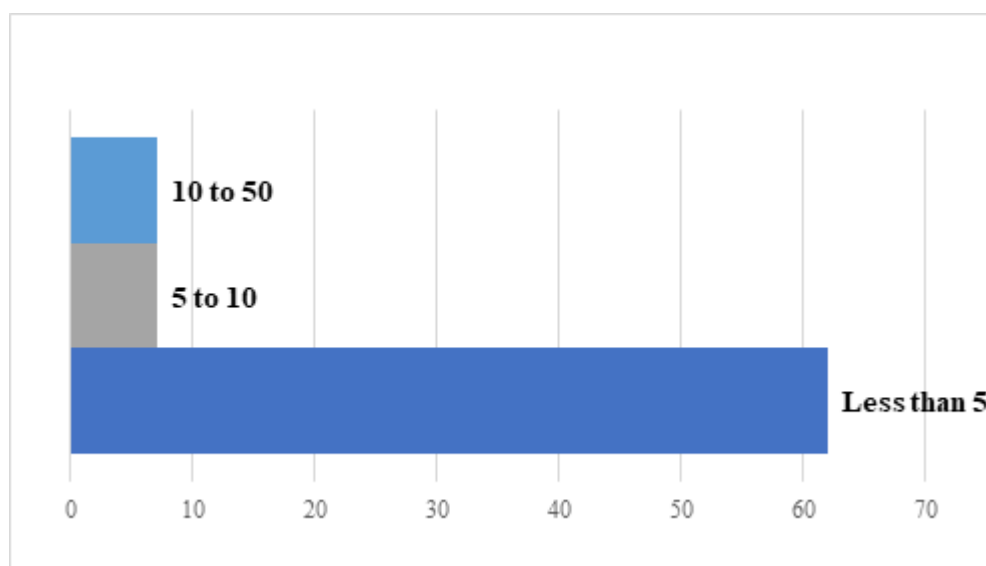
Please note that the graphs display how many respondents reported each response. The text below the graphs describes these findings in terms of percentages.

Question 1: What region do you own the most detached home rental properties in?



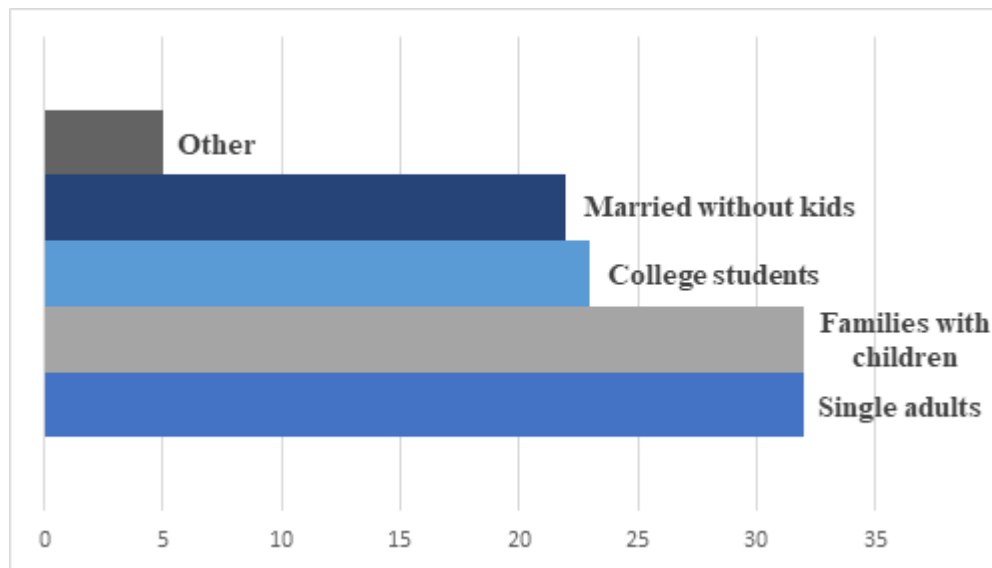
45% of respondents mostly own detached home rental properties in the central region of Mount Pleasant. This is followed by the northwest region (28%), then by the southeast region (12%), next by the northeast region (9%), and finally by the southwest region (6%).

Question 2: How many rental properties classified as detached homes do you own for rent within the region that you selected?



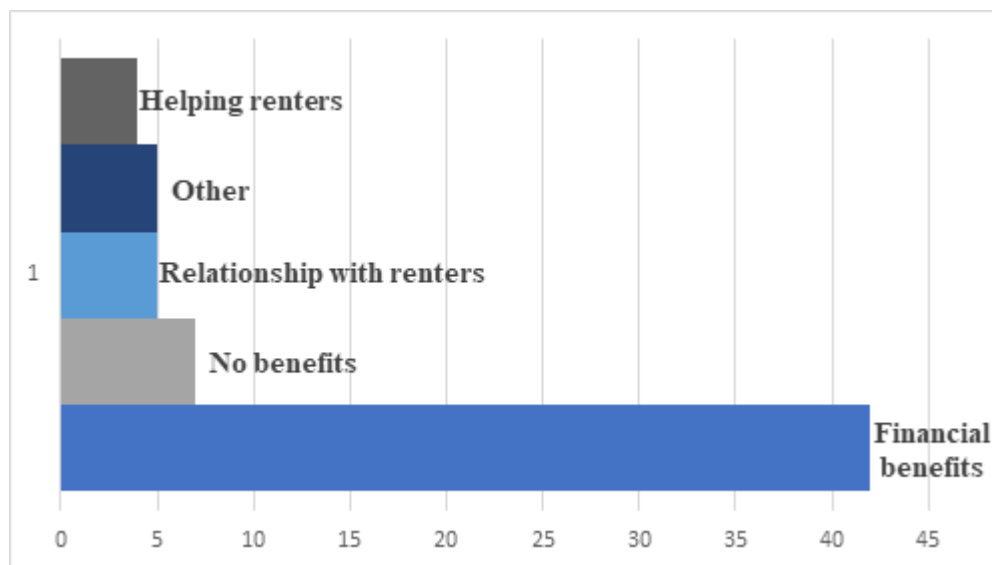
82% of respondents own less than 5 rental properties classified as detached homes. 9% of respondents own 5-10 rental properties, and 9% of respondents own 10-50 rental properties.

Question 3: Who is your typical tenant?



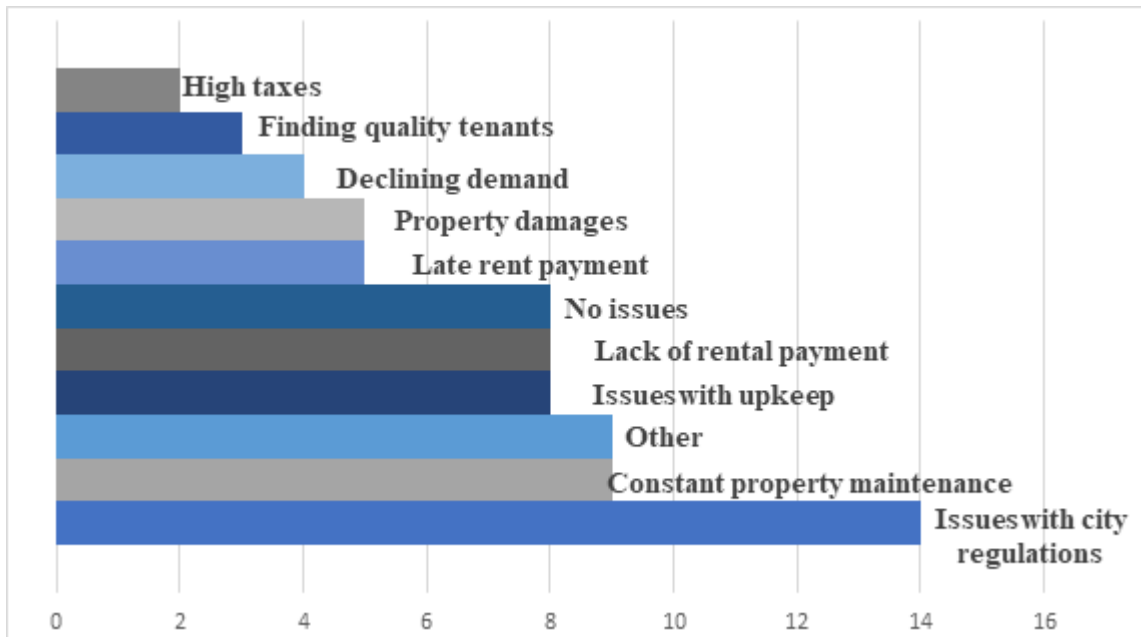
28% of respondents reported that single/non-college students are their typical tenants, and 28% reported that families with children at home are their typical tenants. This is followed by college students (20%) and by married couples without children at home (19%). 4% of respondents reported “other” regarding their typical tenant. These “other” responses included the following: “weekend use for our students,” “professionals,” “PhD,” “single working female teacher,” and “family members.”

Question 4: What benefits do you experience in renting your detached home or homes?



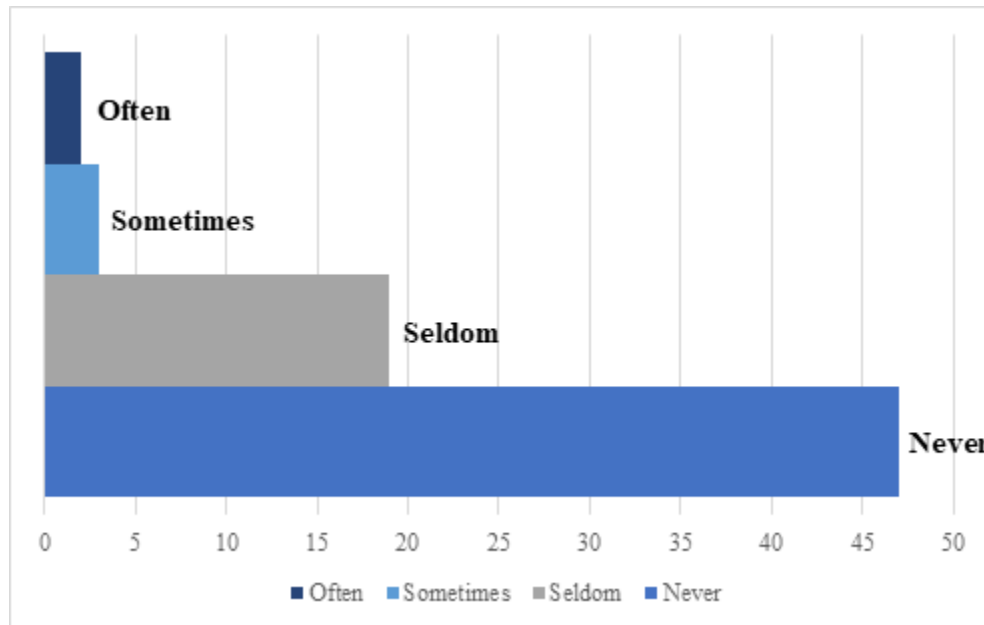
67% of respondents expressed that renting their detached home(s) provides them with financial benefits. 11% of respondents expressed that they receive no benefits from renting their detached home(s). In addition, 8% expressed that they experience the benefit of having a relationship with their renters, and 6% expressed that they experience the benefit of helping their renters. Lastly, 8% of respondents expressed other benefits, and these benefits included responses such as “pride in ownership,” “active work,” and “generally decent tenants.”

Question 5: What issues do you experience in renting your detached home(s)?



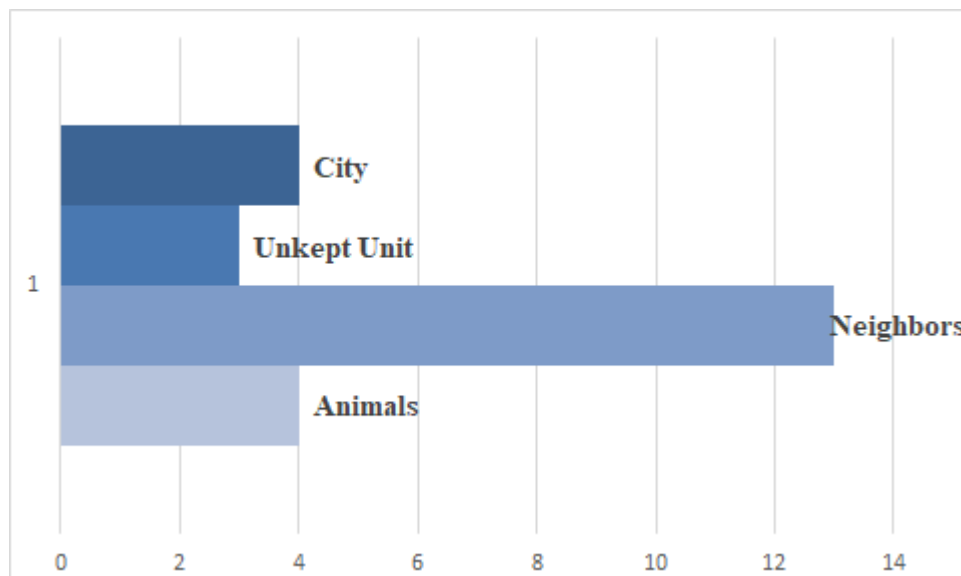
When renting their detached home(s), 19% of respondents experience an issue with city regulations. Examples of these city regulation issues include complaints about “inconsistent city policies related to yearly inspections,” about inspection costs, and about “inconsistent application of code enforcement.” 12% report constant property maintenance/repairs as an issue, 11% report a lack of rent payment, and 11% report issues with cleanliness and upkeep. In order of most to least commonly expressed, remaining issues include: late rent payment (7%), property damages (7%), declining demand (5%), finding quality tenants (4%), and high taxes (3%). 11% reported that they have no issues with renting their detached home(s). In addition, 12% expressed other issues that do not fit with any of these identified themes. A few examples of these responses are as follows: “eviction expenses,” “tenants disregard for neighbors,” and “garbage pick-up, recycling, no auto pay for water bill, tree trimming on residential easement along streets, sidewalk repair in residential neighborhoods.”

Question 6: How often do your tenants of detached rental homes complain about other residents living in their neighborhood?

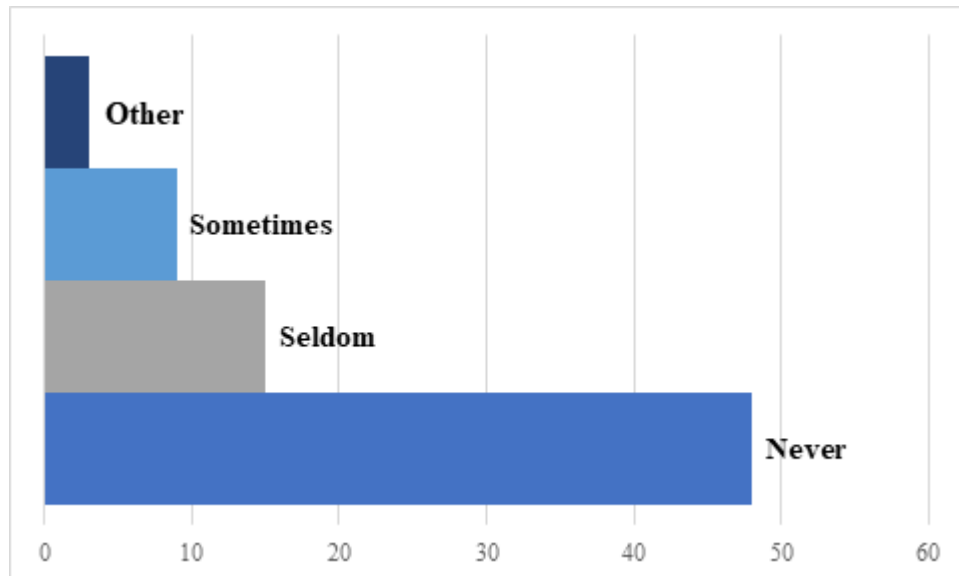


66% of respondents, out of a total of 71, “never” receive complaints about other residents living in their neighborhood, and 25% of respondents “seldom” do, suggesting that their tenants are generally content with their neighbors.

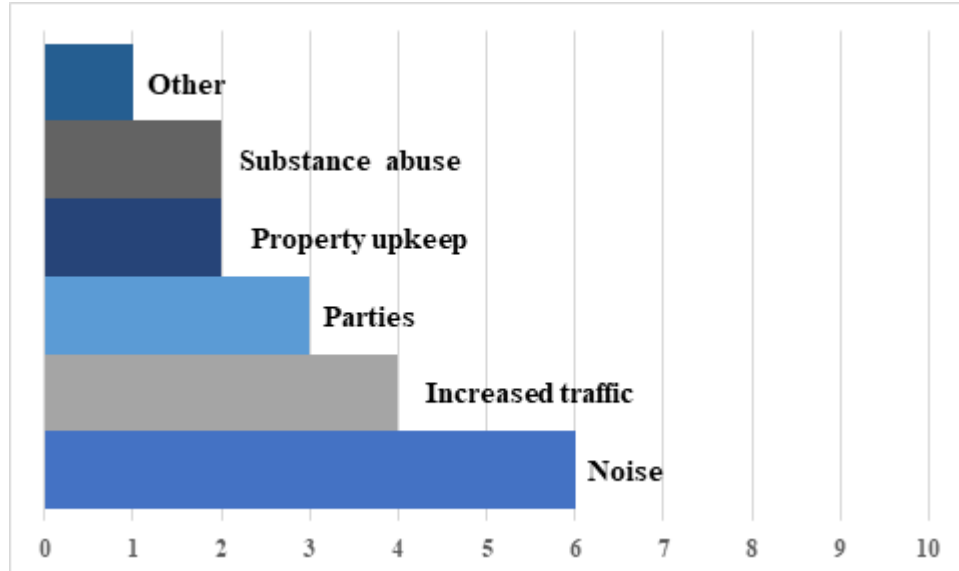
Question 7: What are some common complaints (if applicable)?



This graph displays the types of complaints that the 24 respondents receive from their tenants. The most common complaints revolve around problematic neighbors (50%), though there are also concerns with animals (18%), city officials such as police and parking regulators (18%), and the units they reside in not being maintained to the tenants’ standards (14%).

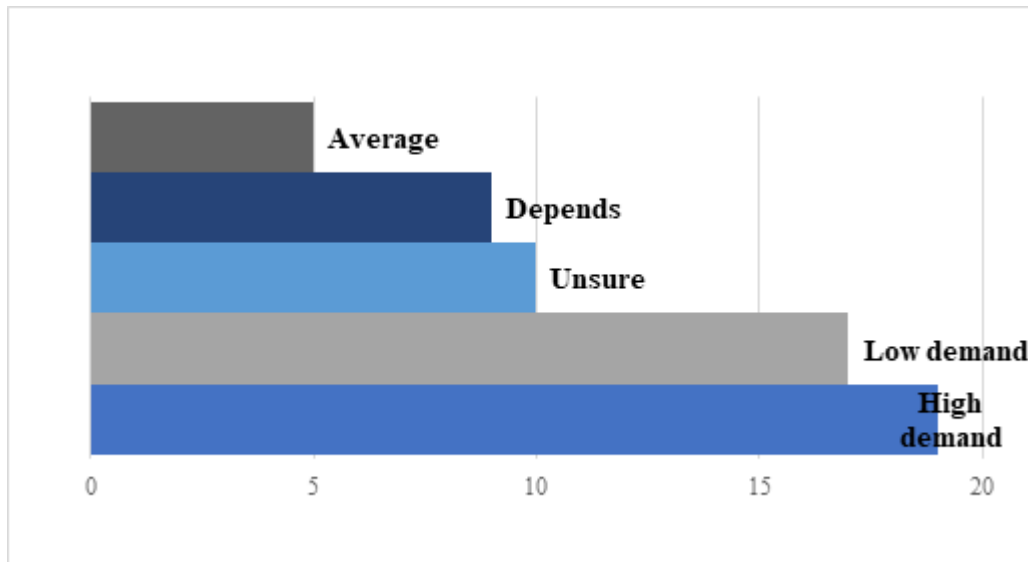
Question 8: How often do homeowners complain about college students living in their neighborhood?

64% of respondents indicated that they never hear complaints from homeowners about students. 20% of respondents indicated that the frequency of complaints is “seldom.”

Question 9: What are some common complaints (if applicable)?

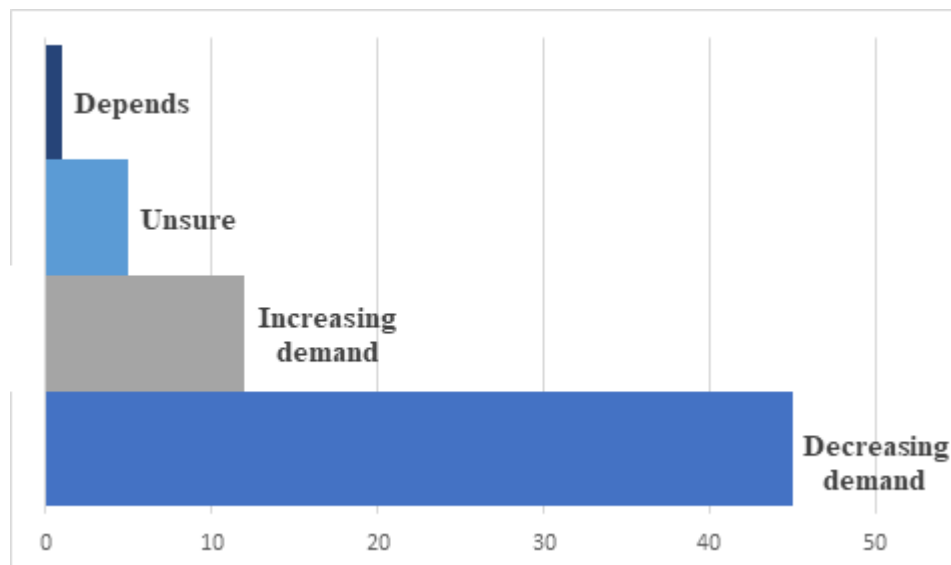
The most frequent complaint that respondents hear from homeowners about neighboring student tenants is noise (33%), and the second most frequent complaint is increased traffic on the streets (22%).

Question 10: What is your perception of the market for single-family homes? That is, how much demand is there in the local population to purchase single-family homes?



31% of respondents perceive the market to be growing for single-family homes, and 27% of respondents perceive the market as declining. 15% of respondents were unsure, and 18% indicated that the market depends on the location of the house. Finally, 8% of respondents perceive the market as stable.

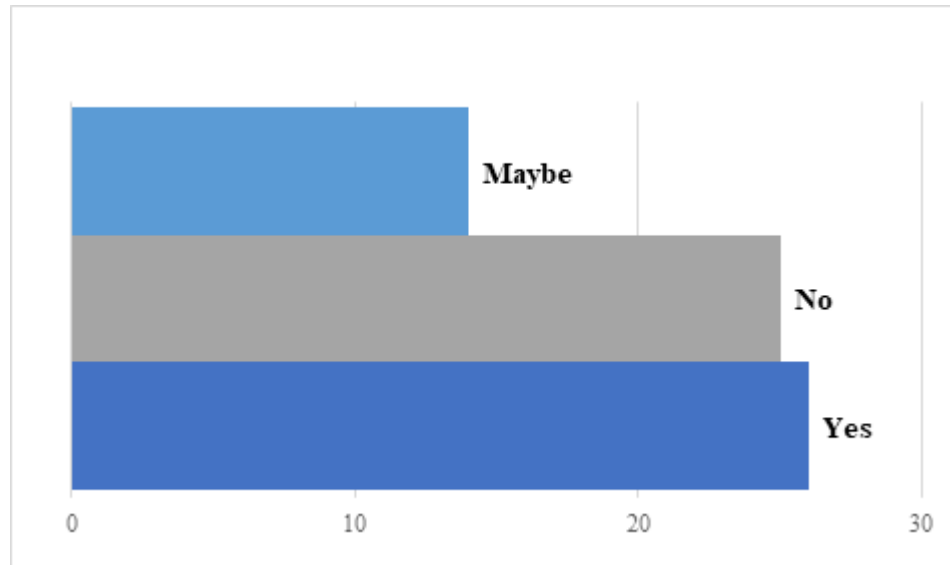
Question 11: What is your perception of the market for student housing/rental properties? Is there a growing or declining demand among CMU college students for rental housing?



74% of respondents perceive the market for student housing or rental properties as declining. 16% of respondents perceive the market as growing. 7% of respondents were unsure about the

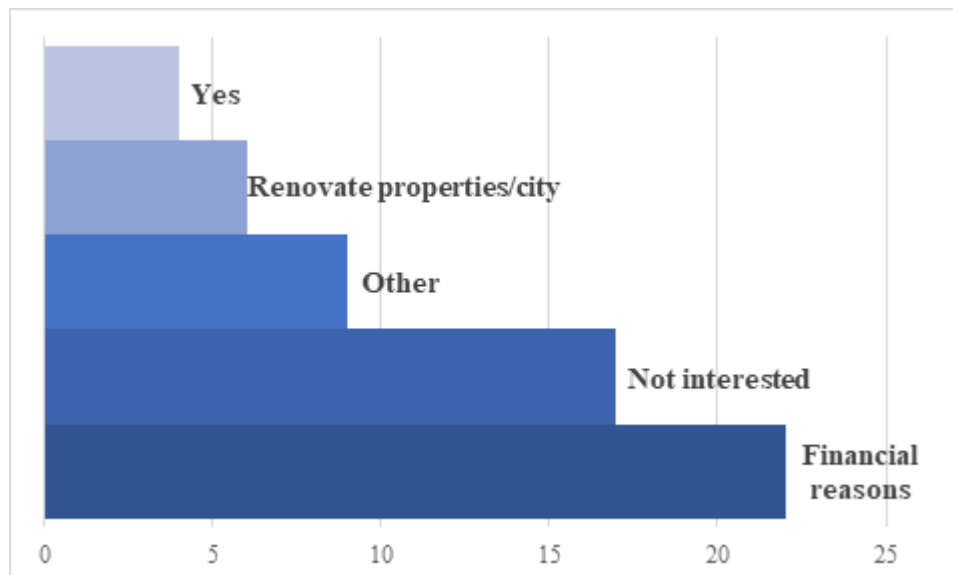
market, 1% perceived the market as stable, and 1% responded that it depends stating, “In certain areas there has been a growing demand due to location and proximity to campus.”

Question 12: If it were a sellers' market for detached single family homes, would you be willing to sell your rental home or homes?



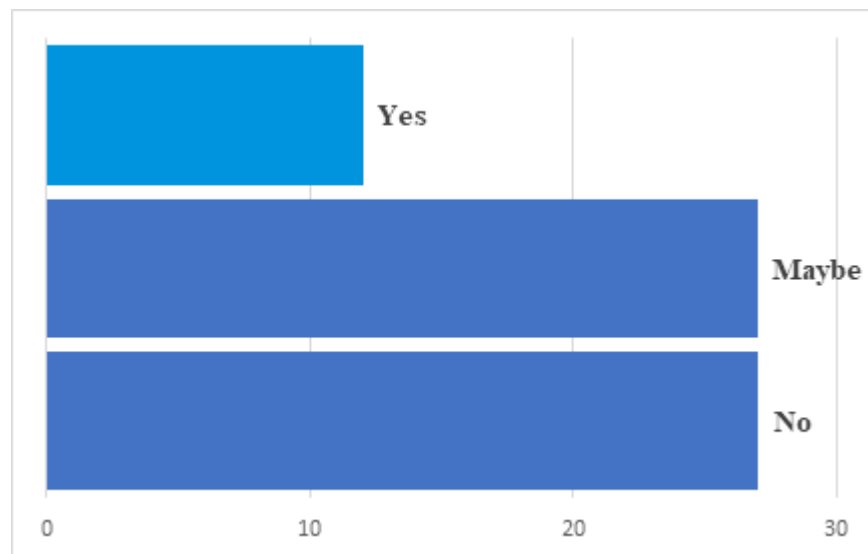
40% of respondents expressed that yes, they would be willing to sell their rental home(s), yet 39% expressed that they would not be willing to sell their rental home(s). The final 21% responded that they would maybe be willing to sell their rental home(s).

Question 13: If the city wanted to develop a program to encourage owners to sell their rental properties to prospective homeowners (i.e. rather than to a landlord), what would you like to see in the program to make you consider participating?



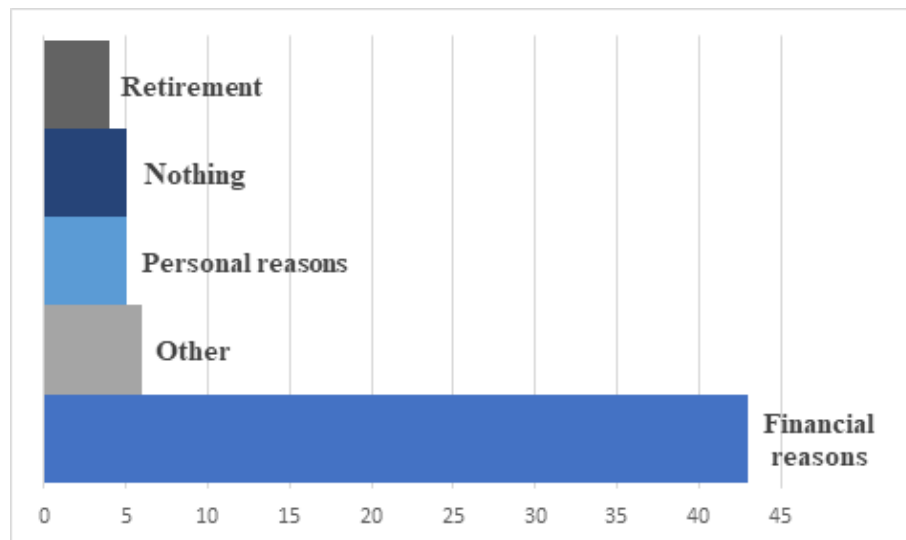
44% of respondents expressed that they would like to see financial incentives in a program encouraging them to sell their properties. 26% of respondents indicated that they were not interested in any program. 13% of participants indicated other responses. Some examples of these responses are “The city already tried this and it was unsuccessful,” “Close CMU,” and “You need to have more jobs available. Houses are useless without decent paying jobs.” 10% of respondents indicated that they would like to see renovation to either the properties or the city. Examples of these responses include, “Allow improvements to property that are non-conforming uses,” “Help in upgrading property,” and “Make the city attractive to home-owners and they will come.” Finally, 8% of respondents indicated yes with no reason.

Question 14: Would you be interested in participating in such a program?



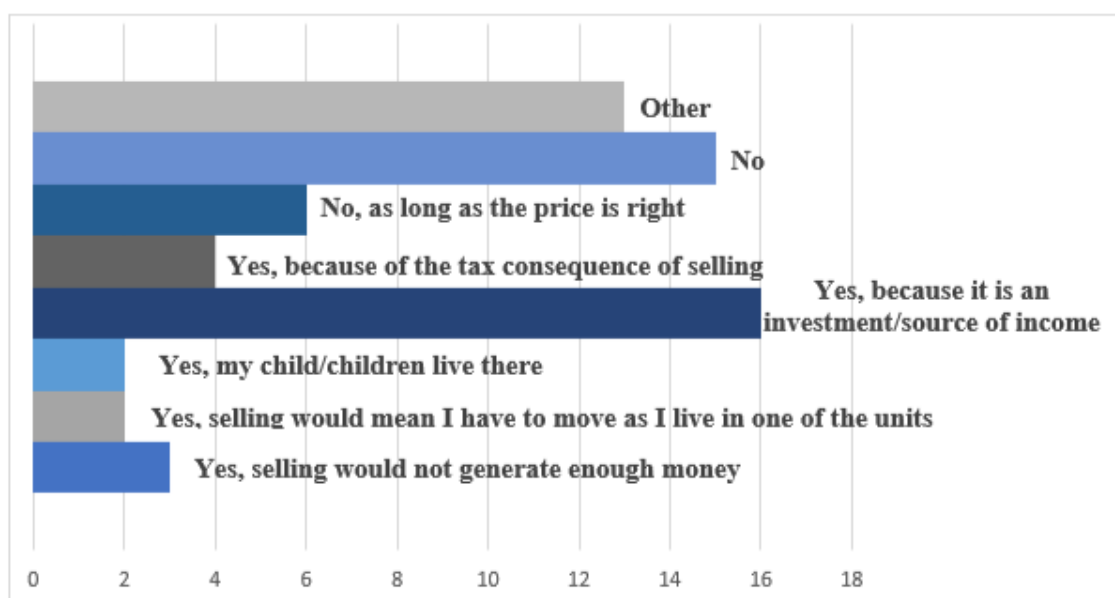
As depicted in the graph, 39% of respondents reported no, they would not be interested in a program encouraging them to sell their properties, and 40% of respondents reported “maybe.” 21% of respondents indicated that they would be interested in participating in such a program.

Question 15: What would motivate you to sell your detached rental home(s) to prospective homeowners?



72% of respondents cited financial reasons as motivators to sell their detached rental home(s). 7% of respondents indicated other reasons as motivators. Some examples of these responses are as follows: “To be relieved of the responsibilities of maintaining a rental property,” “To use investment proceeds in other ways,” “When property is vacant,” and “To get away from dirtbag, deadbeat tenants.” 8% of respondents indicated personal reasons as motivators such as “I would only sell if my son moved out of the city.” 8% of respondents indicated that there is nothing that would motivate them to sell their detached rental home(s). Finally, 4% of respondents indicated that retirement would motivate them to sell their detached rental home(s).

Question 16: Would you be hesitant to sell your detached home(s), and if so, why?



26% of respondents expressed that yes, they would be hesitant to sell their detached home(s) because these homes are investments, assets, or sources of income. Notably, 25% reported that they would not be hesitant to sell, and an additional 10% reported that they would not be hesitant to sell as long as the price were right. Respondents also cited additional reasons as to why they would hesitate to sell their detached home(s), and these included the following: because of the tax consequences of selling (7%), because selling would not generate enough money (5%), because selling would mean that they would have to move as they live in one of the units (3%), and because their child/children live(s) or will live in their detached home(s) (3%). 21% of respondents expressed other responses that do not fit with these identified themes. Some examples of these alternative responses include the following: “Yes, I don’t want to see rentals turned into single homes,” “Right now we have a mortgage,” “We use the garage as our storage,” “Yes, depends who the buyer is and why my house,” and “Yes. I don’t believe in the city’s naive plan.”

Appendix F: Survey Details

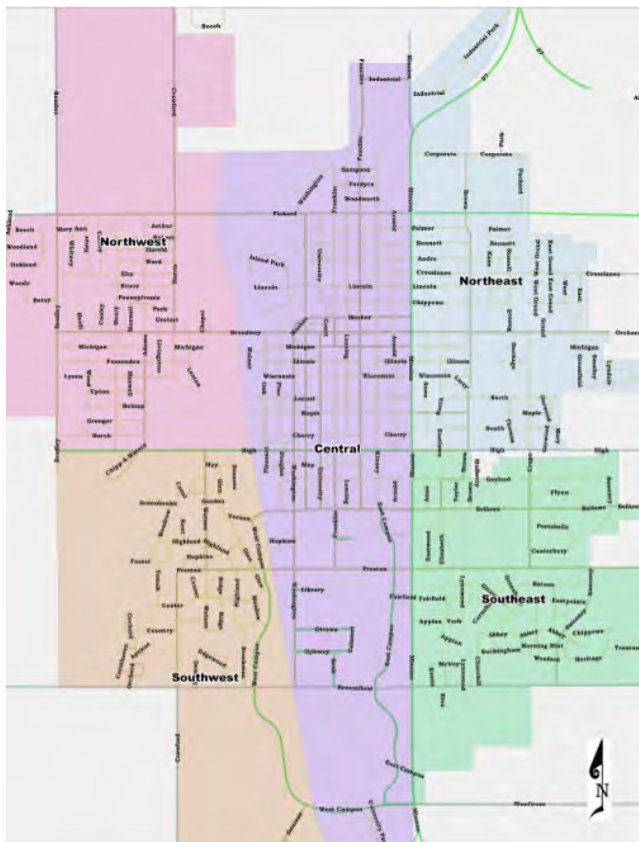
Below, please find the homeowners survey as it appeared on Qualtrics:

Survey of Mt. Pleasant Homeowners

Q1.1 The City of Mt. Pleasant is working with a team from CMU's psychology department to survey Mt. Pleasant homeowners. We would like to know how you feel about living in your neighborhood. In addition, we would like to know if there is anything that can be done to improve the experience of living in your neighborhood. Your opinion may influence how Mt. Pleasant shapes policy. Thank you for participating in our survey. Your opinion is of great value to us!

The survey should take about 10 minutes to complete. Your responses will be anonymous.

Q2.1



Q2.2 What region do you live in? If you are unsure, you can zoom in on the map (Simultaneously press the "control" and "+" keys on your keyboard to zoom in, and to zoom out press the "control" and "-" keys).

☐ Northwest (1)

☐ Northeast (2)

☐ Central (3)

☐ Southwest (4)

☐ Southeast (5)

Q3.1 What are the key reasons why you bought a home in your neighborhood?

Q19 Are there any features that you desired in a house that were not available when you purchased your current home? If "yes", what were they?

Q3.3 What are the positive aspects of living in your neighborhood?

Q3.4 What are the downsides to buying a home in your neighborhood?

Q3.5 Do you wish you bought a home in another area? If so, where and why?

Q3.6 How satisfied are you with other residents in your neighborhood?

- ☐ Extremely satisfied (1)
- ☐ Somewhat satisfied (2)
- ☐ Neither satisfied nor dissatisfied (3)
- ☐ Somewhat dissatisfied (4)
- ☐ Extremely dissatisfied (5)

Q3.7 What do you primarily attribute to your level of satisfaction with other residents in your neighborhood?

Q3.8 What would make living in your neighborhood better?

Q3.9 How long do you plan on owning this home?

- ☐ 1-2 years (1)
- ☐ 2-4 years (2)
- ☐ 4-6 years (3)
- ☐ More than 6 years (4)

Q20 Are there college student residents in your neighborhood?

- ☐ Yes (4)
- ☐ No (5)

Q3.10 If "yes", are college student residents a nuisance?

- ☐ Not at all (1)
- ☐ Somewhat (2)
- ☐ Neutral (3)
- ☐ Very much (4)
- ☐ Extremely (5)

Q21 Do you have any complaints about college students in your neighborhood? If so, what are they?

Q22 How often do you experience these problems (if applicable)?

- ☐ Daily (1)
- ☐ Weekly (2)
- ☐ Bi-weekly (3)
- ☐ Once a month (4)
- ☐ Once every few months (5)

Q23 Are there other (non-college student) renters in your neighborhood?

☐ Yes (4)

☐ No (5)

Q17 If "yes", are the other renters a nuisance?

☐ Not at all (1)

☐ Somewhat (2)

☐ Neutral (3)

☐ Very much (4)

☐ Extremely (5)

Q3.11 Do you have any complaints about other residents in your neighborhood? If so, what are they?

Q3.12 How often do you experience these problems (if applicable)?

☐ Daily (1)

☐ Weekly (2)

- ☐ Bi-weekly (3)
- ☐ Once a month (4)
- ☐ Once every few months (5)

Q4.1 END OF SURVEY.

Below, please find the rental property owners survey as it appeared on Qualtrics:

Rental Property Owners' Survey

Q1.1 The city of Mt. Pleasant is working with a team from CMU's psychology department to survey rental property owners. We are interested in your views on operating rental units in Mt. Pleasant. The team would like your opinions on how the city could increase rates of owner occupancy. Your opinions may influence how Mt. Pleasant shapes policy. Thank you for participating in our survey. Your opinion is of great value to us!

This survey should take about 10 minutes to complete. Your responses will be anonymous.

Q2.1



Q2.3 What region do you own the most detached home rental properties in? If you are unsure, you can zoom in on the map (simultaneously press the "Ctrl" and "+" keys on your keyboard to zoom in and the "Ctrl" and "-" keys on your keyboard to zoom out).

☐ Northwest (1)

☐ Northeast (2)

☐ Central (3)

☐ Southwest (4)

☐ Southeast (5)

Q2.2 Keep in mind that a **detached home** (pictured below) refers to a free-standing residential building.



Q2.4 How many rental properties classified as detached homes do you own for rent within the region that you selected?

- ☐ Less than 5 (1)
- ☐ 5-10 (2)
- ☐ 10-50 (3)
- ☐ More than 50 (4)

Q2.5 Who is your typical tenant? Select any of the applicable options.

- ☐ Families with children at home (1)
- ☐ College Students (2)
- ☐ Married couples without children at home (3)
- ☐ Single/non-college students (5)
- ☐ Other (please describe) (4)
-

Q2.6 What benefits do you experience in renting your detached home or homes?

Q2.7 What issues do you experience in renting your detached home(s)?

Q2.8 How often do your tenants of detached rental homes complain about other residents living in their neighborhood?

☐ Very often (1)

☐ Often (2)

☐ Sometimes (3)

☐ Seldom (4)

☐ Never (5)

Q2.9 What are some common complaints (if applicable)?

Q2.10 How often do homeowners complain about college students living in their neighborhood?

☐ Very often (1)

☐ Often (2)

☐ Sometimes (3)

☐ Seldom (4)

☐ Never (5)

Q2.11 What are some common complaints (if applicable)?

Q2.12 What is your perception of the market for single-family homes? That is, how much demand is there in the local population to purchase single-family homes?

Q2.13 What is your perception of the market for student housing/rental properties? Is there a growing or declining demand among CMU college students for rental housing?

Q2.14 If it were a sellers' market for detached single family homes, would you be willing to sell your rental home or homes?

Q2.15 If the city wanted to develop a program to encourage owners to sell their rental properties to prospective homeowners (i.e. rather than to a landlord), what would you like to see in the program to make you consider participating?

Q2.16 Would you be interested in participating in such a program?

☐ Yes (1)

☐ Maybe (2)

☐ No (3)

Q2.17 What would motivate you to sell your detached rental home(s) to prospective homeowners?

Q2.18 Would you be hesitant to sell your detached home(s), and if so, why?

Q3.1 END OF SURVEY.

Please see below for the initial letter sent to homeowners:



October 26, 2020

Dear Homeowner:

The City of Mt. Pleasant is working with a team from Central Michigan University's psychology department to survey Mt. Pleasant homeowners. We would like to know how you feel about living in your neighborhood. In addition, we would like to know if there is anything that can be done to improve the experience of living in your neighborhood. Your opinions may influence how our city shapes policy, and thus I hope that you will take an interest in participating and sharing your thoughts with us. Your survey responses will be anonymous.

If you are interested in participating, please use the URL or the QR code below to access the internet survey. It should only take about 10 minutes to complete the survey.

URL: https://cmich.col.qualtrics.com/jfe/form/SV_bHMw8e8iNrPS5Hn



Because of the compressed schedule at CMU this fall, it would help us if you could complete the survey before November 11th.

If you have questions or comments regarding the survey or project, please feel free to reach out to me at (989) 779-5346 or jkain@mt-pleasant.org. Thank you for your time and consideration.

Sincerely,

Jacob Kain
City Planner

Please see below for the initial letter sent to rental property owners:



October 26, 2020

Dear Rental Property Owner:

The City of Mt. Pleasant is working with a team from Central Michigan University's psychology department to survey rental property owners. We would like to know how you feel about operating rental units in Mt. Pleasant. In addition, the team would like your opinions on how the city could increase rates of owner occupancy. Your opinions may influence how our city shapes policy, and thus I hope that you will take an interest in participating and sharing your thoughts with us. Your survey responses will be anonymous.

If you are interested in participating, please use the URL or the QR code below to access the internet survey. It should only take about 10 minutes to complete the survey.

URL: https://cmich.co1.qualtrics.com/jfe/form/SV_4SdCGYSV2oTXkxf



Because of the compressed schedule at CMU this fall, it would help us if you could complete the survey before November 11th.

If you have questions or comments regarding the survey or project, please feel free to reach out to me at (989) 779-5346 or jkain@mt-pleasant.org. Thank you for your time and consideration.

Sincerely,

Jacob Kain
City Planner

Please see below for the follow-up letter sent to homeowners:

City of Mt. Pleasant, Michigan

Mt. Pleasant
[meet here]

CITY HALL
320 W. Broadway • 48858
(989) 779-5300
(989) 773-4691 fax

PUBLIC SAFETY
804 E. High • 48858
(989) 779-5100
(989) 773-4020 fax

PUBLIC WORKS
320 W. Broadway • 48858
(989) 779-5400
(989) 772-6250 fax

November 5, 2020

Dear Homeowner:

We recently sent you a survey regarding how you feel about living in your neighborhood and what can be done to improve the experience of living in your neighborhood. If you have already completed your survey, thank you! If you have not, we continue to welcome your feedback.

Your opinion is important to us, and your participation will help us improve our neighborhoods and community.

Please use the URL or the QR code below to access the internet survey.

URL:

https://cmich.co1.qualtrics.com/jfe/form/SV_bHMw8e8iNrPS5Hn



Please complete the survey before November 11th. It should only take about 10 minutes. This will be your final opportunity to participate. Your survey responses will be anonymous.

If you have questions or comments regarding the survey or project, please feel free to reach out to me at (989) 779-5346 or jkain@mt-pleasant.org. Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jacob Kain', written over a light blue horizontal line.

Jacob Kain
City Planner

Please see below for the follow-up letter sent to rental property owners:

City of Mt. Pleasant, Michigan

Mt. Pleasant
[meet here]

CITY HALL
320 W. Broadway • 48858
(989) 779-5300
(989) 773-4691 fax

PUBLIC SAFETY
804 E. High • 48858
(989) 779-5100
(989) 773-4020 fax

PUBLIC WORKS
320 W. Broadway • 48858
(989) 779-5400
(989) 772-6250 fax

November 5, 2020

Dear Rental Property Owner:

We recently sent you a survey regarding your impressions about operating rental units in Mount Pleasant and your opinions on how the city could increase rates of owner occupancy. If you have already completed your survey, thank you! If you have not, we continue to welcome your feedback.

Your opinion is important to us, and it will help us improve our neighborhoods and community.

Please use the URL or the QR code below to access the internet survey.

URL:

https://cmich.co1.qualtrics.com/jfe/form/SV_bHMw8e8iNrPS5Hn



Please complete the survey before November 11th. It should only take about 10 minutes. This will be your final opportunity to participate. Your survey responses will be anonymous.

If you have questions or comments regarding the survey or project, please feel free to reach out to me at (989) 779-5346 or jkain@mt-pleasant.org. Thank you for your time and consideration.

Sincerely,

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Jacob Kain
City Planner

Appendix G: Background Information

Seventy percent of U.S. residents lived in owner-occupied homes in 2000 (Gumprecht, 2003). However, less than 50% of college-town residents owned their homes in 2000 (Gumprecht, 2003). A process called “studentification” involves a shift from a predominance of owner-occupied single-family homes to a predominance of rental properties shared by many, nonrelated college students (Powell, 2016). Studentification results in a population characterized by transient dwellers and low levels of neighborhood attachment (Powell, 2016). Literature indicates that in these areas, there are low levels of interaction between older adults who own their homes and transient college residents of rental properties (Powell, 2016).

College towns have been described as unique urban places, defined as “any city where a college or university and the cultures it creates exert a dominant influence over the character of the community” (Gumprecht, 2003). As an example of a college town, the surrounding area of Cornell University has three main areas forming distinct types of residential districts (Gumprecht, 2006). The first of these is “fraternity row,” which is a Greek housing district consisting of a single street with a line of fraternity and sorority houses (Gumprecht, 2006). The second area consists of “student ghettos,” which are typically one neighborhood large and primarily the home of undergraduate students who live in apartments or rent large houses with friends (Gumprecht, 2006). Student ghettos consist of “dilapidated houses, beat-up couches sitting on porches, cars parked on lawns, and bicycles chained to anything that will not move” (Gumprecht, 2006). The third area is the “faculty enclave,” which consists of one neighborhood near campus where a large number of professors and college staff live (Gumprecht, 2006). The faculty enclave has “resisted the invasion of undergraduates” (Gumprecht, 2006). Findings from a survey of 269 freshmen’s living preferences show that they preferred the student ghettos because of the proximity to campus and the high quality housing in that area (e.g., new, big rooms and washing facilities; Kinton et al., 2018). The researchers argue that given that students want to live in the student ghettos largely due to the high quality of housing, studentification does not necessarily downgrade the urban environment.

Kenyon (1997) found that traditional university students living in privately rented student houses in residential neighborhoods are perceived by both residents and themselves to form a separate ‘community within the community’. ‘Town and gown’ (i.e., non-academic locals and university population) interactions are a concern because for those living within a neighborhood, thoughts of the ideal home and neighborhood are often filled with expectations of privacy, personal choice, control, and security within a defensible space. Some long-term residents of college towns may perceive students as a threat to such thoughts of the ideal home and neighborhood. Localized social and physical environmental problems, both exhibited in the presentation of properties and permeated in the local reputation of the area, can extend beyond the neighborhood to influence outsiders’ perceptions of the economic and social value of residence there. This can subsequently create concern for those who have invested, not only socially in the neighborhood and the development of a home, but also economically in property purchase and maintenance. Local residents have three areas of concern associated with student

residents in their communities: physical, social, and economical. Physical concerns consist of physical hazards resulting from neglected properties and burglary. Social concerns consist of perceived decay of a fixed and cohesive residential community. Economic concerns consist of perceived negative impact on insurance costs, house prices, and business viability.

Hubbard (2008) examined studentification in Loughborough, an English market town whose population of 55,262 at the time included 10,126 full-time students, mainly registered in courses at Loughborough University. This high proportion of students relative to long-term residents suggested that the social impacts of studentification might be more intensely felt in Loughborough than in a larger city where the proportion is typically much smaller. Student residents of Loughborough were often uninterested in contributing to local community life. The Storer Road Residents Association (i.e., an organized group of concerned locals) assembled a compilation of fifty noise complaints made after 11 p.m., which was shown on a local news station. Evidence from university towns throughout the United Kingdom suggested that residents living near student neighborhoods were more likely to report alcohol-related disturbances (e.g., noise, drunkenness, littering, vomiting, and public urination). While some Loughborough residents acknowledged the difficulty of distinguishing between student and nonstudent perpetrators, lower rates of disturbances during school breaks implicated students as a major source of such objectionable behavior. Long-term residents also claim that studentification has created traffic and parking issues in numerous streets, arguing that too many three-car households on small streets causes major problems characterized by a shortage of off-street parking.

Studentification in Athens, Georgia represents a process that could be perceived as either the downgrading of a neighborhood or the exclusionary upscaling of a community, depending on the viewer's position along the social and economic hierarchy of the city (Pickren, 2012). Instead of students living in worsening housing or student ghettos, in Athens, students drove up the costs of housing. The market dynamics in Athens at the time favored students over the working-class residents because as one local government staffer put it, "investors and landlords are interested in: . . . buying land or houses, assembling parcels and then marketing to student's parents . . . They're not too interested in whether the little lady down the street can get a mortgage to buy one of those houses. They'd just as soon see her run out so that they can buy it. Put some blue paint on it, yellow shutters and sell it to some mom and dad!"

Nakazawa (2017) suggested that relationships between students and local residents are not always as hostile as some studies describe; they vary even among cities. Student residential areas serve not only to concentrate students away from nonstudent communities but also represent the embodiment of the identifiable student way of life, which is considered a key experience for the middle-upper classes. Colleges also provide benefits to communities such as access to cultural events, entertainment, and open spaces (Vandegrift, et al., 2012).

The formation of new frontiers of studentification results in a higher level of displacement/replacement of settled residents from parts of town that have not been previously impacted by studentification (Kinton et al., 2018). This can accelerate and intensify the 'broken housing market' by extricating families from owner-occupied housings (Kinton et al., 2018).

This can further lead to higher initial prices as landlords buy-in and then to drastic decreases in prices so that students can afford to live there (Kinton et al., 2018). As a result of studentification, older adults can become displaced and marginalized (Powell, 2016). Seventy-eight percent of adults 45 years of age and older prefer to remain in their current place of residence for as long as possible (Powell, 2016). However, remaining in their homes comes with lifestyle conflicts including competition for on-street parking, an increase of trash, and the late-night party culture (Powell, 2016). If older adults leave their home, their former residences are often converted to rental properties (Powell, 2016).

House prices in 4-year college towns were found to be 2.7% higher in a study in New Jersey (Vandegrift, et al., 2012). In addition, 4-year colleges were associated with higher tax bases (Vandegrift, et al., 2012). Studentification is influenced by the other types of neighborhoods. Specifically, increases in wealthier and middle-class neighborhoods have caused students to live closer to campus because they cannot afford to live in those neighborhoods (Foote, 2017). This is an important finding as it shows that it is not just students infiltrating owner-occupied housing; it is also the other types of residences pushing students close to campus given the higher prices of the surrounding areas.

Another factor influencing buyers is their economic circumstances. Compared to previous generations, millennials, who are now the largest generation in the country's history, suffer from a number of different external forces which limit their ability to purchase homes. Barriers to millennial homeownership include: student loan debt, the 2008 housing crisis resulting in higher standards of credit scores in order to obtain mortgages, and high rent payments which make saving for a house more difficult (Choi et al., 2018). Such factors would naturally deter individuals from purchasing a home. Millennials are not the only generation that is suffering, as all generations have shifted towards rental properties due in part to the economic downturns of the 2008 housing crisis and stagnating wages (Pew Charitable Trusts, 2018).

Younger respondents have lower buying probability and are more sensitive to down payments (Fuster & Zafar, 2016). Renters are also more sensitive to down payment requirements as compared to owners (Fuster & Zafar, 2016). This may be due to perceived asset price risk. When lengths of stay in houses are short, ownership is risky, and renters may not be willing to take the risk on a house with a higher down payment (Sinai & Souleles, 2005). However, when lengths of stay are long, home ownership trades off both asset price risk and fluctuating rent risk (Sinai & Souleles, 2005). Due to rent risk outweighing asset price risk, demand for owning is increased for longer horizons (Sinai & Souleles, 2005). Greater housing market volatility also increases demand for owning (Sinai & Souleles, 2005). This is also confirmed in that expectations of year-ahead rent inflation and improvements to financial situation increased probability of buying for renters (Fuster & Zafar, 2016).

For landlords, there are many things to consider when renting to college students. Such benefits of renting to college students include built-in demand, higher rental yield, lower expectations, and consistent income (Merrill, 2020). However, there are also risks associated with renting to college students. These risks include property damage, higher turnover rate, inconsistencies in receiving rent on time, and varying local regulations for renting (Merrill,

2020). Another risk that can result in money loss is partial renting meaning that, for example, only three out of four rooms are occupied by renters (Kinton et al., 2016). If landlord incentives do not work to recruit new renters, houses remain vacant. Research shows that if a house is vacant at the beginning of the year, it is likely to remain vacant for at least a year (Kinton et al., 2016). That being said, de-studentification occurs when there is an oversupply of student accommodation.

Another concern that landlords and city officials need to consider is the health ramifications of renting houses in multiple occupation (HMO; Barratt et al., 2012). HMOs are houses that contain residents from more than one household, within which residents share basic amenities (Barratt et al., 2015). In addition to the physical health safety regulations that come with managing any property, HMOs have been shown to negatively impact the mental health of their occupants, ranging from a lack of social support that renters receive from fellow tenants to feelings of non-control and insecurity stemming from poorly maintained living areas (Barratt et al., 2012). While such concerns have typically been exclusively examined in European countries, our similarities in culture suggest that a similar effect can be found in the US. Landlords and cities must be vigilant and willing to act in the face of mental health problems, or else both they and their tenants will suffer the consequences.

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Mt. Pleasant



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Mount Pleasant Rental Property Owner Focus Groups Technical Report

Project Conducted for:

The City of Mount Pleasant, MI

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Executive Summary

BACKGROUND

- Two focus groups were conducted on November 5, 2021, with nine rental property owners and one Central Michigan University administrator in attendance.
- Project Goals:
 1. Gather information from rental property owners on what incentives would motivate them to sell or reduce the occupancy of detached home rentals.
 2. Learn about rental owners' perceptions of the rental market in Mount Pleasant and, if they see it changing, their thoughts on how to adapt to it.
 3. Be a springboard for new ideas regarding the improvement of student rental areas just north and south of High Street.
 4. Gather ideas for improving the cultural and economic vitality of Mount Pleasant and assessing partnerships to help achieve those ends.

FOCUS GROUP RESULTS

Incentives for Selling Property

- The only incentive that rental property owners suggested may motivate them to sell their rental properties is if the City were to purchase the properties based on their valuation as income properties.
- Property owners noted that it is unlikely that a family would want to be the first to purchase a home in an area surrounded by student rentals, and that the remodeling costs to convert a student rental to a single-family home would be prohibitive.
- It is the opinion of most focus group members that unless the city respects and considers rental property owners' concerns and opinions, it will be hard to work together.

Rental Market Perceptions

- Low CMU student enrollment is a citywide economic concern due to the strong influence of student rentals in Mount Pleasant's housing market. The focus group members believe the low enrollment is a result of high tuition rates and the University's two-year on-campus housing requirement.
- Focus group members believe families want larger, newer homes rather than smaller, older homes converted from student rentals to single families.

Improving student rentals around High Street

- Participants believe that the current zoning and tax policies prevent improvements from being made to properties that could attract single-family occupants.
- Participants believe that Mount Pleasant needs to have a solidified identity with a more welcoming stance towards students.

Improving Mount Pleasant via Partnerships

- Focus group members believe that there should be greater job opportunities in Mount Pleasant for recent CMU graduates.
- Focus group members believe that the City needs to bring in more local businesses to attract people to live in Mount Pleasant.

Background and Project Goals

In 2020, graduate students enrolled in Professor Stephen Colarelli's graduate seminar in organizational change and development at Central Michigan University surveyed property owners on behalf of the Mount Pleasant City Commission to learn about their opinions on reducing the number of rental homes in Mount Pleasant and increasing the number of single-family homes. The City Commission is interested in increasing the amount of owner-occupied housing within the city. In order to create a more flexible and resilient housing market in the long term, it is necessary to understand the perceptions and motivations of rental property owners, especially owners of single-family homes with rooms rented out to students. As such, the current project seeks to expand upon last year's project with the following goals in mind:

- Gather information from rental property owners on what incentives would motivate them to sell or reduce the occupancy of detached home rentals.
- Learn about rental owners' perceptions of the rental market in Mount Pleasant and, if they see it changing, their thoughts on how to adapt to it.
- Be a springboard for new ideas about how to improve the student rental areas just north and south of High Street.
- Gather ideas for improving the cultural and economic vitality of Mount Pleasant and assessing partnerships to help achieve those ends.

To gather information relevant to the goals of the project, rental property owners and CMU administrators were invited to participate in focus groups.

Focus Group Demographics & Methods

Thirty-one individuals (18 landlords with large rental property portfolios, ten landlords with small property portfolios, and three CMU representatives) were invited to participate in focus group sessions via email. Ten individuals in total attended one of two sessions. The first focus group was comprised of four people: three rental property owners and one CMU administrator. All four participants were men. The second focus group was comprised of six people, all rental property owners. These six participants included three men and three women. All focus group participants in attendance for both sessions were White. Most of the participants have large rental property portfolios.

Focus groups were led by a graduate student, facilitating the discussion. Each focus group session lasted about 90 minutes. There were also one or two assistant facilitators and a note-taker who transcribed all statements made in the session. To assist with the transcription process, audio

recordings were taken to supplement notetaking; these were destroyed after the transcription process. Participants were informed that their contributions to the discussion would remain anonymous. Six questions were asked by focus group facilitators to prompt conversation among participants about the current state of Mount Pleasant's housing market. These questions (see Appendix A) were developed through collaboration between the project team and City Planner Jacob Kain. These questions targeted three key areas of interest: (1) The current student rental market, (2) how rental property owners perceive the housing market's prospects, and (3) potential incentives for property owners to sell to families or reduce rental house occupancy. Pamphlets (see Appendix B) containing information regarding examples of successful community partnerships, CMU enrollment projections, and the 2019 Mount Pleasant housing report were distributed among participants.

Results

Focus Group Content

Results of the focus groups will be discussed in terms of the four main purposes of this report and organized by common themes, which arose in the focus group sessions. Each main point is supported by specific quotes from the focus groups highlighted in blue. All statements in quotations represent an opinion expressed by a participant in the focus groups.

Overall, rental property owners believe that there needs to be better opportunities for communication and cooperation between the City, CMU, and rental property owners. They believe that making improvements to properties that would allow for single families could not be done under the current zoning and tax policies.

Additionally, they believe that the City needs to develop an identity and work to develop businesses downtown if the City would like to attract single-family homeowners. Low enrollment at CMU is also a concern of the rental property owners.

Incentives that Would be Attractive to Rental Property Owners for Selling or Reducing Occupancy of Students in Detached Home Rentals.

Incentives

- The rental property owners do not believe that the City could provide any attractive incentives for selling their rental properties—other than the City purchasing their properties based on their valuation as income properties.
- The rental property owners believe it is unlikely that a family would want to be the first to purchase a home in an area surrounded by student rentals, and that the remodeling costs to convert a student rental to a single-family home would be prohibitive.

“If there’s eight houses on the block, and the city wants to convert eight of those from student possibly or a mixture, who’s going to buy **the first house that still has seven student rentals next to them?** Well, you hope and pray that those get converted... I’ll be honest, I wouldn’t want to live next to [students]. And between seven student rentals you hope and pray that they get converted.”

“The city has made it so difficult it is actually impossible to build that kind of housing. [The Commission will] say in front of everyone, ‘we want these young professionals, we want this, we want that.’ And you’re right, they can’t afford a house yet, but they can afford a nice rental, but the city won’t let me build any more of those. And if you do, you have to be owner occupied and it’s a little of what we said earlier, they are kind of talking one direction and they’re doing another direction and their making it impossible to pull that young recent graduates to this area with affordable housing. Nice affordable housing. You can’t build it and you can’t do anything with it anymore.”

Building an Identity and Collaboration among the City, CMU, and Rental Property Owners

- Focus group participants believe that before initiating formal action, the *City of Mount Pleasant needs a clear vision for its identity*. The question is: does the City want to be a university community or not; if not, what are the other alternatives?
- Focus group participants believe the Saginaw Chippewa Indian Tribe and CMU students are fundamental to making Mount Pleasant what it is, but they believe that these groups are not a priority of the City Commission.
- The focus group participants mentioned that CMU created a liaison committee to improve collaboration among the city, the university, and the business community, but that no concrete actions or projects emerged from this group.
- It is the opinion of most focus group members that unless the city respects and considers rental property owners’ concerns and opinions, it will be hard to work together. They feel that the city does not respect them.
- Rental property owners in focus group meeting agreed they are “not trying to force families out and force students in, contrary to the City’s belief.” Rental owners’ perceptions are that this stems from the City’s distrust in the rental property owners.
- Focus group participants believe that low student enrollment and residential market conditions in Mount Pleasant are relevant issues because both contribute to increases in vacancy rates. However, they also believe the City and CMU view themselves as separate entities and that it will be important to find solutions collectively and take action.

"It also goes to a bigger issue in my mind: does the City of Mount Pleasant want to be a university community or don't they?... I think the city needs to decide whether they want to be in the university community or not."

"I think that's one of the biggest problems...There is no more partnership between the City and Central. They almost view themselves as separate entities. As the city has set themselves up here with the decline of Central's enrollment, they don't realize how they play a part in that, nor do they care. They're so focused on 'well we're going to shut this area down for student rentals and we're going to do this'."

"It just feels like between CMU, the City of Mount Pleasant, and the Tribe, they need to all work together in our community to make it the best possible. Have good relationships. Have open lines of communication. Get things done. Bring new projects."

"And I think the Commission understands, the key is that we are all vested. We all want it to work. We all want it to do improvement and draw numbers of crowds. Selfishly because maybe our incomes would go back up. But more importantly the city is going to keep on going downhill unless you can pull that younger generation in."

"And I'm willing to do whatever to do my part to change this train around. But I don't know how to fix it completely. I have a fixer mentality to do my part, but I'm sure with everybody in this room, they're the same way. They wouldn't be here today. But we're in a situation where we need to do something."

Rental Owners' Perceptions of the Current Rental market in Mount Pleasant and Their Thoughts on Adapting to Any Changes They See

Low Enrollment Trends

- Property owners believe they have a vested interest in the community, university, and City. Focus group participants agree that without partnership among these groups, as well as with the Saginaw Chippewa Indian Tribe, Mount Pleasant will suffer economically.
- Low CMU enrollment is a concern for both the university and the City. Some rental property owners perceived/believed that students do not want to attend CMU because of *high tuition rates and the two-year on-campus housing requirement*.
- Some focus group members mentioned that as student enrollments decline, they might be forced to rent to more problematic older adults.

"Kids aren't considering CMU because of two things: One is the tuition rate and the other is the fact that they want them to live in the dorms for two years. That's got to go."

"And since I accepted the money and I couldn't move her [a problematic tenant] out, I had to file for eviction again.... Then I have all this mess to clean up. ... It's horrible, I am so ashamed of it. *And that's a family*. I have never had a problem with [students]. Students, you tell them to clean it up, they clean it up."

Perceptions Regarding the City Commission's Agenda

- Focus-group members believe the City Commission is not supportive of college students and the business community. For example, several participants believe that the city has gained a reputation for disliking college students.
- It is also the opinion of focus group members that the City Commission is trying to become a special interest group in which people with no expertise in certain areas can unanimously make decisions without hearing from others who are knowledgeable stakeholders.

"Yeah I remember those numbers. It was 106 against and 6 for, and they passed it anyway. And with both the City Planning Commission and the City Commission. It was the same situations. This was not an issue that was pushed from the community; this was pushed from the City Commission. What was ... disappointing [was]... they ignored everyone."

"Three hours into the meeting, the line out the door. Thanks for the input. Boom. We're voting the other way. That's basically what it was: a slap in the face for everyone going to those meetings."

"I was fortunate enough to talk to a lot of students. They don't feel liked in this town anymore...I can almost say 100% of the kids I talked to don't feel like they're welcome in this town anymore. It's almost like the city doesn't want them here is the feeling that they had that they were telling me. It's like 'you know we're here. We are paying lots of money. If we're not wanted, then we'll go somewhere else'."

Market Trends in Mount Pleasant

- According to the participants, the student rental market is lagging.
- Rental property owners indicated that they have already reduced the total number of tenants in individual properties due to a lack of applicants. When prompted during focus group questioning, rental property owners did not feel that they had any options for responding to the decline of potential renters in the area, other than – in some cases – to rent to non-students.
- According to the participants, the housing demand from families is mainly for larger, newer homes, with multiple bedrooms and bathrooms, and with a large lot. Thus, they believe there is unlikely to be a market for older student rental homes with none of these features to be converted to single-family use.

“It wasn’t students that forced families out of [these] neighborhoods [north and south of High street]. It was a natural progression. [Now, family home buyers want] a bigger house, a bigger place. So, what happened? It’s a natural progression. [Most home buyers] don’t want to live in the small homes that people lived in 60 years ago.”

Ideas on How to Improve Student Rental Areas Just North and South of High Street.

Addressing Zoning and Tax Policy Issues

- Focus group participants perceived that many of the City's zoning ordinances prevent prospective renters and buyers from having choices. For example, if the City says garages need to be a certain height, people who want a bigger garage may look elsewhere.
- One rental property owner stated that many young adults (e.g., young couples) cannot afford to purchase houses, but they can afford nice rental properties (such as a duplex). However, focus group participants perceive that the City prevents rental property owners from developing properties for these individuals by strict zoning policies, which are difficult to navigate.
- Rental property owners are reluctant to invest in properties because they are not sure they will get that money back with the current zoning, so properties sit and become run down.

“To build strictly a residential house in the city compared to exactly the same house outside of the city limits, it was about 14 to 18 thousand dollar difference for the exact same house due to the city permits, regulations, and all the changes in codes....”

Improving the Culture and Economic Vitality of Mount Pleasant and Assessing Partnerships to Help Achieve Those Ends

- Participants mentioned that *other universities* (e.g., MSU, GVSU) are in areas that provide job opportunities after graduation. They believe that the Mount Pleasant area has fewer economic opportunities for recent CMU graduates.
- Participants believe that enrollment at CMU needs to be stabilized; once this occurs, rental property owners will have a better sense of where and what to build.

“It’s like night and day [when you compare business development activity in Mount Pleasant to] Clare, Alma, and Midland...Our local city government doesn’t get that it is small businesses that really drive this community.”

“Yeah, [in other cities], they want to get projects done. And that’s not the attitude here: they say ‘nope, this is how you do it, or else you don’t do it. We don’t care.’ We recently did a development in Traverse City where we took it to the commission in one meeting and they said ‘hey, can we help you offset some of the costs on your water tap in this apartment building? We’ll take the payment over a period of ten years instead of whacking you with [all costs up front]. We try to develop projects.’ So there [in Traverse City] it’s like ‘how do we work with this person to develop properties so we can create a tax base.’ There’s no sense of that here [in Mt. Pleasant].

“Like Michigan State and Grand Valley...there’s a community outside of the university that draws those kids to jobs, which we don’t have. Those kinds of things matter.”

Examples of Successful Partnerships

The following examples of partnerships should serve as examples of how beneficial partnerships can be in improving different aspects of a community, which are covered in a wide array of different types.

University of Pennsylvania & Philadelphia Community Partnership

In 1992, the Netter Center for Community Partnerships was founded by Ira Harkavy to help improve, specifically, the community of West Philadelphia. This was created in part due to the “toxic” climate that existed in West Philadelphia in the 1960s and ‘70s, which demanded involvement in things outside of the school system. The core mission of the Netter Center has been the use of academically based community services to help improve the physical community as well as improving education. One example where this can be seen is a lecturer in the Department of Earth and Environmental Science, Richard Pepino, who would teach his students about the epidemiology of lead poisoning, the pathways of its exposure, and methods for community outreach and education. The students then would engage local

middle and high schoolers in exercises that measure lead exposures in neighborhood soil samples. After this, the students would then apply environmental research to assess lead poisoning risks in their homes from old paint and other sources. Without this partnership, knowledge of the dangers that exist around them may not have been noticed and consequently would not have been fixed.

Not only does the Netter Center help the community improve with academic programs, but also helps with University-Assisted Community Schools (UACS). Nine West Philadelphia schools so far are assisted by Netter Center programs. These programs assist them through the University of Pennsylvania, providing them with academic, human, and material resources during the school day, after school, in the evenings, on Saturdays, and in the summer. Site directors who are a part of the Netter center collaborate with each school and its community so that they can determine activities that best serve their specific needs and interests. Through collaborations with the community, there can be greater contributions to both the community and the school, promoting powerful learning and discovery.

Another partnership that was conducted between the University of Pennsylvania and the city of Philadelphia has been in the form of the White House's Metro Lab Network. This initiative aims to improve urban infrastructure and foster equitable development within cities. Much like through the Netter Center, the University will be able to identify and implement real world solutions to improve Philadelphia. The benefit of research universities assisting the community is that they have the physical and human resources to help cities with complex urban challenges through research, development, and deployment of innovative projects, all while keeping them at lower costs. An example of this partnership is in predicting fire risk for the city. This was accomplished by building a geospatial risk prediction model to estimate building fire risk for every property citywide. After this was conducted, they were then able to integrate the predicted risk with fire hydrant locations to create a tool that the fire department can use to allocate its limited hydrant inspection resources. Utilizing these two programs, the partnerships between the University of Pennsylvania and Philadelphia were able to not only create a safer and more appealing environment for those in the community, but also benefit the university through allowing students the experience of applying what they are learning to real world problems.

Grand Rapids Community Partnership

Within the city of Grand Rapids, the Downtown Grand Rapids Inc. (DGRI) is responsible for city building and place-management in the urban core of the city. Since its beginnings in 2013, DGRI has acted as the singular management entity for the combined operations of the Downtown Development Authority, the Downtown Improvement district, and the Monroe North Tax Increment Finance Authority. On top of the boards of directors that have been appointed by the mayor to oversee the unique operations of those three entities, the DGRI is also guided by a Board of Advisors and five separate alliances comprised of citizen volunteers that help guide DGRI's work and investment. Within all groups, DGRI actively engages more than 100 individuals from metro Grand Rapids in the decision-making flow of the organization's fiduciary boards, advisory alliances, and project steering committees.

This leadership network ensures DGRI to bring together people with different knowledge, perspective, and experience to solve problems, identify opportunities, and support directly the day-to-day work of improving Grand Rapids' downtown neighborhoods. In 2018, a major example is the leveraging of public resources. During the fiscal year of 2018, DGRI invested more than \$1.33 million in public space design, beautification, and other infrastructure projects. This investment then leveraged more than \$6.3 million of public funding to support the projects, all achieving a return of \$4.68 for every DGRI managed dollar that was invested into public facilities. Another achievement that was reached through this partnership is through understanding the perceptions of Downtown Grand Rapids as welcoming and inclusive. As the community in Downtown has grown increasingly diverse, it must be able to evolve to appeal to and serve a variety of diverse interests to continue strengthening its economy and culture. By partnering with the Johnson center at Grand Valley State University, they were able to poll public opinion and measure community perception on this metric. Through this 2017 survey, they found that 65% of the residents felt either "very welcome" or "somewhat welcome" in Downtown Grand Rapids. Using these data, DGRI is able to understand how appealing or unappealing the area is so that they can respond with improvements to increase that score back to where it needs to be. The final example of DGRI's work that will be mentioned is the percentage of tree canopies within Grand Rapids. DGRI wanted to focus on this project due to trees delivering a tremendous "bang for your buck." The reasons that a healthy urban forest is remarkably valuable is due to the benefits of producing oxygen, encouraging walking, filtering out air pollution, slowing down traffic, absorbing rainwater and noise, improving property value, and reducing people's stress levels. Due to the work of the partnerships created, DGRI and partners in FY 2018 planted 201 trees and moved the Downtown tree canopy from 5.6% to 6.5%. While this has not quite reached their goal of 10% tree canopy, this is a good start to reach this goal as they continue to plant about 2,000 more trees.

University of Chicago

The University of Chicago, through the use of their Office of Civic Engagement, builds partnerships within local areas around the university.

The partnerships invest time and resources into five key aspects: public safety within the neighborhoods, K-12 education, community health, economic opportunity and entrepreneurship, civic infrastructure, and arts and culture.

Hayesville, North Carolina

Hayesville was a fading town in North Carolina until the start of community partnerships began with the Clay County Communities Revitalization Association.

Promoted, developed, and uplifted the places and experiences that residents and visitors could connect to, boosting economic opportunities throughout the area.

Includes attractions from forests and sacred Cherokee sites to the music and heritage of Appalachia.

Has led to the creation of 15+ miles of biking trails, development of several Cherokee heritage sites and an annual festival, a complete overhaul of the town square and preservation of the historic county courthouse, and a summer concert series.

Accomplished through a series of partnerships with federal and local governments, communities, businesses, landowners, land trusts, and NGOs

Pickens, South Carolina

In 2011, the Pickens Revitalization Association (PRA) was created as an economic development partner for the City of Pickens to help improve the local communities, which later became Ascend Pickens Inc.

Uses the Main Street Four-Point Approach as a unique economic development tool to revitalize their districts by leveraging local assets – from cultural or architectural heritage to local enterprises and community pride.

Works alongside the city to empower the Pickens community with the skills, knowledge, tools, and organizational structure necessary to revitalize Pickens into a vibrant center of commerce and community.

PRA has been involved in several projects from beautification downtown, development of the amphitheater, Doodle trail and Doodle Park, to coming alongside businesses and shepherding them through the process of locating in Pickens using their Business Assistance Guide.

Its mission is to create jobs, enhance community character, promote events and activities, and form many partnerships to continue improving the community.

Fairfax County Redevelopment and Housing Authority

The Fairfax County Redevelopment and Housing Authority and the Department of Housing and Community Development create increased opportunities throughout Fairfax County for housing that is affordable, particularly for people with low to moderate incomes.

It achieves this goal through three main activities:

- Develop, rehabilitate, and preserve affordable housing communities.
- Contribute to the financial investment of private and nonprofit development, rehabilitation, and preservation opportunities.
- Encourage the inclusion of affordable units within market housing projects through County policies.

Warr Acres, Oklahoma

Created a partnership between the city and the community to improve the safety and quality of life for its citizens and businesses and encourages economic growth by developing a town center and a revitalization of the town center.

Accomplishing this using a five-phase plan:

- Dramatically improve infrastructure
- Create a business-favorable atmosphere
- Beautification of NW 50th street and Macarthur Boulevard
- Town center revitalization project
- Partnerships with multiple entities

Stratford, Ontario

The advisory committee to the city council is mandated to:

- Foster civic pride, environmental protection, and beautification, through community participation.
- Improve the tidiness, appearance and visual appeal of neighborhoods, parks, open spaces and streets.
- Focus on environmental awareness and preservation of heritage and culture.
- Co-ordinate a host program as required.
- Be financially sustainable.

Works with many community partners to improve the community including the City of Stratford Parks Board, the Energy and Environment committee, the Stratford City Centre Business Improvement Area, as well as many others.

Appendix A: Focus Group Questions

1. What are your concerns with the property and rental markets in Mount Pleasant?
2. Do you notice any trends that are impacting your operations?
3. What incentives might motivate you to sell your properties to families or reduce the number of occupants per rental house?
4. What steps are you taking, or might you consider taking, in response to ongoing lower levels of enrollment at CMU?
5. Do you see any opportunities to respond to the current and future changes in the market?
6. Have you ever considered partnerships with CMU, the city, or other businesses? What would motivate you to consider partnerships?

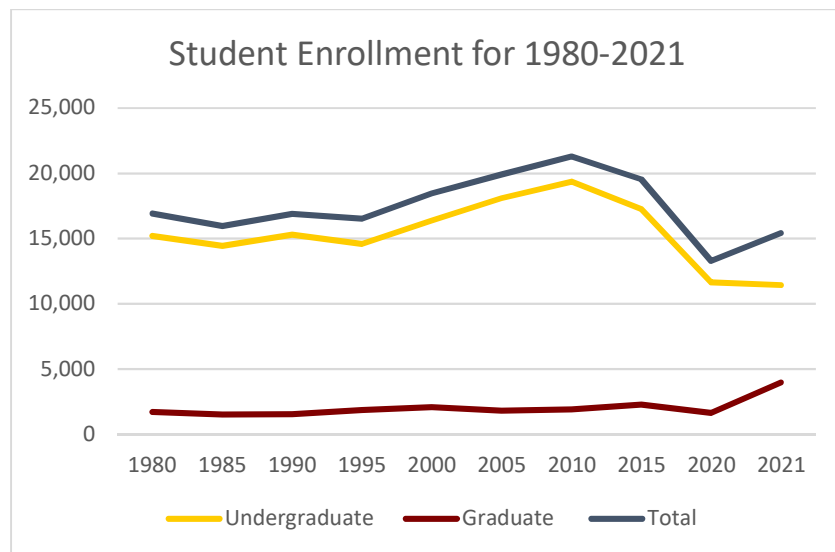
Appendix B: Focus Group Information Pamphlet

City of Mount Pleasant Rental Housing Information



November 5th, 2021

Past and Current CMU Student Enrollments



Data for past enrollment through 2020 are provided by the University's Academic Planning & Analysis Office and listed on its official website. Data for the fall of 2021 were recently reported by Bob Davies, CMU President, in an email and follow-up report posted by *Central Michigan Life*. The declines in student enrollment in 2010 began because of demographic changes (fewer 18-year-olds). The sharp decline that began in 2020 is likely due to the pandemic. President Davies noted that while the University is attempting to address decreasing enrollment, the University is anticipating lower enrollments over the next five years.

Mount Pleasant Housing Report: 2019

Existing Housing Stock

Approximately 8,300 housing units in the city: not including on-campus housing, short- or long-term care facilities, or homeless shelters.

Unit type: multi-unit complex (43%), single-unit Houses (40%), duplexes (9%), and others (9%)

Owner-Occupancy Status

Owner-occupancy rate dropped from 57.2% to 34.3% between 1950 and 2000.

Since 2000, owner-occupancy rate has remained relatively steady.

Owner-occupancy rates across all neighborhoods: east of Mission Street & southwest (south of High, north of Broomfield, and west of campus) have owner-occupancy rates between 83-91%, whereas houses between campus and downtown for 58% and 63% for Westside.

The Influence of Central Michigan University

Approximately half of the City's 25,711 residents (2017 U.S. Census estimate) are students enrolled in higher education. Of those, approximately 13,000 resided in the city—half living in on-campus housing and half residing elsewhere in the city.

The influence of Central Michigan University (CMU) on the local housing market has contributed to a generally low owner-occupancy rate and the frequency of unit turnover from tenant to tenant.

Owner-occupancy declines between 1950 and 2000 in Mount Pleasant correspond with student enrollment growth at the university and the development of most of the multi-unit complexes in the city.

Housing Unit Composition

CITY OF MT. PLEASANT HOUSING UNITS, JUNE 2019

Dwelling Type	Dwellings	Units	% All Units	Principal Residence Exemption Status		Rooming Status*	
				Units	%	Units	%
House	3,301	3,301	40%	2,459	74%	120	4%
House + ADU	54	108	1%	38	35%	18	17%
Duplex	365	710	9%	92	13%	128	18%
Triplex	59	177	2%	6	3%	60	34%
Fourplex	31	124	1%	-	0%	36	29%
Multiplex	17	115	1%	-	0%	13	11%
Townhouse	9	66	1%	-	0%	63	95%
Live/Work	1	1	0%	-	0%	-	0%
Mixed Use	53	129	2%	2	2%	10	8%
Multi-Unit Complex	601**	3,572	43%	275	8%	1,695	47%
TOTAL UNITS	3,890	8,303		2,872	35%	2,143	26%

*Rooming status indicates a dwelling unit licensed for occupancy by 3 or more unrelated individuals.

**601 dwellings in 67 distinct multi-unit complex developments

CITY OF MT. PLEASANT HOUSING UNITS BY TYPE BY NEIGHBORHOOD, JUNE 2019

	CBD	East	North Central	North east	South Central	South east	South west	West
House	18	406	279	382	554	443	386	837
House + ADU	-	8	24	10	52	2	-	10
Duplex	16	44	52	38	270	42	56	192
Triplex	9	3	36	6	120	-	-	3
Fourplex	4	-	20	12	76	-	4	8
Multiplex	6	-	11	8	63	17	10	-
Townhouse	-	-	-	3	43	20	-	-
Live/Work	-	-	-	-	-	-	-	1
Mixed Use	88	2	3	9	15	6	-	4
Multi-Unit Complex	114	-	-	61	219	2,137	877	164
TOTAL UNITS	255	463	425	529	1,412	2,667	1,333	1,219
% Missing Middle	14%	12%	34%	15%	44%	3%	5%	18%
% House	7%	88%	66%	72%	39%	17%	29%	69%
% Rooming	7%	0%	3%	1%	36%	38%	33%	1%
Mean Year Built	Insufficient data	1958	1906	1960	1917	1987	1973	1953
% Principal Residence Exemption	4%	79%	52%	65%	25%	23%	30%	49%
% Principal Residence Exemption, Houses Only	44%	84%	72%	83%	58%	87%	91%	63%
Est. Population*	616	1,119	1,027	1,279	3,413	6,446	3,222	2,946

*Calculated using an average of the owner and rental occupied household size from the 2017 ACS Estimates multiplied by the number of dwelling units per district. Does not include individuals living in institutional settings, including students residing in on-campus housing.

COVID EMERGENCY RENTAL ASSISTANCE (CERA)



UP TO 12
MONTHS
OF RENT
ASSISTANCE

WATER, SEWER,
GAS, ELECTRICITY,
AND INTERNET
ASSISTANCE

Are you behind on rent? MSHDA has federal funds available to help tenants facing pandemic-related hardships.

The **COVID Emergency Rental Assistance (CERA)** program provides rental and utility assistance for residents who fell behind due to COVID-19. If you or someone you know is behind on rent or utilities, or in court for eviction, there may be resources to help.

TO START THE PROCESS GO TO WWW.MICHIGAN.GOV/CERA

LEARN MORE AT
UWGIC.ORG/CERA

APPLY NOW AT
MICHIGAN.GOV/CERA

525 N. STATE ST., ALMA, MI 48801 | (989) 462-0155 | EVICTIONS@UWGIC.ORG

NEIGHBORHOOD ENTERPRISE ZONE (NEZ)

The Neighborhood Enterprise Zone (NEZ) Program was established by Public Act 147 of 1992, as amended. The program provides a tax incentive for the development and rehabilitation of residential housing. A qualified local unit of government may designate one or more areas as a NEZ within that local unit of government. The program was established to spur the development and rehabilitation of residential housing in communities where it may not otherwise occur. The program also encourages owner-occupied housing and new investment in communities.

WHO IS ELIGIBLE TO APPLY?

A qualified local unit of government, as defined under Section 2 of the Obsolete Property Rehabilitation Act 2000 PA 146, or a county seat.

HOW DOES IT WORK?

A community will reduce the taxes on property for up to 15 years in designated areas to promote the revitalization of those neighborhoods. Developers and owners must first seek approval for the NEZ benefits before starting a project. There are three different types of projects that can be undertaken in an NEZ:

- A homestead facility is defined as an existing structure, purchased by or transferred to an owner after December 31, 1996, that has as its primary purpose residential housing consisting of one or two units, one of which is occupied by an owner as their principle residence and that is located within a platted subdivision.
- A rehabilitated facility is defined as an existing structure or a portion of an existing structure with a current true cash value of \$80,000 or less per unit that has or will have as its primary purpose residential housing consisting of 1–8 units.
- A new facility is defined as a new structure or portion of a new structure that has as its primary purpose residential housing consisting of one or two units, one of which will be owner occupied as a principal residence. This definition includes a new individual condominium unit, in a structure

with one or more condominium units, that has as its primary purpose residential housing which will be owner-occupied as a principal residence. Except when project meet ALL of the following items, a new facility does not include apartments:

- > Rented or leased or is available for rent or lease.
- > A mixed use building or located in a mixed use building that contains retail business space on street level floor.
- > Located in a qualified downtown district (DDA, PSD, or boundaries identified by the local government in an area zoned and primarily used for business).

WHAT IS THE PROCESS?

Note: The following steps are offered as general guidelines only and the legislation should be reviewed by local officials prior to starting the designation process.

Local Government Process to Designate a NEZ

1. The governing body of a qualified local unit of government by resolution may designate one or more NEZs within that local governmental unit. The NEZ must contain, at a minimum, platted parcels of land and the land must be compact and contiguous. Minimum number of parcels and maximum percent of acreage vary depending on type of designation.
2. Written notice is provided to the assessor and to the governing body of each taxing unit not less than 60 days before passing the resolution designating a NEZ.
3. The governing body makes a finding that the proposed NEZ is consistent with the master plan, neighborhood preservation and economic development goals of the local governmental unit.
4. The governing body adopts a statement of the local unit of government's goals, objectives and policies relative to the maintenance, preservation, improvement and development of housing for all persons regardless of income level living within the proposed NEZ.

5. The governing body passes a housing inspection ordinance that, at a minimum, requires that before the sale of a unit in a new or rehabilitated facility for which a NEZ certificate is in effect, an inspection is made of the unit to determine compliance with any local construction or safety codes and that a sale may not be finalized until there is compliance with those local codes.
6. The governing body holds a public hearing not later than 45 days after the date the notice is sent but before acting upon resolution.
7. Assessor determines and furnishes the governing body the amount of true cash value of the property located within the proposed NEZ and any other information considered necessary by the governing body.
8. The clerk of the governing body notifies the state tax commission of resolution passage, including a copy of the resolution and a listing of each parcel located in the NEZ, showing parcel code numbers and addresses.

Owner/Developer Process for Obtaining a NEZ Certificate

1. An owner or developer (or prospective owner or developer) of a proposed new facility or proposing to rehab property in a NEZ files an application for an NEZ certificate with the clerk of the local government. The application must be filed BEFORE a building permit is issued for the new construction or rehabilitation of the facility, unless they qualify for the exceptions provided for in Section 4 (2) of the Act.
2. An owner/developer obtains a building permit and submits a copy to the local unit of government.
3. Upon project completion, the property owner must submit to the local unit of government the following:
 - > *New Facility/ Homestead Facility*—certificate of occupancy and/or an affidavit executed by the owner affirming that the facility is occupied by the owner as a principal residence.
 - > *Rehabilitated Facility*—an affidavit executed by the owner affirming that the facility is occupied

by the owner as a principal residence, a certificate that the improvements have met the minimum cost requirements and the local building code standards issued by the local building inspector, and a certificate of occupancy if required by the local building permits or codes.

4. The local government will forward an application approved by resolution and the appropriate documentation (building permit, resolution contractor estimates, legal description and parcel number) to the state tax commission within 60 days of receiving it.
5. The State Tax Commission will issue a certificate to the applicant if it is determined that the facility complies with the NEZ program requirements within 60 days of receipt of the complete application from local government. Copies of the certificate will be sent to the applicant, assessor's office and each affected taxing unit.

Rehabilitation Cost Requirements

1. Improvements, if done by a licensed contractor, are estimated at more than \$5,000 per owner-occupied unit or 50% of the true cash value (whichever is less), or \$7,500 per non-owner-occupied unit or 50% of the true cash value (whichever is less).
2. If the owner proposes improvements that would be done by the owner, the cost of the materials must be in excess of \$3,000 per owner-occupied unit or \$4,500 per non-owner-occupied unit. Improvements estimated by the owner should not include the cost of labor.
3. These improvements must bring the structure into conformance with minimum building code standards. A rehabilitated facility does not include a facility rehabilitated with the proceeds of an insurance policy for property or casualty loss.

NEZ Certificate

1. The NEZ certificate becomes effective December 31 of the year the new facility or rehabilitated facility is substantially completed and for a new facility occupied by an owner as a principal residence.

OR—If a new facility is substantially completed in a year but is not occupied by an owner as a principal residence until the following year, upon the request of the owner, the effective date of the NEZ shall be December 31 in the year immediately preceding the date of occupancy by the owner as a principal resident.

OR—Upon the request of the owner, the effective date of the NEZ for a rehabilitated facility shall be December 31 in the year immediately preceding the date on which the rehabilitated facility is substantially completed.

2. Certificates are effective for up to 15 years, depending on the local government unit and the type of project.
3. A certificate can be transferred to succeeding property owners within the 12 years provided that the new owner meets the NEZ requirements for the program.
4. A certificate expires if an owner fails to complete the filing within two years after the certificate is issued.
5. A certificate is automatically revoked if any one of the following exists:
 - > The new facility is no longer a homestead or residential facility.
 - > The NEZ tax is not paid or property tax is not paid.
 - > If the state tax commission is notified that the structure is not in compliance with local construction, building or safety codes.
6. Requests for certificate revocation must be made to the State Tax Commission.

NEZ Tax

1. The NEZ tax is levied on NEZ certificate holders in place of ad valorem real property taxes on the new or rehabilitated facility (not on the land on which the facility is located). The property taxes levied on the land will continue to be collected as they would without the NEZ designation.

2. The NEZ tax is an annual tax payable at the same time, and in the same way, taxes under the general property tax act are collected.
3. Until paid, the NEZ tax is a lien on the real property upon which the new facility or rehabilitated facility subject to the certificate is located.
4. School taxes are reimbursed by the state.

New Facility Property Tax Calculation

- *Financial Residence Property*—Apply one-half of the previous year's state average principal residence millage rate to the value of the facility.
- *Non-Principal Residence Property*—Apply one-half of the previous year's state average non-principal residence millage rate to the taxable value of the facility
 - > The NEZ tax on new construction attached to an existing facility will only apply to the addition. The rest of the facility will continue to be assessed regular property taxes.

Rehabilitated Facility Tax Calculation

- Apply the current total millage rate to the previous year's taxable value of the rehabilitated portion of the facility (not including the land).

WHY WOULD A COMMUNITY WANT TO ESTABLISH A NEZ?

A Neighborhood Enterprise Zone provides a tax incentive for the development and rehabilitation of residential housing and to spur the development and rehabilitation of residential housing in communities where it may not otherwise occur. A NEZ also promotes neighborhood revitalization, encourages owner occupied housing and new investment by lowering property taxes.

SUPPORTING STATUTE

Public Act 147 of 1992, as amended