

**Mt. Pleasant Planning Commission  
Minutes of the Regular Meeting  
June 6, 2024**

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

Present: Devenney, Friedrich, Haveles, Hoenig, Irwin, Liesch, Ortman  
Absent: Kingsworthy, Nicholas

Staff: Manuela Powidayko, Susan Tham

**II. Approval of the Agenda:**

Motion by Friedrich, support by Haveles to approve the agenda.

Motion approved unanimously.

**III. Approval of the Minutes:**

**A. May 2, 2024 Regular Minutes**

Motion by Ortman, support by Haveles to approve the minutes from the May 2, 2024 regular meeting as presented.

**B. May 2, 2024 Work Session Minutes**

Motion by Irwin, support by Haveles to approve the minutes from the May 2, 2024 work session as presented.

Motion approved unanimously.

**IV. Zoning Board of Appeals report for January:**

Commissioner Haveles reported that the ZBA did not meet in May.

**V. Communications:**

Powidayko reported that there were no communications to report.

**VI. Public Hearings:**

**A. SUP-24-07 – 1004 S. University** – Lary Sheffert – Request for Special Use Permit for multiple-family dwelling (conversion from a three-unit to a four-unit building).

Powidayko introduced SUP-24-07, a request for Special Use Permit for multiple-family dwelling (conversion from a three-unit to a four-unit building).

Powidayko reviewed the current and prior uses of the property. Powidayko provided an overview of the property including current zoning, future, current and prior land use. Powidayko reviewed photos showing current conditions of the property.

Powidayko reviewed Special Use Conditions regarding multiple-family dwelling (conversion from a three-unit to a four-unit building).

Powidayko closed her presentation with recommendation to approve SUP-24-07 subject to conditions.

Discussion took place.

Chair Hoenig invited the applicant up to present their case.

Lary Sheffert was on hand to address the board and answer any questions.

Discussion took place.

Chair Hoenig opened the public comment.

Powidayko noted that there were no other public comments submitted via zoom or electronically.

There being no one else who wished to speak, public comment was closed.

Discussion took place.

Motion by Friedrich, support by Haveles to approve SUP-24-07, subject to the following conditions:

1. The applicant shall apply for a Minor Site Plan Review and comply with the following zoning requirements:
  - a. Landscaping standards, by planting one tree within the First Lot Layer;
  - b. Streetscape standards, by planting one tree along the Frontage line; and

- c. Bicycle parking standards, by adding four bicycle parking spaces on the premises.
2. The applicant shall comply with Chapter 50: Solid Wastes of the Mt. Pleasant City Code and provide one additional rolled cart to ensure that there is enough space for waste that is generated on site;
3. The applicant shall comply with the requirements of Public Safety and get approval for a rental license with the Mt. Pleasant Fire Department; and
4. The applicant shall comply with the requirements of Building Safety and Public Works.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Liesch, Ortman  
Nays: None

Motion passed unanimously.

**B. SUP-24-08 & SPR-24-07 – 222 N. Mission St – Konwinski Construction Inc. – Request for Special Use Permit for an Automobile, motorized vehicle, and related accessory dealership (not in Central Business District).**

Powidayko introduced SUP-24-08 & SPR-24-07, a request for Special Use Permit for an Automobile, motorized vehicle, and related accessory dealership (not in Central Business District).

Powidayko reviewed the current and prior uses of the property. Powidayko provided an overview of the property including current zoning, future, current and prior land use. Powidayko reviewed photos showing current conditions of the property.

Powidayko reviewed Special Use Conditions for an Automobile, motorized vehicle, and related accessory dealership (not in Central Business District).

Powidayko closed her presentation with recommendation to approve SUP-24-08 & SPR-24-07 subject to conditions.

Discussion took place.

Chair Hoenig invited the applicant up to present their case.

Andy Theisen was on hand to address the board and answer any questions.

Discussion took place.

Chair Hoenig opened the public comment.

Patty Strong of 906 E Chippewa St commented that she was the one who was concerned about corner visibility when approaching Mission St from Chippewa St. She stated that while she was not completely sure if a 5-foot setback would be enough, the proposed plan made her feel a lot better in regards to visibility. Strong mentioned that in the past, Graff was parking pick-up trucks and SUVs right up to the corner and the visibility was terrible because the hoods were very tall. She mentioned that the vegetation could use a trim, as it is in the way. Other than that, she stated that this (the proposed site plan) looks pretty good.

Powidayko noted that there were no other public comments submitted via zoom or electronically.

There being no one else who wished to speak, public comment was closed.

Discussion took place.

Motion by Friedrich, support by Haveles to approve SUP-24-08 & SPR-24-07, subject to the following conditions:

1. The applicant shall maintain compliance with the conditions set forth in the previously approved Zoning Board of Appeals ZBA-24-01 variance;
2. The applicant shall submit a landscaping plan showing compliance with the corner clearance provisions and landscaping requirements;
3. The applicant shall coordinate with the Department of Public Works and provide an easement for the cross-access connection;
4. The applicant shall apply for a sign permit with the Building Safety Department and comply with the zoning ordinance sign standards;
5. The applicant shall comply with the requirements of Building Safety, Public Safety and Public Works.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Liesch, Ortman

Nays: None

Motion passed unanimously.

## **VII. Site Plan Review**

**A. None**

**VIII. Public Comments:**

Chair Hoenig opened the public comment. Powidayko noted that there were no public comments submitted via zoom or electronically. There being no one who wished to speak, public comment was closed.

**IX. New Business:**

A. Discuss amendments to Table 154.405.A of the zoning ordinance regarding building standards in commercial districts and consider setting a public hearing on this issue at the July 11, 2024 regular meeting.

Powidayko recapped what was discussed last year in the September 1 and November 2, 2023 work sessions and requested to set a public hearing to consider the proposed text change at the July 11, 2024 regular meeting.

Discussion took place.

Motion by Liesch, support by Haveles to set a public hearing to consider proposed text change at the July 11, 2024 Regular Meeting.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Liesch, Ortman  
Nays: None

Motion passed unanimously.

**X. Other:**

A. None

**XI. Adjournment:**

Motion by Haveles, support by Liesch to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:58 p.m.

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