

**Mt. Pleasant Planning Commission
Minutes of the Work Session Meeting
April 4, 2024**

I. Hoenig called the meeting to order at 8:31 p.m.

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

Staff: Manuela Powidayko

II. Rezoning Update – Crawford and Broomfield (under the PRD Agreement):

Powidayko summarized the discussion of the November 2023 Planning Commission work session meeting and reminded the Planning Commission of the history of the Planned Residential Development (PRD) zoning designation mapped southwest of W Broomfield St and S Crawford St.

Powidayko summarized the Master Plan Future Land Use Map for the area and how it related to the rezoning plan that was proposed in the November 2023 work session, as follows:

- Parcel 17-000-17-303-00: Rezone to CD-4 (Commercial and Residential Uses permitted)
- Parcel 17-000-17-306-00: Rezone to Civic Zone (School permitted)
- Parcel 17-000-17-304-00: Rezone to SD-U (currently owned by CMU, zoning would not apply)
- Parcel 17-000-17-300-00: Rezone to CD-4 (Residential Uses permitted)
- Parcel 17-000-17-305-00: Rezone to CD-4 (Residential Uses permitted)

Powidayko summarized the next steps necessary to proceed with the rezoning, which includes the termination of the exiting PRD Agreement. Powidayko informed the Planning Commission that the City's Attorneys have drafted a Dissolution Agreement, which had edits being proposed by the attorney representing the property owner of parcel 17-000-17300-00.

Powidayko reviewed the goal with such suggested edits, which is to vest the previously approved site plan for the Westpoint Village in perpetuity to allow the property owner to eventually complete all phases of the development as previously proposed.

Powidayko asked the Planning Commission to provide direction on the proposed PRD Dissolution Agreement.

Discussion took place.

Tim Bebee, CMS & D Surveying/Engineering, was invited to speak by Commissioner Ortman, and provided additional information about Westpoint Village's previous approvals, including that the property owner have already placed utilities on the ground to continue construction of the previously approved apartment buildings. Bebee also informed the Commission that the last time the property owner has proceeded with construction permits was in 2019, however the COVID pandemic has impacted their ability to proceed.

Discussion took place.

There was general consensus to support vesting the previously approved site plan for the Westpoint Village located on parcel 17-000-17300-00 and allow the property owner to complete construction, provided that there has not been a lapse that led to the termination of the right to develop under the previously approved PRD plan. The Planning Commission was generally comfortable with providing more flexibility with such timeline due to the pandemic.

III. Adjournment

Motion by Devenney, support by Haveles to adjourn.

Motion passed unanimously.

Meeting adjourned at 9:13 p.m.

sst