

**Mt. Pleasant Planning Commission
Minutes of the Work Session Meeting
July 6, 2023**

- I.** Hoenig called the meeting to order at 7:45 p.m.

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

Staff: Manuela Powidayko, Laura Delamater, Aaron Desentz

II. 2023 Updated Work Schedule:

Powidayko provided an overview of the amended 2023 Work Session Schedule explaining a couple of changes as to the way the work sessions will work. The new schedule will package text amendments into two sessions with Public Hearings being held in the fall.

Discussion took place.

It was the general consensus to proceed with the updated schedule.

III. Institutional Uses (update)

Powidayko reminded the Commission that in June the topic of Institutional Uses was introduced. Three main components were discussed in June; Homeless Shelters, Adult day Care Centers and Detoxification Facilities. The Commission had asked to bring further information regarding Homeless Shelters precedents. Powidayko provided a couple of examples from other communities.

Discussion took place. The Commission requested staff to revise the proposed definition, density limitations and considerations regarding the potential impact on existing shelters.

It was general consensus to bring forward draft language reflecting the discussion.

IV. Applications requiring Planning Commission approval

Powidayko presented a list of Residential / Dwelling Uses that currently require a Special Use Permit to discuss the option of allowing them as-of-right and classified as Restrict Uses, which would subject such uses to specific requirements already adopted in the zoning ordinance, but would subject them to Staff approval.

The list included:

Access Dwelling Units (ADU's)

Duplexes

Multi-family Dwellings
Registered Student Organizations (RSO's)
Bed & Breakfast Dwellings

Rooming Dwellings
Short-term Rentals
Housing for Specific Populations.

Discussion took place.

It was general consensus that all the items listed could be handled at an administrative level. It was requested to have staff bring forward draft language.

V. Alterations/Enlargements of existing buildings

Powidayko presented the topic of existing buildings that are non-conforming, that want to make changes, but run into bringing the entire building into compliance with the current code. Powidayko provided some examples and discussed the possibility to making changes to the building as long as it is moving towards compliance and not creating more non-compliance. Powidayko discussed the demolition portion of the code and the time frame regarding associated with a non-forming use. Currently the time frame is one year.

Discussion took place.

It was the general consensus to not pursue a change to the time frame from one to two years, as suggested. However, the Commission asked staff to bring forward draft language with a couple of different options that would allow more flexibility to improve non-conforming lots and structures, including allowing small demolitions without triggering full compliance.

VI. Ratio of house versus garage at frontage

Powidayko presented the next topic regarding the size in ratio of the garage to the total width of the building.

Discussion took place.

It was general consensus that two-story homes could be exempted from such requirement. It was general consensus the leave the 50% requirement for single story homes. However, the Commission requested information on the statistics of undeveloped lots with less than 56 feet in the residential area only to be able to assess if there is a need to modify the 50% requirement for single-story buildings.

VII. Adjournment

Motion by Haveles, support by Deveney to adjourn.

Unanimously passed.

Meeting adjourned at 9:05 p.m.

lkd