

**Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
February 1, 2024**

I. Powidayko called the meeting to order at 7:00 p.m.

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

Staff: Manuela Powidayko

II. Election of Officers:

Powidayko reviewed the election procedures for electing officers and opened nominations for Chair. Powidayko opened nominations. Commissioner Friedrich nominated Commissioner Hoenig. There being no other nominations, nominations were closed and there was a majority vote to elect Commissioner Hoenig as Chair.

Hoenig then opened nominations for Vice Chair. Commissioner Friedrich nominated Commissioner Ortman. There being no other nominations, nominations were closed and there was a majority vote to elect Commissioner Ortman as Vice Chair.

III. Approval of the Agenda:

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

Motion approved unanimously.

IV. Approval of the Minutes:

A. January 4, 2024 Regular Minutes

Motion by Devenney, support by Haveles to approve the minutes from the January 4, 2024 regular meeting as presented.

Motion approved unanimously.

V. Zoning Board of Appeals report for January:

Commissioner Friedrich reported that the ZBA did not meet in January.

VI. Communications:

Powidayko reported that there were no communications to report.

VII. Public Hearings:

A. None

VIII. Site Plan Review

A. None

IX. 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.

X. Unfinished Business:

A. None

XI. New Business:

A. Recommend a Planning Commission Representative to the Zoning Board of Appeals

Hoenig opened nominations for the Crossover member to the ZBA. Commissioner Friedrich nominated Commissioner Haveles. There being no other nomination, nominations were closed and there was a majority vote to recommend to the City Commission that Commissioner Haveles be the Crossover Planning Commission Member to the Zoning Board of Appeals.

B. Mission Street Corridor Plan Update

Powidayko provided an overview about the City's Master Plan – Book 2 Connected Mobility Systems, which includes under "Goal 2.3" language about the Planning Commission and the Downtown Development Authority (DDA) needing to further develop the Mission Street Boulevard Concept Plan in partnership with the Michigan Department of Transportation (MDOT) and Central Michigan University (CMU). Powidayko reviewed the Master Plan's proposed modern boulevard and issues as it related to Mission Street varied right of way. Powidayko reviewed the Master Plan's goals for Mission Street and showed a design alternative for the corridor that would allow Michigan left turns, no on-street parking and shared paths for pedestrians and bikers. Powidayko provided an update about the released a Request for Qualifications (RFQ) on January 10, 2024 to hire consulting services who will work on a Mission Street

Corridor Plan, and add that as an update to the City's Master Plan. Powidayko informed that the application deadline is February 6, 2024 and that City staff expects to interview top candidates and select a consulting firm in February/March. Powidayko explained the need and timing for this study and that as a next step, staff will be requesting the DDA to approve an amendment to their 2024 Operating Budget to pay for the development of a Mission Street Corridor Plan as a 25% match of the Redevelopment Ready Communities Technical Assistance Match Funding by the Michigan Economic Development Corporation.

C. Community Improvement Awards Nominees

Powidayko provided a quick summary regarding the history of the City's Community Improvement Awards and its process and procedures. Powidayko informed the Planning Commission of the Survey that was included in the packet, which include three nominees for the Residential and three nominees for the Commercial categories, expecting that the Commission votes by February 16, 2024.

D. Discuss and consider an extension of SUP-23-01 & SPR-23-02 – 1012 N. Lansing

Powidayko provided an overview and background information regarding this case. The ordinance allows the Planning Commission to grant an extension of a Special Use Permit and/or Site Plan Review for up to one year. Powidayko closed her presentation with a staff recommendation to grant a 1-year extension.

Powidayko provided an overview of the process to request an extension for a Special Use Permit and/or Site Plan Review.

Discussion took place.

Motion by Friedrich, support by Haveles to grant a 1-year extension for SUP-23-01 & SPR-23-02 – 1012 N. Lansing for an Adult-Use Marihuana Grower & Retailer.

Discussion took place.

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

Nays: None

Motion approved unanimously.

XII. Other:

A. Staff Report

Powidayko reviewed the administrative approval for SPR-24-01 for a covered porch and extended deck at the back of the property located at 315 W Locust Street, owned by David Cantrell.

XIII. Adjournment:

Motion by Haveles, support by Friedrich to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:22 p.m.

sst