

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

- I. Hoenig called the meeting to order at 7:22 p.m.

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

Staff: Manuela Powidayko

II. **2024 Work Plan:**

Powidayko reviewed the two-year work session plan for 2023 and 2024 that was previously approved by the Planning Commission and the current status of each work session item. Powidayko informed the Planning Commission about two new funding opportunities that are reprioritizing the Planning Commission work plan for 2024. The first one, is the Michigan Economic Development Corporation (MEDC) RRC Technical Assistance Match Funding, since it ends on March 11, 2024. Such funding opportunity would be used for a Master Plan Update to further develop Mission Street's Corridor Plan. The second one is the Michigan State Housing Development Authority (MSHDA) Housing Readiness Incentive Grant Program, which was launched in January and would be used to advance housing-related zoning map and text amendments between 2025 and 2027. Last, Powidayko summarized the work sessions that happened in 2023 and how those conversations highlighted the need for removing barriers to commercial development and better enable improvements to existing buildings. Powidayko suggested placing such items as a zoning amendment priority for 2024. Powidayko finalized with a summary of the proposed 2024 Planning Commission work plan.

Discussion took place. Commissioner Liesch suggested the addition of a work session that would focus on best practices as it relates to Planning Commission meetings and public hearings. Powidayko asked if April or May would be good months to have such work session.

The group reached consensus on the proposed addition and the following work plan for 2024:

March: Introduction to PRD Zoning Map Amendment (Rezoning);  
Joint PC/DDA meeting about Mission Street Corridor Plan prior to the PC Regular Meeting (MDOT to present data and design analysis).

- April: Kick-Off of Stakeholder Engagement & Public Outreach for Mission’s Corridor Plan.
- May: Introduction to “Building standards in commercial districts” Zoning Text Amendment (may also include previously-discussed items that help support the project’s goal);  
Capital Improvement Plan (CIP) Review.
- June: Public Hearing of “Building standards in commercial districts” Zoning Text Amendment; Conclusion of Stakeholder Engagement & Public Outreach for Mission’s Corridor Plan.
- July: Draft Mission Street Corridor Plan
- August: Public Release of Draft Mission Street Corridor Plan.
- September: Collect Public Feedback & Update Mission Street Corridor Plan.
- October: Public Release of Updated Mission Street Corridor Plan.
- November: Collect Public Feedback & Update Mission Street Corridor Plan.
- December: Finalize Mission Street Corridor Plan.
- January (2025): Adopt Mission Street Corridor Plan.

Motion by Irwin, support by Haveles to approve the proposed 2024 Work Plan with the update suggested by Commissioner Liesch.

Motion approved unanimously.

### **III. Adjournment**

Motion by Haveles, support by Devenney to adjourn.

Motion passed unanimously.

Meeting adjourned at 7:31 p.m.

sst