

**Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
November 2, 2023**

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

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

Kingsworthy entered at 7:02 p.m.

Staff: Manuela Powidayko

- II. Approval of the Agenda:**

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

Motion approved unanimously.

- III. Approval of the Minutes:**

A. September 28, 2023 Regular Meeting

Motion by Devenney, support by Haveles to approve the minutes from the September 28, 2023 regular meeting as presented.

Motion approved unanimously.

- IV. Zoning Board of Appeals report for October:**

Commissioner Friedrich reported that the Zoning Board of Appeals did not meet in October.

- V. Communications:**

Powidayko reported that there were no communications.

- VI. Public Hearings:**

A. None

- 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. Unfinished Business:

A. None

X. Old Business:

A. SPR-23-15 Update – 1322 E. Pickard – EAC Industries, LLC – Update to Driveway Location for the previously approved Adult-Use Marihuana Retail Establishment.

Powidayko introduced the proposed amendment to SPR-23-15, which was previously approved on July 6, 2023, together with SUP-23-10, a request for Special Use Permit for an Adult-Use Marihuana Retail Establishment.

Powidayko reviewed the previously approved plan and the proposed amendment to SPR-23-15. Powidayko provided an overview of the communication between the applicant and the Michigan Department of Transportation (MDOT), as it relates to MDOT's work on Pickard Street and how that affected the applicant's request for an amendment to the previously approved site plan.

Powidayko closed her presentation with recommendation to approve an amendment to SPR-23-15 subject to conditions.

Motion by Friedrich, support by Liesch to approve the text amendment to SPR-23-15 subject to the following conditions:

1. The applicant shall initiate the construction of the driveway approach along Pickard Street after Text Change 23-01 is in effect (November 22, 2023), and after receiving a right-of-way permit from the Michigan Department of Transportation;
2. The applicant shall comply with the requirements of Public Works, Public Safety and Building Safety.

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

Motion approved unanimously.

XI. New Business:

A. None

XII. Other:

A. Staff report

Powidayko provided an overview of the City Commission approval on October 23, 2023 of the following zoning text amendments as submitted by the Planning Commission:

TC-23-01 – A proposed ordinance to amend Table 154.405.A of the zoning ordinance regarding driveway widths.

TC-23-02 – A proposed ordinance to amend Article VII and Table 154.410.A of the zoning ordinance regarding institutional uses (transitional housing, adult day care centers, and medical uses).

TC-23-03 – A proposed ordinance to amend Table 154.405.A of the zoning ordinance regarding the required ratio of house versus garage at frontage.

Powidayko informed the Planning Commission that there were public comments in support of TC-23-02 and the City Commission commended the work done by staff and the Planning Commission on the proposed zoning ordinance changes.

Powidayko, Kingsworthy and Devenney gave a presentation about the highlights of the American Planning Association, Michigan Chapter Annual Conference (“Planning Michigan 2023”), which they attended from October 4-6, 2023 at the Grand Traverse Resort.

XIII. Adjourn to Work Session:

Motion by Friedrich, support by Haveles to adjourn to work session.

Motion approved unanimously.

Meeting adjourned at 7:36 p.m.

lkd