

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

**I.** Hoenig called the meeting to order at 7:38 p.m.

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

Staff: Manuela Powidayko

**II. Building standard requirements update:**

Powidayko provided the following overview of the results of the Planning Commission work that happened on August 3, 2023:

Supported by the Planning Commission: Allow corner lots in CD-5 districts (except in Downtown) to have buildings setback up to 15 feet from the front lot line consistently with how mid-block lot rules work today, ensuring good driver visibility when entering the ROW from driveways or from street intersections;

Supported by the Planning Commission: Require a 10-foot minimum front setback where the ROW is narrower than 100 feet (all sections of Mission, except below Preston) so MDOT can more easily accommodate Mission Street's reconstruction. Staff can also propose to map sidewalk easements when projects come forward to facilitate such process in the future.

Supported by the Planning Commission: Replace CD-5's minimum two-story requirement to instead require building facades to be at least 24 feet in height along the street (buildings behind those facing a street could be shorter).

Not supported by the Planning Commission: Allow off-street parking within the 2nd lot layer to accommodate parking along the side of buildings (but not in front of buildings). This provides a middle-ground solution to have a portion of the parking areas/lots being visible from the street while not pushing buildings far from the street and sidewalk. Parking screening would still be required.

Powidayko summarized the other two topics that the Planning Commission requested to discuss further at a later date, provided that staff brought illustrations and examples of when projects may need the following zoning changes:

To be discussed by the Planning Commission: Remove the maximum 24-foot side setback requirement while maintaining the 60% frontage buildout rule to give

flexibility with building placement while still requiring a significant portion of the lot to be occupied by a building.

To be discussed by the Planning Commission: Consider allowing a reduction in the 60% buildout rule if the applicant can demonstrate that more space is needed to create access and that combining driveways with a neighboring property of providing cross access connection is not possible.

Powidayko provided an overview of four case studies that illustrated the need for the additional flexibility with the side setback requirements in CD-5 and buildout requirements in CD-4 and CD-5 districts.

Discussion took place.

The consensus was to move forward with staff's suggested text amendments to remove the maximum 24-foot side setback requirement in CD-5 districts and allow the minimum Frontage Buildout rule of 60% to be reduced in certain situations, to better accommodate narrower sites and sites that need to provide greater site access.

### **III. Rezoning at Broomfield and Crawford (PRD – Planned Residential Development)**

Powidayko provided an overview regarding the rezoning request at Broomfield and Crawford by the Central Christian Academy, who is looking to build a private K-12 school on parcel 17-000-17-306-00.

Powidayko gave an overview of the history related to such parcel's zoning designation as a "Planned Residential Development", as well as the other four parcels that surrounds the area (17-000-17-303-00, 17-000-17-304-00, 17-000-17-300-00, 17-000-17-305-00).

Powidayko provided an overview of the Future Land Use Map for the area, as set forth in the City's Master Plan.

Powidayko suggested that the City works on the dismantling of the PRD Agreement and applies for the rezoning of such properties 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)

Discussion took place.

Powidayko clarified that the Dissolution of the PRD Agreement would include a condition that it is only valid if the rezoning, as proposed, is approved, to ensure that properties do not automatically become zoned as Special District Agriculture.

Tim Bebee, from Central Michigan Surveying and Development addressed the Planning Commission on his experience when working with two of the current property owners on rezoning and site plan proposals. Bebee supported staff's suggestion to create a Dissolution of the PRD Agreement, provided that the document indeed contains the rezonings as proposed, as a condition for such PRD Agreement to be permanently dissolved.

Discussion took place.

Powidayko clarified that the proposed rezoning has a portion of the zoning district designations deviating from the Future Land Use Map designations. Powidayko provided an overview of the condition of rezonings, which require the applicant to explain what were the circumstances that have changed since the adoption of the Future Land Use Map, which led into the deviation from such plan when mapping the proposed "Civic Zone" and "Special District University" zoning district designations.

The consensus was to move forward with staff's suggestions to collect signatures from property owners to dismantle the PRD Agreement and proceed with the rezonings of the properties as proposed by staff.

#### **IV. Adjournment**

Motion by Friedrich, support by Haveles to adjourn.

Motion passed unanimously.

Meeting adjourned at 8:23 p.m.

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