

**Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
March 7, 2024**

I. Roll Call:

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

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

Staff: Manuela Powidayko

II. Approval of the Agenda:

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

Motion approved unanimously.

III. Approval of the Minutes:

A. February 1, 2024 Regular Meeting

Motion by Devenney, support by Haveles to approve the minutes from the February 1, 2024 regular meeting as presented.

Motion approved unanimously.

B. February 1, 2024 Work Session Meeting

Motion by Haveles, support by Ortman to approve the minutes from the February 1, 2024 work session meeting as presented.

Motion approved unanimously.

IV. Zoning Board of Appeals report for February:

Commissioner Haveles reported that the ZBA did not meet in February.

V. Communications:

Powidayko reported that there were no communications.

VI. Public Hearings:

A. SUP-24-01 – 437 S Mission – A request for a Special Use Permit for a short-term rental.

Powidayko introduced SUP-24-01, a request for Special Use Permit for a short-term rental.

Powidayko reviewed the current and prior uses of the property. Powidayko provided an overview of the property including current zoning, future, current and prior land use. Powidayko reviewed photos showing current conditions of the property.

Powidayko reviewed Special Use Conditions regarding short-term rentals.

Powidayko closed her presentation with recommendation to approve SUP-24-01.

Discussion took place.

Chair Hoenig invited the applicant up to present their case.

Greg Benaske was on hand to address the board and answer any questions.

Discussion took place.

Chair Hoenig opened the public comment.

Powidayko noted that there were no other public comments submitted via zoom or electronically.

There being no one else who wished to speak, public comment was closed.

Discussion took place.

Motion by Friedrich, support by Haveles to approve SUP-24-01.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Kingsworthy, Liesch, Ortman

Nays: None

Motion passed unanimously.

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. New Business:

A. Annual Report

Powidayko presented the 2023 Annual Report to the Planning Commission.

Discussion took place.

Motion by Friedrich, support by Irwin to approve the 2023 Annual Planning Commission Report.

Discussion took place.

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

Motion passed unanimously.

B. Planning Commission Training

Powidayko summarized the previous Planning Commission request to add a training session to the 2024 work plan, focused on the Planning Commission's roles and responsibilities, and public input rules.

Powidayko provided an overview of a suggested training session organized by the American Planning Association - Michigan Chapter (MAP) referred to as the "Making Good Decisions Together" MAP Workshop and suggested that the Planning Commission should consider an in-person training focused on such topic at the Planning Commission's work session on May 2nd. Powidayko provided information about the budget expense, which would cost \$1,394.75 for an in-person meeting and \$1,080.00 for a virtual meeting.

Discussion took place.

Motion by Haveles, support by Liesch to approve the scheduling of an in-person “Making Good Decisions Together” MAP Workshop at the Planning Commission’s work session on May 2nd and approve the Planning Commission’s training budget expense for the same.

XI. Other:

A. Staff Report

a. Administrative Review Report

Powidayko reviewed the two administrative site plan reviews that staff had approved in February. The first was the approval of SPR-24-02 for a facade renovation for Five Below at 2125 S Mission Street, and the second was the approval of SPR-24-03 for a new 195-foot self-support communications tower for the Sheriff’s Office at 2010 E Preston Street.

XII. Adjournment:

Motion by Friedrich, support by Haveles to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:18 p.m.

sst