

**Mt. Pleasant Planning Commission  
Minutes of the Regular Meeting  
April 4, 2024**

**I. Roll Call:**

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

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

Staff: Manuela Powidayko

**II. Approval of the Agenda:**

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

Motion approved unanimously.

**III. Approval of the Minutes:**

**A. March 7, 2024 Joint Meeting between the Planning Commission & Downtown Development Authority – Mission/Pickard**

Motion by Ortman, support by Haveles to approve the minutes from the March 7, 2024 Joint Meeting between the Planning Commission & Downtown Development Authority – Mission/Pickard as presented.

Motion approved unanimously.

**B. March 7, 2024 Regular Meeting**

Motion by Haveles, support by Devenney to approve the minutes from the March 7, 2024 regular meeting as presented.

Motion approved unanimously.

**IV. Zoning Board of Appeals report for February:**

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

**V. Communications:**

Powidayko reported there were two communications received: one in opposition to SUP-24-02 and one in opposition to SUP-24-05 & SPR-24-06. Powidayko informed the Planning Commission that the documents were placed on the dais prior to the meeting and placed within the meeting packet.

**VI. Public Hearings:**

**A. SUP-24-02 – 204 206 S Pine St** – A request for a Special Use Permit for a short-term rental.

Powidayko introduced SUP-24-02, 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-24-02, subject to conditions.

Discussion took place.

Chair Hoenig invited the applicant up to present their case.

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 Liesch, support by Haveles to approve SUP-24-02, subject to the following conditions:

1. Any proposed fire pit complies with Chapter 93, Section § 93.03 BURNING REGULATIONS of the Mt. Pleasant City Code;
2. The applicant shall comply with the requirements of Building Safety and Public Works.

Discussion took place.

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

Nays: None

Motion passed unanimously.

**B. SUP-24-03 & SPR-24-04 – 815 and 801 N Mission Street & 704 E Pickard Street** – A request for a Special Use Permit for an Automobile repair garage (not in Central Business District) and site improvements.

Powidayko introduced SUP-24-03 & SPR-24-04 – 815 and 801 N Mission Street & 704 E Pickard Street, a request for a Special Use Permit & Site Plan Review for an automobile repair garage (not in Central Business District) and site improvements.

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 automobile repair garage (not in Central Business District).

Powidayko reviewed the Site Plan requirements.

Powidayko closed her presentation with recommendation to approve SUP-24-03 & SPR-24-04, subject to conditions.

Discussion took place.

Chair Hoenig invited the applicant up to present their case.

Byrne Harmon (FCC, Inc) 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 Ortman, support by Devenney to approve SUP-24-03 & SPR-24-04, subject to the following conditions:

1. The applicant shall merge parcels 09001 and 09005;
2. The applicant shall provide an agreement to the City pursuant to DPW's comments, stating that the maintenance, including snow plowing, of the proposed on-street parallel parking spaces along Arnold Street will be the property owner's responsibility;
3. The applicant shall provide a pavement striping plan for the whole site and show ADA parking spaces in accordance with Chapter 11 (Accessibility) of the Michigan Building Code;
4. The applicant shall comply with the requirements of Building Safety, Public Safety and Public Works.

Discussion took place.

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

Nays: None

Motion passed unanimously.

**C. SUP-24-04 & SPR-24-05 – 617 E Pickard** – A request for a Special Use Permit for an Automobile repair garage (not in Central Business District) and site improvements.

Powidayko introduced SUP-24-04 & SPR-24-05 – 617 E Pickard St, a request for a Special Use Permit & Site Plan Review for an automobile repair garage (not in Central Business District).

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 automobile repair garage (not in Central Business District).

Powidayko reviewed the Site Plan requirements.

Powidayko closed her presentation with recommendation to approve SUP-24-03 & SPR-24-04, subject to conditions.

Discussion took place.

Chair Hoenig invited the applicant up to present their case.

Lee Johnson (L & M JOHNSON PROPERTIES LLC) 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 Liesch, support by Irwin to approve SUP-24-04 & SPR-24-05, subject to the following conditions:

1. The applicant shall ensure compliance with:
  - a. Streetscreen requirements in CD-4 Districts, by having the proposed shrubs' height be a minimum of 3.5 feet and a maximum of five feet, with a minimum 80% opacity within 12 inches of grade; and
  - b. Section 96.13 of Mt. Pleasant City Code.
2. The applicant shall comply with the requirements of Building Safety, Public Safety and Public Works.

Discussion took place.

Ayes: Devenney, Haveles, Hoenig, Irwin, Liesch, Nicholas, Ortman  
Nays: None

Motion passed unanimously.

**D. SUP-24-05 & SPR-24-06 – 116 N Mission St** – A request for a Special Use Permit for an Automobile, motorized vehicle, and related accessory dealership (not in Central Business District).

Powidayko introduced SUP-24-05 & SPR-24-06 – 116 Mission St, a request for a Special Use Permit for an Automobile, motorized vehicle, and related accessory dealership (not in Central Business District).

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 an automobile, motorized vehicle, and related accessory dealership (not in Central Business District).

Powidayko reviewed the Site Plan requirements and additional conditions that still apply to the property and which are related to previously approved Conditional Rezoning from 2008. Powidayko highlighted the following conditions from such previous rezoning:

- Parcel 09658 and 09657 can solely be used for parking for customer and inventory of cars;
- A 6-foot shadowbox privacy fence separating the commercial use from the residential adjacent uses must contain a gate to provide service access and set back at least 36 inches from the property line;
- Perimeter lighting should be full cutoff and comply with the City's lighting regulations.

Powidayko informed the Commission about received communications against the proposal highlighting that the concerns relate to such previously approved Conditional Rezoning form 2008.

Powidayko closed her presentation with recommendation to approve SUP-24-05 & SPR-24-06, subject to conditions.

Discussion took place.

Chair Hoenig invited the applicant up to present their case.

Eric Borodychuk (Konwinski Construction Inc) was on hand to address the board and answer any questions. Timothy Bebee (Central Michigan Surveying & Dev. CO. Inc.) was also available for questions. They also presented information to the Commission about the condition of the fence that separates the property from adjacent residential uses, highlighting that the angle footings and pilings must be removed, many posts must be replaced, and that the gate has been spray sealed and therefore must be fixed. Borodychuk and Bebee also see a need to remove the bracings and lean the fence away from residential property, but stated that this work should be simple enough and allow the property to go back into compliance with the previous Conditional Rezoning requirements. They ended their comment by asking the property owners to allow them to access their parcel as needed to be able to fix the fence.

Discussion took place.

Chair Hoenig opened the public comment.

Dan Dedloff, resident of 824 E Chippewa St provided a comment in opposition to the proposal, focusing on the bad conditions of the fence, and that full cutoff lightings have been replaced with brighter LED lights and are therefore no longer compliant with the standards.

Jake (Jacob) Evans, property owner of 818 E Chippewas St and 820 E Chippewa St provided a comment in opposition to the proposal, highlighting that the fence maintenance has been an issue for a long time, and concerns with the potential overflow of cars due to the proposed building enlargement removing a few parking spots. Evans also shared concerns with the car wash potentially generating noise impacts onto the surrounding residences.

Patty Strong, resident of 906 E Chippewa St provided a comment in opposition to the proposal read her submitted letter, and reiterated the concerns provided by the other homeowners. Strong also talked about the corner site (parcel 09656) and stated that the applicant has parked cars on the premises without a permit. Strong voiced the concern that vehicles parked on such corner obstruct visibility of traffic, when cars are coming out of E Chippewa St and turning into Mission St.

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 Haveles, support by Liesch to approve SUP-24-05 & SPR-24-06, subject to the following conditions:

1. The applicant shall maintain compliance with any conditions set forth in previously approved Conditional Rezoning, Special Use Permits, Site Plan Reviews, Zoning Board of Appeals variances;
2. The applicant shall ensure that the proposed building additions comply with all conditions previously imposed in Conditional Rezoning and that any allowed combination of properties comply with the Zoning Ordinance requirements as well as the Michigan Land Division Act;
3. The applicant shall provide a bicycle rack close to the main entrance for at least two bikes;
4. The applicant shall comply with Chapter 11 (Accessibility) of the Michigan Building Code and provide the necessary barrier-free parking spaces on the premises;

5. The applicant shall comply with the requirements of Building Safety, Public Safety and Public Works.

Discussion took place.

Ayes: Devenney, Haveles, Liesch, Ortman

Nays: Hoenig, Irwin, Nicholas

Amended previous motion by Haveles support by Liesch to approve SUP-24-05 & SPR-24-06, subject to the following conditions:

1. The applicant shall maintain compliance with any conditions set forth in previously approved Conditional Rezoning, Special Use Permits, Site Plan Reviews, Zoning Board of Appeals variances;
2. The applicant shall ensure that the proposed service addition fits within parcel 09602;
3. The applicant shall provide a bicycle rack close to the main entrance for at least two bikes;
4. The applicant shall comply with Chapter 11 (Accessibility) of the Michigan Building Code and provide the necessary barrier-free parking spaces on the premises;
5. The applicant shall comply with the requirements of Building Safety, Public Safety and Public Works.

Motion passed.

**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. None**



**XI. Other:**

**A. None**

**XII. Adjournment to work session:**

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

Motion approved unanimously.

Meeting adjourned at 8:28 p.m.