

**Mt. Pleasant Planning Commission  
Minutes of the Regular Meeting  
May 2, 2024**

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

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

Staff: Manuela Powidayko

- II. Approval of the Agenda:**

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

Motion approved unanimously.

- III. Approval of the Minutes:**

**A. April 4, 2024 Regular Minutes**

Motion by Ortman, support by Devenney to approve the minutes from the April 4, 2024 regular meeting as presented.

Motion approved unanimously.

**B. April 4, 2024 Work Session Minutes**

Motion by Devenney, support by Friedrich to approve the minutes from the April 4, 2024 work session as presented.

Motion approved unanimously.

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

Powidayko reported that the ZBA met in April on behalf of Haveles, about ZBA-24-01 for their request for a variance to waive the “Streetscreen” requirement called for at the front property line to expand an auto dealership in accordance with section 154.410B – Subsection “u/ii” (Table 154.405a Screens 3.5-5 feet at frontage line in the CD-4 District).

**V. New Business:**

**A. 2025 – 2030 Capital Improvement Plan**

Chris Saladine, Finance Director, gave a presentation on the Capital Improvement Plan (CIP) for 2025-2030. Stacie Tewari, City Engineer, was also in attendance to answer questions.

Saladine informed he would cover changes from the prior plan, provide details on the 2025 Goals and provide a summary of 2026-2030 goals. He explained the CIP projects are projects with a cost of over \$20,000; projects that has a lifespan of at least ten years and tend to be non-recurring.

Saladine explained the Capital Improvement Plan is designed to maintain and improve the city's infrastructure and noted cash flow projections shows the plan for funding the projects.

Saladine reviewed the 2025 projects for Buildings, Downtown, Parks, Public Works, Airport, Local Streets, Major Streets, Water, Water Resource Recovery Facility. He briefly touched on the projects for future years.

Saladine noted Table 6 in the CIP contains projects considered but are not planned in the next six years either due to lack of funding or lack of information, but it would be good to take a look at what staff considered.

Saladine noted that the next step in the process would be a public hearing on May 28th, the plan is required to be adopted by June 10th, and the 2025 projects from this plan will be part of the 2025 Operating Budget that will be presented on September 9th.

Saladine and Tewari fielded questions from the Planning Commission regarding the locations of road work, city parking lot maintenance methods, bike paths, funding for alleyway renovations, and the planned changes to Horizon Park. The question for Horizon Park was noted so staff could touch base with Parks and Recreation for the answer.

Motion by Devenney, support by Friedrich to recommend the City Commission approve the 2025-2030 Capital Improvement Plan as presented.

Motion approved unanimously.

**VI. Communications:**

Powidayko reported there were two communication received in support of SUP-24-06. Powidayko informed the Planning Commission of the document being available in the meeting packet and on the dais.

**VII. Public Hearings:**

**A. SUP-24-06 – 110 E Broadway** – A request for a special use permit for a Class I Restaurant (restaurant with a liquor license).

Powidayko introduced SUP-24-06, a request for Special Use Permit for a Class I Restaurant (restaurant with a liquor license).

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 Class I Restaurant (restaurant with a liquor license).

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

Discussion took place.

Chair Hoenig invited the applicant up to present their case.

The applicant Christie Cromar, owner of Ponder Coffee, and her partner Aaron were on hand to 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 Devenney to approve SUP-24-06, subject to the following conditions:

1. The applicant complies and maintains compliance with all specific special use standards for Class I restaurants set forth in Section 154.410.B.4.g and the Class I restaurant definition set forth in Article VII.

Motion passes unanimously.

**VIII. Site Plan Review**

A. None

**IX. 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.

**X. Other:**

A. None

**XI. Adjournment to Work Session:**

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

Motion approved unanimously.

Meeting adjourned at 7:34 p.m.

sst