

**Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
August 3, 2023**

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

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

Staff: Manuela Powidayko, Laura Delamater

II. Approval of the Agenda:

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

Motion approved unanimously.

III. Approval of the Minutes:

A. July 6, 2023 Regular Meeting

Motion by Kingsworthy, support by Liesch to approve the minutes from the July 6, 2023 regular meeting as presented.

Motion approved unanimously.

B. July 6, 2023 Work Session Meeting

Motion by Liesch, support by Irwin to approve the minutes from the July 6, 2023 work session meeting as presented.

Motion approved unanimously.

IV. Zoning Board of Appeals report for July:

Commissioner Friedrich was absent. Powidayko reported that the Zoning Board of Appeals did not meet in July.

V. Communications:

Powidayko reported that there were no communications.

VI. Public Hearings:

A. SUP-23-12 – 603 N. Washington – Marc and Holly Knudson – Request for Special Use Permit for a short-term rental.

Powidayko introduced SUP-23-12, 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-23-12 subject to conditions.

Discussion took place.

Marc and Holly Knudson, owners, were on hand to address the board and answer 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-23-12 subject to the following conditions:

1. The applicant shall comply with the requirements of Public Safety and get approval for a rental license with the Mt. Pleasant Fire Department.

Discussion took place.

Ayes: Hoenig, Irwin, Kingsworthy, Liesch, Nicholas

Nays: None

Motion approved unanimously.

VII. 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.

VIII. Site Plan Reviews:

A. None

IX. Unfinished Business:

A. None

X. New Business:

A. (TC-23-01) Discuss amendment to Table 154.405.A of the zoning ordinance regarding driveway widths in CD-4 (General Urban) and CD-5 (Urban Center) Character Districts and consider setting a public hearing on this issue at the September 7, 2023 regular meeting.

Powidayko introduced Text Change 23-01 to increase the maximum driveway width requirement from 24 to 30 feet along Pickard, Mission and High Street (west of Mission) and allow for a wider driveway along MDOT's routes, if the applicant incorporates increased pedestrian safety designs. The packet also included information about allowing residential development to design 18-foot wide driveways within CD-4 Districts to match the standard in CD-3L and CD-3 districts.

Discussion took place.

Motion by Irwin, support by Nicholas to set a public hearing to consider the proposed text change at the September 7, 2023 regular meeting.

Motion approved unanimously.

B. (TC-23-02) - Discuss amendment to Article VII and Table 154.410.A of the zoning ordinance regarding institutional uses (homeless shelters, adult day care centers, and detoxification facilities) and consider setting a public hearing on this issue at the September 7, 2023 regular meeting.

Powidayko introduced Text Change 23-02 to allow transitional housing within commercial districts (CD-4, CD-5) pursuant to a SUP and consider two options for regulating smaller transitional housing:

Option 1: Permit smaller transitional housing within CD-3L, CD-3, CD-4 and CD-5 Character Districts by right.

Option 2: Continue to permit smaller shelters by classifying them under an existing residential use category (single-family, two-family, multi-family, or rooming dwelling).

The packet also included information about allowing medical uses (medical and dental offices and outpatient/urgent care facilities/emergency rooms) within SD-RC and adult day care centers within CD-3L, CD-3, CD-4 and CD-5 Districts.

Discussion took place.

Motion by Kingsworthy, support by Irwin to set a public hearing to consider the proposed text change (with Option 1) at the September 7, 2023 regular meeting.

Roll Call Vote.

Ayes: Nicholas, Kingsworthy, Liesch, Irwin, Hoenig

Nays: None

Motion approved unanimously.

- C. (TC-23-03)** – Discuss amendment to Table 154.405.A of the zoning ordinance regarding the required ratio of house versus garages in CD-3L, CD-3 and CD-4 and consider setting a public hearing on this issue at the September 7, 2023 regular meeting.

Powidayko introduced Text Change 23-03 to exempt two-story residences from the “ratio of house versus garage at frontage” requirement, which requires garages to occupy less than 50% of the total width of buildings located within CD-3L, CD-3 and CD-4 districts, and to increase the requirement from 50% to 60% for single-story residences.

Discussion took place.

Motion by Irwin, support by Kingsworthy to set a public hearing to consider the proposed text change at the September 7, 2023 regular meeting.

Motion approved unanimously.

XI. Other:

A. Staff report.

Powidayko reviewed the Administrative Site Plan Reviews that staff had approved in July.

XII. Adjournment:

Motion by Irwin, support by Liesch for adjournment.

Motion approved unanimously.

Meeting adjourned at 7:53 p.m.

lkd