

**Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
September 7, 2023**

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

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

Kingsworthy entered at 7:02 p.m.

Ortman entered at 7:05 p.m.

Staff: Manuela Powidayko, Laura Delamater

- II. Approval of the Agenda:**

Motion by Friedrich, support by Devenney to approve the agenda.

Motion approved unanimously.

- III. Approval of the Minutes:**

A. August 3, 2023 Regular Meeting

Motion by Devenney, support by Liesch to approve the minutes from the August 3, 2023 regular meeting as presented.

Motion approved unanimously.

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

Commissioner Friedrich reported that the Zoning Board of Appeals had one case in the August meeting. The new Discount Tire, 1200 S. Mission, had a request for a variance from the sign ordinance to allow a larger sign than the ordinance allowed. In the course of discussing the case with the representative, they admitted that they could meet the requirements of the ordinance. The variance request failed.

- V. Communications:**

Powidayko reported that there were no communications.

- VI. Public Hearings:**

A. TC-23-01 – Driveway Widths - A proposed ordinance to amend Table 154.405.A of the zoning ordinance regarding driveway widths.

Powidayko introduced TC-23-01, a proposed ordinance to amend Table 154.405.A of the zoning ordinance regarding driveway widths.

Powidayko stated that the purpose of this Text Change was to codify existing practice by acknowledging engineering principles while balancing that with the City's vision for more inclusive and safe streets for all legal users of the right-of-way.

Powidayko presented a summary for TC-23-01:

- Increase the maximum driveway width allowance from 24 to 30 feet wide along Pickard, Mission and High Street (west of Mission);
- Allow for a wider driveway along MDOT's routes to accommodate specific site designs, if the applicant incorporates increased pedestrian safety designs;
- Increase the maximum driveway width allowance for residential development from 10 to 18 feet within CD-4 Districts (matching the standard in CD-3L and CD-3 districts).

Powidayko closed her presentation with the requested action being to recommend that the City Commission adopt Text Change 23-01.

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 Devenney to recommend to the City Commission to adopt TC-23-01.

Discussion took place.

Ayes: Devenney, Friedrich, Hoenig, Kingsworthy, Liesch, Nicholas, Ortman
Nays: None

Motion approved unanimously.

B. TC-23-02 – Institutional Uses – A proposed ordinance to amend Article VII and Table 154.410.A of the zoning ordinance regarding institutional uses (transitional housing, adult day care centers, and medical uses).

Powidayko introduced TC-23-02, a proposed ordinance to amend Article VII and Table 154.410.A of the zoning ordinance.

Powidayko stated that the purpose of this Text Change was to codify missing institutional uses in the ordinance to ensure that they are permitted (transitional housing and adult day care centers), and increase the applicability of where medical uses can be permitted.

Powidayko presented a summary of TC-23-02:

- Permit larger transitional housing such as homeless shelters (with more than 16 occupants) within CD-4 (General Urban) and CD-5 (Urban Center) Character Districts pursuant to a Special Use Permit;
- Permit small transitional housing such as domestic violence shelters (with 16 occupants or less) by-right within CD-4 and CD-5, as well as in CD-3L (Sub-Urban Large Lot) and CD-3 (Sub-Urban) Character Districts;
- Allow medical uses within SD-RC (Research Center) Special Districts, which would enable detoxification facilities to come into those areas, while not hindering medical uses within SD-U (University) Special Districts, if service providers decide to purchase those properties from CMU. This text change will also bring the existing medical use (McLaren Wellness Central) into compliance with zoning;
- Allow adult day care centers by-right within CD-3L, CD-3, CD-4 and CD-5 districts, similarly to child care centers.

Powidayko closed her presentation with the requested action being to recommend that the City Commission adopt Text Change 23-02.

Discussion took place.

Chair Hoenig opened public comments.

John Mack, representing Central Michigan Free Methodist Church, (located at 6012 S. Mission), addressed the board in favor of TC-23-02.

Laura Cochrane, representing St. John's Episcopal Church, (located at 206 W. Maple), addressed the board in favor of TC-23-02.

Norma Bailey, (222 E. Andre) addressed the board in favor of TC-23-02.

Dee Obrecht, Director of ICRH, (located at 120 S. Pine), addressed the board in favor of TC-23-02.

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 Friedrich to recommend to the City Commission to adopt TC-23-02.

Discussion took place.

Ayes: Devenney, Friedrich, Hoenig, Kingsworthy, Liesch, Nicholas, Ortman
Nays: None

Motion approved unanimously.

- C. TC-23-03 – Ratio of house versus garage at frontage** – A proposed ordinance to amend Table 154.405.A of the zoning ordinance regarding the required ratio of house versus garage at frontage.

Powidayko introduced TC-23-03, a proposed ordinance to amend Table 1547.405.A of the zoning ordinance regarding the required ratio of house versus garage at the frontage.

Powidayko stated that the purpose of Text Change 23-03 was to modify vehicular parking standard requirements to ensure that starter homes and two-story garages can be more easily constructed.

Powidayko provided a summary of TC-23-03:

Exempt two-story buildings from such 50% requirement since the second story provides visual relief from wide garages located at the ground-floor level;

Increase the maximum percentage from 50 to 60% for single-story homes, which would enable 50-foot lots accommodate two-car garages.

Powidayko closed her presentation with the requested action being to recommend that the City Commission adopt Text Change 23-03.

Discussion took place.

Chair Hoenig opened public comments.

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 Devenney to recommend to the City Commission to adopt TC-23-03.

Discussion took place.

Ayes: Devenney, Friedrich, Hoenig, Kingsworthy, Liesch, Nicholas, Ortman
Nays: None

Motion approved 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. 2023 Updated meeting schedule

Motion by Friedrich, support by Devenney to approve the 2023 updated meeting schedule.

Motion approved unanimously.

XI. Other:

A. Staff report.

Powidayko reviewed the Administrative Site Plan Review SPR-23-17 – 1217 N. Mission that staff had approved in August.

XII. Adjournment:

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

Motion approved unanimously.

Meeting adjourned at 7:29 p.m.

lkd