

**Meeting Announcement and Agenda
Mt. Pleasant Planning Commission**

**Thursday, March 5, 2026 at 7:00 p.m.
City Hall Commission Chamber**

- I.** Roll Call: Boyd, Crespy, Devenney, Farley, Friedrich, Haveles, Kingsworthy, Martinez, Ortman
- II.** Approval of Agenda:
- III.** Approval of Minutes:
 - A.** February 5, 2026, Regular Meeting
- IV.** Zoning Board of Appeals report – Monthly report for February:
- V.** Communications:
- VI.** Public Hearings:
 - A.** None
- VII.** Site Plan Reviews:
 - A.** None
- VIII.** Public Comments:
- IX.** Unfinished Business:
 - A.** None
- X.** New Business:
 - A.** TC-26-01 (Introduction) – Amendment to SD-I (Industrial Special Districts) regarding Screens
 - B.** 2025 Planning Commission Annual Report
- XI.** Staff Report:
 - A.** Introduction to new Planning Commission members: Jake Boyd and Charles Crespy
 - B.** Regional Housing Partnership Annual Event
- XII.** Adjournment

INSTRUCTIONS TO ADDRESS THE COMMISSION DURING PUBLIC HEARING OR PUBLIC COMMENT:
If in person, please proceed to the podium, state your name and address, and you will be given five minutes. To speak via Zoom, please use the raise hand feature and wait to unmute yourself until after your name is called.

All interested persons may attend and participate. Persons with disabilities needing assistance to participate may call the Personnel Office at 779-5314. A 48-hour advance notice is necessary for accommodation.

**Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
February 5, 2026**

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

Present: Devenney, Friedrich, Kingsworthy, Martinez, Ortman
Absent: Farley, Haveles (entered late at 7:23 p.m.)

Staff: Manuela Powidayko, Kayleigh Cullen

II. Election of Officers:

Powidayko reviewed the election procedures for electing officers and opened nominations for Chair. Commissioner Friedrich nominated Commissioner Ortman. There being no other nominations, nominations were closed and there was a majority vote to elect Commissioner Ortman as Chair.

Powidayko then opened nominations for Vice Chair. Commissioner Friedrich nominated Commissioner Devenney. There being no other nominations, nominations were closed and there was a majority vote to elect Commissioner Devenney as Vice Chair.

III. Approval of the Agenda:

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

Motion approved unanimously.

IV. Approval of the Minutes:

A. December 4, 2025, Regular Minutes

Motion by Friedrich, support by Devenney to approve the minutes from the December 4, 2025, regular meeting as presented.

Motion approved unanimously.

B. December 4, 2025, Work Session Minutes

Motion by Friedrich, support by Devenney to approve the minutes from the December 4, 2025, work session as presented.

Motion approved unanimously.

V. Zoning Board of Appeals report for October:

Powidayko reported that the Zoning Board of Appeals did not meet in December 2025 or January 2026.

VI. Communications:

Powidayko reported on the APA MAP 2026 Official Training Opportunity Brochure received.

Powidayko reported on the receipt of a Notice of Intent to Prepare a Master Plan from the Chippewa Township Planning Commission.

Powidayko reported on one email letter in opposition of SUP-26-01 for a short-term rental.

Powidayko reported on 275 individual petition letters received in support of a new private Christian school in Mt. Pleasant related to the Crawford/Broomfield Rezoning.

VII. Public Hearings:

A. SUP-26-01 – 1009 S Kinney Ave – Sashko Janev – A request for a Special Use Permit for a short-term rental.

Powidayko introduced SUP-26-01, a request for a 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 the current conditions of the property.

Powidayko reviewed Special Use Conditions regarding short-term rentals.

Powidayko noted to the Planning Commissioners of the received communication.

Powidayko closed her presentation with a recommendation to approve SUP-26-01 subject to conditions.

Discussion took place.

Kingsworthy inquired how staff evaluates such requests in relation to the Master Plan, specifically whether a short-term rental is considered comparable to alternative uses, such as listing the property for sale.

Powidayko stated that staff reviews the Master Plan goals as part of the SUP evaluation, more particularly the Future Land Use Map, which is included in the staff report and provided to the Planning Commission at the meeting. If the proposed use is inconsistent with the Plan's vision, staff may recommend that the Planning Commission considers additional conditions under the SUP or suggest a policy change to ensure future alignment while remaining compliant with the zoning ordinance.

Kingsworthy clarified that this request does essentially meet goals that are stated in the Master Plan.

Powidayko confirmed it does meet goals in the Master Plan.

Ortman invited the applicant up to present their case.

Sashko Janev of 1825 Oakland Dr. was available to address the board and answer any questions.

Discussion took place.

Ortman 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 seconded by Devenney that SUP-26-01 be approved upon the condition that the applicant shall plant one street tree along the right-of-way in front of the subject parcel, in compliance with the Zoning Ordinance and the Division of Public Works standards.

Martinez entered the meeting at 7:23 p.m.

Motion passed unanimously.

VIII. Public Comments:

Ortman opened the public comment.

Marja Nothstine, 1361 S Crawford, spoke negatively about city employees and in opposition of renters and proposed untaxed business on Broomfield and Crawford.

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

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

IX. New Business:

A. Recommend a Planning Commission Representative to the Zoning Board of Appeals

Chairman Ortman opened nominations for the crossover member to the ZBA.

Commissioner Friedrich nominated Commissioner Haveles. There being no other nomination, nominations were closed and there was a majority vote to recommend to the City Commission that Commissioner Haveles be the Crossover Planning Commission Member to the Zoning Board of Appeals.

B. Community Improvement Award Nominees

Powidayko provided a quick summary regarding the history of the City's Community Improvement Awards and its process and procedures. Powidayko informed the Planning Commission of the survey that was included on the dais, which included six nominees in the Residential Category, two in the Commercial Category, and two in the Mixed-Use Category. Powidayko expects the Planning Commission votes by EOD February 12th.

X. Staff Report

A. Administrative Approvals – Staff reviewed and approved the following site plans administratively:

- **SPR-25-24-** – 215 N Main – Konwinski Construction Inc. – a 444 square foot single-story addition for Boge Wybenga & Bradley (Accountant) at 215 N Main Street.

XI. Adjourn:

Motion by Haveles, supported by Friedrich to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:33 p.m.

January 7, 2026

City of Mt. Pleasant
320 W. Broadway
Mt. Pleasant, MI 48858

Subject: Allowable Height of Fences in Industrial Zoning Districts

Dear Esteemed Members of the City Commission and Planning Commission,

My name is Pete Lorenz and I am a Civil Engineer frequently working on projects in the City of Mt. Pleasant.

I recently prepared a site plan, which was approved by the Planning Commission, for the expansion of the J. Ranck Electric site on Gover Parkway. This property is in the Mt. Pleasant Industrial Park South and is zoned SD-I (Industrial Special District). The parcel has a large area in the rear of the site that is used for the storage of supplies, materials, and equipment.

Prior to the expansion, this storage area was secured by an 8-foot-tall chain-link fence with privacy slats. While the owner intended to maintain this height for the modified fenced area, Section 154.405.A of the current zoning ordinance restricts fence heights in this district to a maximum of six feet. Consequently, the plan was adjusted to comply with the current fence regulation (6-foot height).

While an eight-foot fence is more costly to install, the owner recognizes benefits that outweigh the expense. A taller fence would provide superior security for valuable assets, enhanced screening for large equipment, and increased noise buffering. Although height restrictions often address aesthetic concerns, we believe that in an industrial district, the functional requirements for security and screening should take precedence over the aesthetic standards typically applied to residential or commercial districts.

For your reference, I have included excerpts from the zoning ordinances of other nearby jurisdictions regarding fence heights in industrial districts:

City of Clare

Sec. 52-302. - Fences and walls.

- a) All fences and walls shall be of standard materials, design and construction.
- b) Essential retaining walls which do not extend above the ground, being retained by more than 18 inches, are permitted in any yard in all zoning districts.
- c) Fences or walls not exceeding six feet in height are permitted in rear and side yards of R-1 and R-2 zoning districts, except in the DDA district which shall be contingent upon securing downtown development authority approval.
- d) Subject to building inspector approval, decorative fences up to four feet in height and not more than 50 percent solid are permitted in front yards of R-1 and R-2 zoning districts. Subject to building inspector approval, decorative fences up to four feet in height and not more than 50 percent solid are permitted in front yards of C-1 zoning districts.
- e) **Fences or walls not exceeding 12 feet in height are permitted in all yards in C-1, C-2, I-1 and IP zoning districts, except that all fences located in front yards of such districts, which exceed four feet in height, shall be contingent on securing planning commission approval.**

City of Alma

Sec. 60-184. - Fences, walls and screens.

- a) Within the limits of the front yard space, or, in the case of corner lots, if abutting a side street or within 15 feet of the side property line which abuts the front yard of an adjacent property, of a lot within a residential district, no fence, wall or other screening structure shall exceed three feet in height. Other than the foregoing, a fence or wall adjoining a side or rear yard shall not exceed six feet in height.
- b) **In a commercial, industrial, or research office district, no fence, wall or other screening structure shall exceed 12 feet in height.**
- c) Barbed wire, spikes, nails, or any other sharp point or instrument of any kind on top or on sides of any fence, electric current, or charge in said fences is prohibited. Barbed wire cradles may be placed on top of fences enclosing public utility buildings or wherever deemed necessary in the interests of public safety.

Union Township

Section 6.31 Outdoor Storage, General

- A. Enclosure. All outdoor storage shall be secured within a fence or a wall that conforms to Section 7.6 (Fences and Walls) and shall be screened per Section 10 (Landscaping and Screening) requirements. Materials stored on the site shall not exceed the height of the fence or wall.

Section 7.6 Fences and Walls

Fences and walls shall conform to the following requirements:

- A. Height.
Fences or walls not more than six (6) feet in height are permitted in all yards. Fences or walls over six (6) feet in height are subject to approval by the Zoning Board of Appeals, unless specifically authorized elsewhere in this Zoning Ordinance.
- B. Clear Vision Triangle.
Walls and fences shall comply with the specification for maintenance of unobstructed vision for drivers in Section 4.6.
- C. Fence and Wall Maintenance.
Fences and walls shall be maintained in good condition. Rotten, crumbled, or broken components shall be replaced, repaired, or removed. As required, surfaces shall be painted, stained or similarly treated.
- D. Zoning Permit.
Permit approval shall be required per Section 14.1(A) (Zoning Permits) for construction, alteration, or relocation of all fences and walls, except short decorative fence elements less than ten (10) feet in length and fences associated with customary agricultural operations that otherwise conform to the requirements of this Section. Where a fence or wall is associated with a project subject to site plan approval, the approved site plan shall satisfy this requirement.

Isabella County

SECTION 3.15 FENCES AND WALLS

- A. Fences or walls of not more than 7 feet in height are permitted in all yards, except as provided herein. (89-05 Eff. January 26, 1990)
- B. Fences shall not be constructed within the required road right-of-way or across alleys which have not been vacated.
- C. Fences in the R-1, R-2 and L-R Districts are as follows: (13-01 Eff. February 2, 2013)
 - 1) Protective wire such as barbed wire or electric fences shall not be utilized.
 - 2) Fences no more than three feet (3') in height used for decorative purposes shall be permitted in the required front yard. Except as provided herein, fences no more than four feet (4') in height consisting of at least seventy-five percent (75%) open spaces uniformly distributed along its surface may be permitted in the required front yard.
 - 3) For waterfront lots, fences no more than three feet (3') in height used for decorative purposes may be located in the required rear yard. Except as provided herein, fences no more than four feet (4') in height consisting of at least seventy-five percent (75%) of open spaces uniformly distributed along its surface may be located in the required rear yard. This provision only applies to waterfront lots.
 - 4) A fence not more than seven feet (7') in height may be permitted in all yards along a property line which directly abuts a public park or public boat launch.
 - 5) For safety purposes, no fence shall be constructed which obstructs the view of pedestrian or vehicular traffic on adjacent streets.
- D. Fences in C-1, C-2, and I-1 Districts shall not exceed a height of eight feet. If required by the planning commission, screening shall be provided to protect adjacent property.**
- E. Walls and fences for screening purposes shall comply with Section 3.24.

SECTION 3.24 SCREENING PROVISIONS

All required screening referred to this section shall meet the following provisions.

- A. Screening shall not extend into or be located within any portion of an existing street right-of-way.
- B. Existing plant material, fences or walls may be counted as contributing to the screening requirement. Screening shall be provided on each lot or parcel independent of adjoining uses or adjoining vegetative matter.

- C. Plant material other than ground cover (up to three feet in height) shall not be placed closer than four feet from the property line. Where plant materials are placed in two or more rows plantings shall be staggered in rows.
- D. Evergreen trees shall be not less than three feet in height and shall be planted not more than 30 feet on centers.
- E. Deciduous trees shall be not less than six feet in height and shall be planted not more than 30 feet on centers.
- F. Deciduous shrubs shall be not less than three feet in height and shall be planted not more than four feet on centers.
- G. The following landscape/plant materials are suggested for required screening:
 - 1. Deciduous Trees: Ash, Beech, Birch, Flowering Crab, Ginkgo (male), Hackberry, Hard Maple, Hawthorn, Honeylocust, Linden, Magnolia, Redbud, Sycamore.
 - 2. Evergreen Trees: Cedar, Fir, Hemlock, Juniper, Pine, Spruce.
 - 3. Shrubs: Cotoneaster, Dogwood, Euonymus, Forsythia, Hazelnut, Honeysuckle, Hydrangea, Lilac, Privet, Russian Olive.
- H. The following trees are not permitted for new plantings for required screening: Box Elder, Soft-maples (Red-Silver), Elms, Aspen, Cottonwood, willows, Horse Chestnut (nut bearing), Tree of Heaven, Catalpa, Female Ginkgo.
- I. The planting shall be maintained in a neat and attractive manner commensurate with the adjoining area and shall maintain their density and screening effect throughout the calendar year.
- J. Walls or fences for screening purpose shall be at least four feet in height, but in not case shall the fence or wall be lower than the installation, structure or activity to be screened, unless said installation, structure or activity exceeds eight feet in height.**
- K. If required by the planning commission, screening shall be provided along walls or fences to protect adjacent property.
- L. All walls herein required shall be constructed of weather resistant, rust proof and easily maintained materials.
- M. Masonry walls used for required screening purposes may be constructed with openings which do not in any square section (height and width) exceed 20 percent of the surface. Where walls are so pierced, the openings shall be spaced to maintain the obscuring minimum height requirement.
- N. Wood walls may be permitted for screening under the following conditions:
 - 1. All walls must be solid and appearance (no openings) and must be similar to 1 of the following wall types.
 - a. Board
 - b. Staggered Board

- c. Wood 1-inch x 4-inch screen
 - d. Board and Batten
 - e. Solid Stockade Fence
 - f. Panel
 - g. Solid Picket
2. Lumber shall be spruce, cedar, redwood or wolmanized or of equal construction quality or grade.
 3. Grade of lumber shall be at least “construction grade.”
 4. An anchor post set in concrete a minimum of 8” thick and 16” deep and 6” wider than the post (or other equivalent anchoring) shall be located at fence ends, corners and at approximately 20-foot centers for all types of wood screening fences.
- O. Other appropriate screening that meets the equivalent of the standards specified in this Section may be allowed contingent upon approval of a sketch plan submitted to the planning commission.

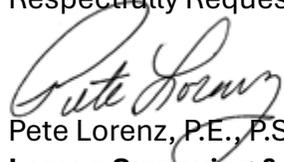
Summary of Allowable Fence Heights in Industrial Districts for Other Local Jurisdictions:

City of Clare	12 feet
City of Alma	12 feet
Union Township	6 feet (taller fence heights subject to approval by the Zoning Board of Appeals)
Isabella County	8 feet

Based on reasons stated above, we respectfully request that the city consider amending the zoning ordinance for the SD-I district to allow taller fences.

If you have any questions, please do not hesitate to contact me.

Respectfully Requested,



Pete Lorenz, P.E., P.S.

Lorenz Surveying & Engineering, Inc.

Memorandum



TO: Planning Commission
FROM: Manuela Powidayko
Director of Planning and Community Development
DATE: March 5, 2026
SUBJECT: TC-26-01 (Introduction) – Amendment to SD-I regarding Screens

Summary: A proposed text change of the Zoning Ordinances to Table 154.405.A District Standards: SD-I Industrial Special District pertaining to Screens, to increase the maximum screen height not at Frontage or Adjacent to Civic Space from six feet to eight feet.

Background: At the September 4, 2025 meeting, the Planning Commission approved Site Plan Review for J. Ranck Electric to build an 24,803 sq. ft. addition to the existing 51,685 sq. ft. facility at 1993 Gover Parkway, and associated site improvements including new pavement surfaces, fencing and utility connections. The site contains an existing eight-foot-tall fence at the south property boundary. The Planning Commission approved the extension of such fence to the east to include the new hard surface area, which will aid J. Ranck’s expanded operations. At the time, the applicant had asked for the fence height to match the existing eight-foot-tall fence, but the Planning Commission did not have the ability to approve it, since the new fence must meet the current code.

On January Pete Lorenz, surveyor & engineer for this project, who also works on many other industrial projects in the city, sent a letter requesting the Planning Commission’s consideration for a text change that would increase the maximum height limit for fences from six feet to eight feet. Per his letter:

“While an eight-foot fence is more costly to install, the owner recognizes benefits that outweigh the expense. A taller fence would provide superior security for valuable assets, enhanced screening for large equipment, and increased noise buffering. Although height restrictions often address aesthetic concerns, we believe that in an industrial district, the functional requirements for security and screening should take precedence over the aesthetic standards typically applied to residential or commercial districts”.

Mr. Lorenz’s letter included examples of nearby jurisdictions requirements for fences, showing that Union Township generally capped fences to no more than six feet, but allowed the ZBA to approve taller fences. Isabella County allows fences to be up to 8-feet and the City of Clare and Alma allow fences to be up to 12-feet in height. In addition, eight-foot fences have been approved by Mt Pleasant staff when reviewing fence permits for large outdoor storage areas, per the previous zoning ordinance (in effect until 2018). That includes a 2007 fence permit for J.Ranck for their existing eight-foot-tall fence on site.

Master Plan & Zoning Ordinance Standards: During the 2050 Master Plan development, outreach participants engaged on a “Fix, Keep, Aspire Exercise”, reporting the desire to improve the overall appearance of tech and manufacturing sites, including roads, beautification, industry variety, and general aesthetics. They also reported the need to fix poor screening of industrial sites from corridors and nonindustrial areas. Industrial fencing must prioritize security, safety, and compatibility with surrounding areas. The Mt. Pleasant Zoning Ordinances currently in effect, have additional controls on fence design, requiring the finish side to face adjacent properties and allowing wood, brick, wrought iron or aluminum, chain link, restricting vinyl and barbed/razor fences to the back of properties (the later also requiring screening from alley, streets and adjacent property).

Memorandum

Mt. Pleasant
[meet here]

Conclusion: The proposed change from six to eight-foot-tall fences and walls allow industrial sites provide greater security for outdoor storage inventory, while continuing to ensure compatibility with surrounding non-industrial land uses. Furthermore, the proposed text change aligns with the city's previous zoning ordinances and surrounding jurisdiction standards.

REQUESTED ACTION:

Set the TC-26-01 Planning Commission Public Hearing to April 2, 2026.

ATTACHMENT

1. Proposed draft ordinance
2. Letter of Approval with Conditions for SPR-25-15 – 1993 Gover Parkway

**CITY COMMISSION
CITY OF MOUNT PLEASANT**

Isabella County, Michigan

Commissioner _____, supported by Commissioner _____, moved adoption of the following ordinance:

ORDINANCE NO. ____

AN ORDINANCE TO AMEND TABLE 154.405.A DISTRICT STANDARDS: SD-I INDUSTRIAL SPECIAL DISTRICT REGARDING SCREENS.

It is Hereby Ordained by the People of the City of Mount Pleasant:

Section 1. Amendment to Table 154.405.A. The portion within Table 154.405.A District Standards: SD-I Industrial Special District pertaining to Screens is hereby amended to increase the maximum screen height not at Frontage or Adjacent to Civic Space from six feet to eight feet, reading as follows:

Wall or fence Screen Height not at Frontage or Adjacent to Civic Space	5 ft to 8 ft; Min. 6' for Dumpsters and Trash Receptacles
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Section 2. Limitation on Amendments. Except as otherwise expressly amended by this Ordinance, all other provisions of the City's Zoning Code shall remain in full force and effect, except that, if necessary, internal numbering of sections or subsections shall be renumbered or re-lettered accordingly.

Section 3. Validity and Severability. If any part of this Ordinance is found invalid for any reason, such holding does not invalidate the remaining parts of this Ordinance.

Section 4. Repealer. Any ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 5. Publication and Effective Date. The City Clerk shall cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This Ordinance shall take effect 30 days after its adoption.

YEAS: Commissioner(s) _____
NAYS: Commissioner(s) _____
ABSTAIN: Commissioner(s) _____
ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2026.

Boomer Wingard, Mayor

Holly Schmeltzer, City Clerk

PC Hearing: _____, 2026
Introduced: _____, 2026
Adopted: _____, 2026
Published: _____, 2026
Effective: _____, 2026

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DRAFT

City of Mt. Pleasant, Michigan



CITY HALL
320 W. Broadway • 48858
(989) 779-5300
(989) 773-4691 Fax

PUBLIC SAFETY
804 E. High • 48858
(989) 779-5100
(989) 773-4020 Fax

PUBLIC WORKS
320 W. Broadway • 48858
(989) 779-5400
(989) 772-6250 Fax

September 8, 2025

Ranck Real Estate Holdings, LLC (Attn: Loren Wilcox)
1993 Gover Parkway
Mt. Pleasant, MI 48858

Re: Site Plan Review-25-15 – 1993 Gover Parkway

Dear Loren Wilcox,

At their September 4, 2025 meeting, the Planning Commission has approved Site Plan Review 25-15 for the building addition and associated site improvements including paving, fencing, and utility connections for J. Ranck Electric, subject to the following conditions:

1. The applicant shall provide a minimum of three bicycle parking spaces.
2. The applicant shall ensure that all exterior lighting fixtures with bulbs producing more than 680 lumens are fully cut-off or shielded and directed downward.
3. The applicant shall comply with the requirements of Building Safety, Public Safety and Public Works

A copy of your approved site plan is attached. Please note that this site plan approval will expire one year from the date of approval, unless a building permit is obtained and construction proceeds to completion. An extension of one year may be granted upon a letter of request by the applicant.

Questions regarding Public Works requirements may be directed to Stacie Tewari at (989) 779-5404. Questions regarding Public Safety requirements may be directed to Brad Doepker at (989) 779-5122. Questions regarding Building Safety requirements may be directed to Brian Kench at (989) 779-5301. If you have any other questions, please call the Planning and Community Development office at (989) 779-5347.

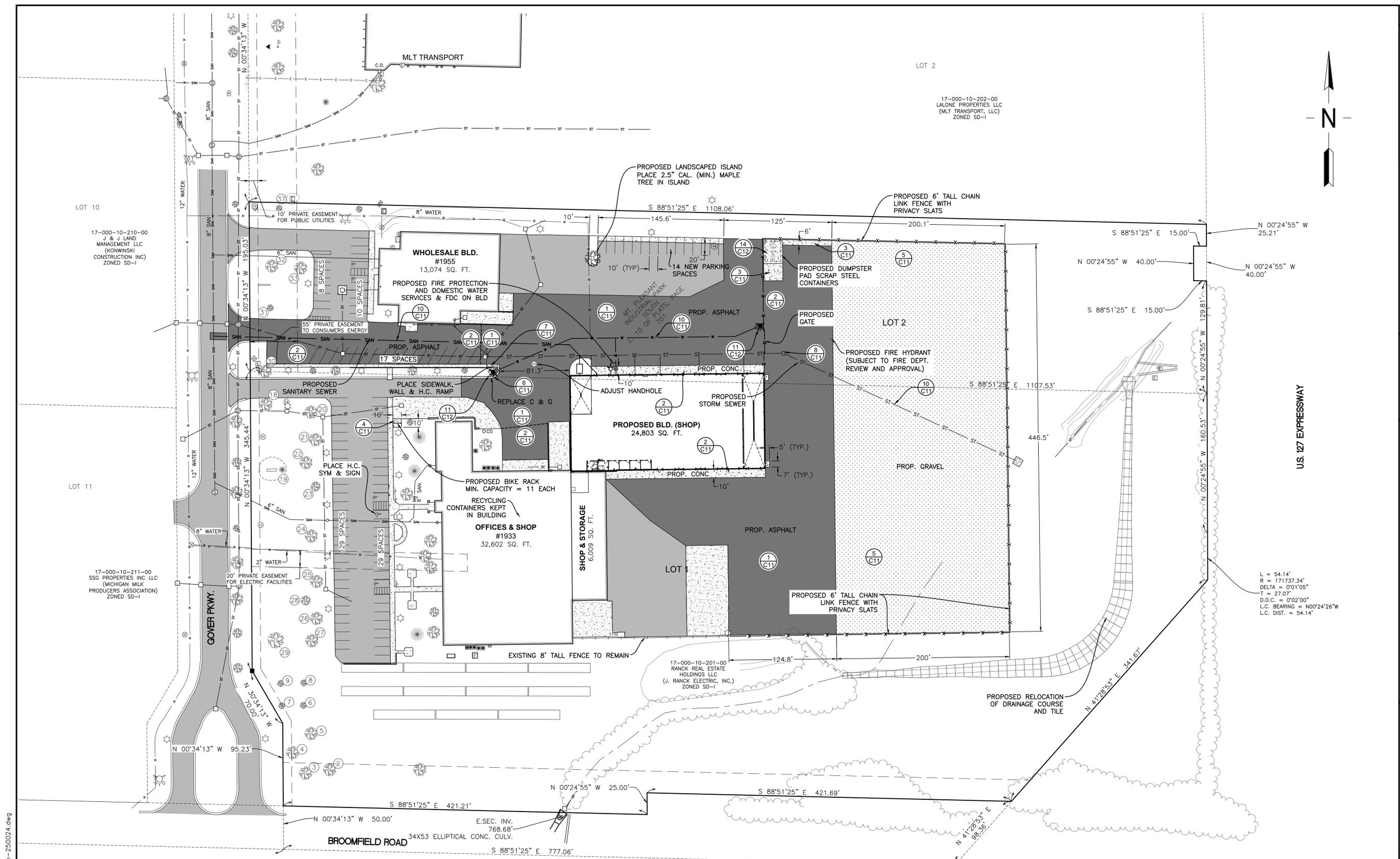
Sincerely,

Manuela Powidayko
Director of Planning & Community Development

cc: Building Safety (via email)
Fire Department (via email)
Engineering Department (via email)
Project Engineer Pete Lorenz (via email)
Michigan Department of Transportation (via email)
Isabella County Drain and Road Commissions (via email)

Website: www.mt-pleasant.org

Michigan Relay Center for Speech & Hearing Impaired: 711



US 127 EXPRESSWAY

L = 54.14'
 R = 171737.34'
 DELTA = 0°01'05"
 T = 27.07'
 D.O.C. = 0°02'00"
 L.C. BEARING = N00°24'26"W
 L.C. DIST. = 54.14'

BICYCLE PARKING CALCULATION

GROSS FLOOR AREA FOR OVERALL SITE = 76,488 SQ. FT.
 TOTAL PARKING SPACES FOR THE SITE = 107 EACH
 CALCULATION BASED ON FLOOR AREA
 76,488 / 20000 = 3.8 OR 4 SPACES REQUIRED
 CALCULATION BASED ON PARKING SPACES
 107 / 10 = 10.7 OR 11 SPACES
 11 SPACES REQUIRED (BASED ON WHICHEVER IS GREATER)

LANDSCAPING

TREES REQUIRED IN 1ST LOT LAYER (FRONTAGE)
 REQUIRED: 1 TREE PER 40 FEET OF FRONTAGE
 LOT FRONTAGE = 705.70 FEET
 705.70 / 40 = 17.6 OR 18 TREES REQUIRED
 NO NEW TREES PROPOSED - 25 EXISTING TREES IN PLACE
 (SEE TREE SCHEDULE ON SHEET C2)

PROPOSED LANDSCAPED ISLAND FOR 14 NEW PARKING SPACES
 PROPOSED LANDSCAPE ISLAND = 339 SQ. FT.
 1 EACH 2-1/2" CAL. MAPLE TREE PROPOSED.

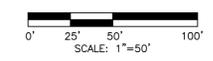
REFUSE

WASTE FROM OFFICE USE IS STORED IN RECYCLING CONTAINERS INSIDE THE BUILDING AS INDICATED ON THIS PLAN.

OUTSIDE REFUSE CONTAINERS WILL BE INSIDE THE SCREENED IN (FENCED) AREA OF THE SITE (BACK OF THE BUILDINGS). PROPOSED FENCES WILL BE 6' TALL CHAIN LINK FENCES WITH PRIVACY SLATS. SEE NOTE ON DUMPSTER SLAB DETAIL ON SHEET C12.

CITY OF MT. PLEASANT
 PLANNING COMMISSION

- SITE PLAN APPROVED
 - APPROVED WITH CONDITIONS
 - DENIED
- BY: Manuela Provednik DATE: 9/4/25



PLAN ISSUE:	
NO.	DESCRIPTION
1	PERMIT

REVISIONS	
NO.	DESCRIPTION
1	PERMIT ISSUE SUBMITTED TO CITY
2	REV. HYD. LOCATIONS WATER MAIN SEWER UPDATE GRADING

SITE PLAN

J. RANCK ELECTRIC, Inc.
 Section 24, T14N., R4W, City of Mt. Pleasant, Isabella County, Michigan

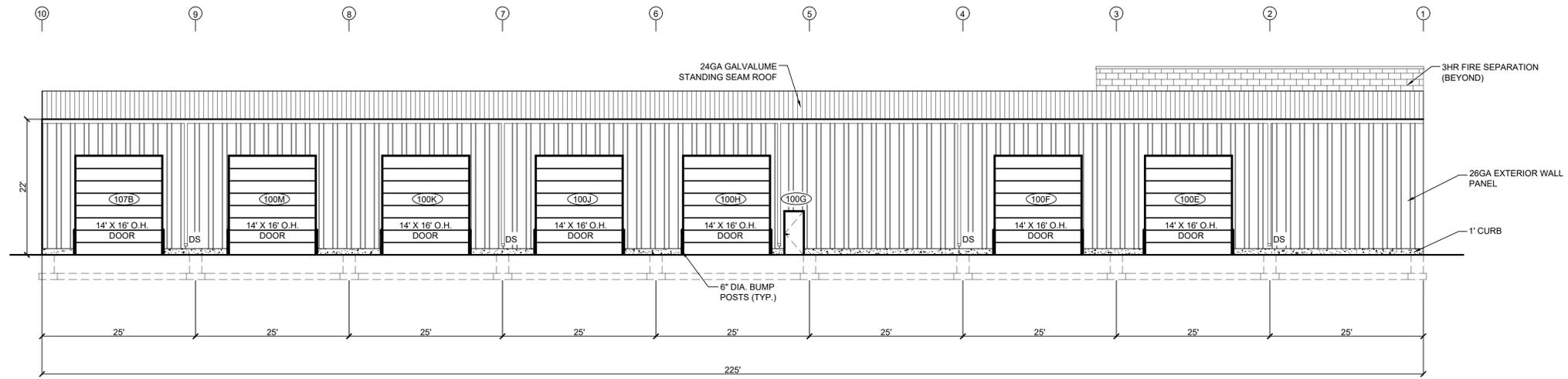
SHEET TITLE: **SITE PLAN**

PROJECT NAME: **J. RANCK ELECTRIC, INC.**

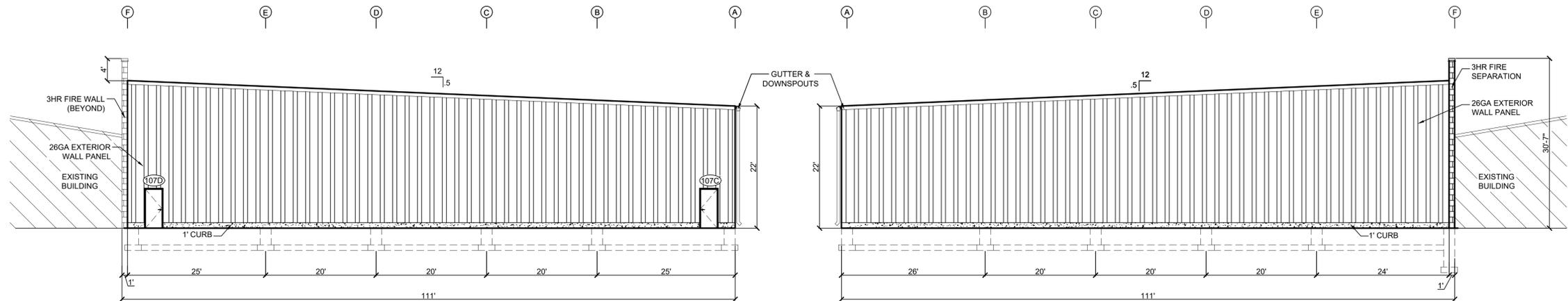
LORENZ
 SURVEYING & ENGINEERING, INC.
 3229 W. Beal City Road
 Weidman, Michigan 48893
 Phone: (989) 644-5953
 Fax: (989) 644-9659
 ptele@lorenzse.com

JOB NO. 250024
 SCALE: 1" = 50'
 DRAWN BY: TPL
 DATE: August 6, 2025
 SHEET NO. **C5**

D:\PROJ\250024\DWG\4-Siteplan-250024.dwg

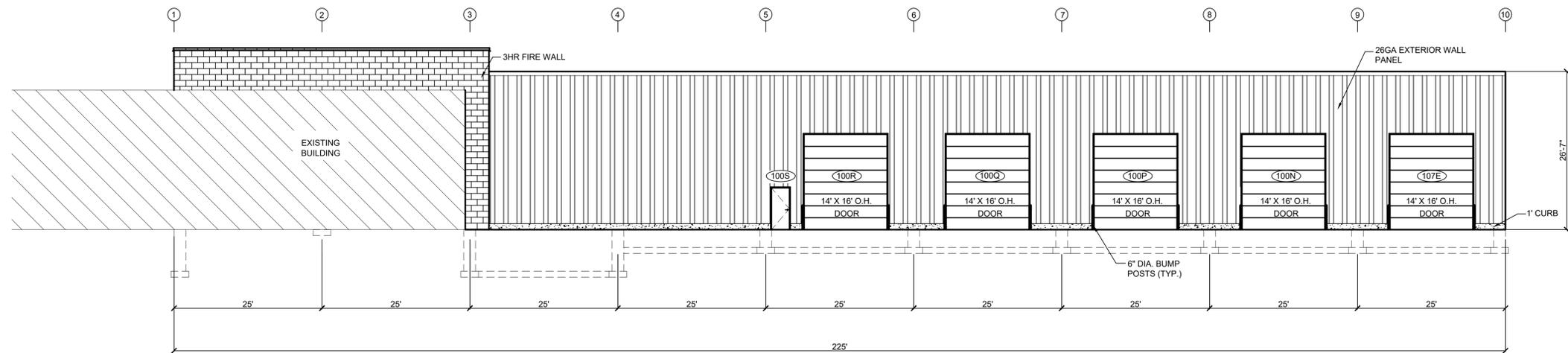


NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

WEST ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

CITY OF MT. PLEASANT
PLANNING COMMISSION
 SITE PLAN APPROVED
 APPROVED WITH CONDITIONS
 DENIED
 BY: Manuela Powolny DATE: 9/4/25

JOB NUMBER:
DRAWING: ELEVATIONS
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 6/24/2025
ENGINEER'S SEAL:

J. RANCK ELECTRICAL
1993 COVER PARKWAY
MT. PLEASANT, MI 48858

COMMERCIAL/INDUSTRIAL
CONSTRUCTION

JBS Contracting Inc.
1680 COVER PARKWAY
MT. PLEASANT, MI 48858
(989) 775-0770

SCALE:
3/32" = 1'-0"



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A2
ELEVATIONS

Memorandum



TO: Planning Commission

FROM: Manuela Powidayko
Director of Planning & Community Development

DATE: March 5, 2026

SUBJECT: 2025 Planning Commission Annual Report

Each year, in accordance with State Law, the Planning Commission issues a report on its activities during the previous year.

Since 2023, the Department has been adding new features to the report to better inform the Boards and Commissions, and the general public, about the work performed by the Planning Commission and Planning & Community Development Department. These items, which are also included in this year's report, include:

1. Information about pre-application meetings held in 2025. These meetings help the City maintain Redevelopment Ready Certification (RRC) status with the Michigan Economic Development Corporation (MEDC). They have also been mentioned by applicants and developers as being a great tool that the city offers as they achieve Departmental coordination, add transparency to the City's approval processes, and help streamline projects, overall reducing cost to applicants.
2. An expanded project activity section to list work session items that were discussed throughout the year, the outcome of those conversations and the next steps for each item, as laid out by the Planning Commission during the discussions.
3. A new "Special Projects" section to highlight additional work from the Department, such as the development of research projects in partnership with CMU.
4. An expanded the "Development Activity" section to include greater detail about the what kinds of developments have been approved through Special Use Permits and Site Plan Reviews, and how those projects help further the master plan goals and objectives.
5. A full list of updates to all Master Plan goals and objectives continue to be included to ensure that the City continues to make progress towards its long term goals.

REQUESTED ACTION:

Approve the 2025 Planning Commission Annual Report.

ATTACHMENT:

- 2025 Planning Commission Annual Report

2025 annual report

MT. PLEASANT PLANNING COMMISSION

Mt. Pleasant
[meet here]

CITY OF MT. PLEASANT PLANNING COMMISSION - 2025

Christine Ortman, Chair
Andrew Devenney, Vice-Chair
Corey Friedrich
Yannis Haveles (ZBA Liaison)
Glen Irwin II (Retired on August 4, 2025)
David Kingsworthy
Matthew Liesch (Retired on December 4, 2025)
Fabian Martinez (Appointed on April 28, 2025)
Rachel Putnam-Farley (Appointed on February 24, 2025)

STAFF

Manuela Powidayko, Director of Planning and Community Development
Kayleigh Cullen, Office Professional

INTRODUCTION

This report is provided in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008. It reports the Planning Commission’s operations during the 2025 calendar year and the status of planning activities.

APPLICATION SUMMARY

The following table and chart provide a summary of the number of planning applications processed in 2025, as well as the previous five years.

Planning Commission Applications by Type

Application Type	2020	2021	2022	2023*	2024	2025
Special Use Permits (SUPs)	14	19	19	18 (15)	11 (14)	11
Site Plan Reviews (SPRs)	15	17	19	25 (22)	25 (28)	24
Map Amendments (Rezoning)	1	1	0	0	1	3
Text Amendments	2	5	7	3	2	1
Total Applications	32	42	45	46 (40)	39 (45)	39

The Planning and Community Development, together with the Building Safety, Fire, and City Engineering Departments, held 29 pre-application meetings to assist prospective applicants further their proposals and start the application processes triggered depending upon their scope of work. Pre-application meetings allow the City to maintain Redevelopment Ready Community (RRC) certification from the Michigan Economic Development Corporation (MEDC), streamlining projects and interdepartmental coordination, and ensuring transparency in the approval procedures. These meetings reduce the cost to applicants on paperwork, addressing conflicts between ordinances and regulations that could otherwise result in applications being postponed or denied.

In addition there were two projects in which pre-application meetings were waived due to their narrow scope of work, along with other 20 planning consultation meetings in which the Planning Director assisted applicants with zoning consultation. Many of these projects were as-of-right developments or plan to come forward as new applications in the future.

PROJECT ACTIVITY

In 2025, the Planning Commission held 11 meetings, two work sessions and one joint work session. The following topics were discussed:

WORK SESSION ITEMS	STATUS
1 Short Term Rentals	Staff discussed item internally. Zoning Ordinance already has revocation procedures (154.615. SPECIAL USE PERMITS & SPECIAL REGULATED USE PERMITS. E. Revocation)
2 Zoning for Housing Opportunity	Staff to conduct research and bring text change proposals in 2026 based on PC direction at the Work Session.
3* Alternatives to Crawford/Broomfield Rezoning (Z-24-01)	Staff to bring alternative proposal in 2026 based on the Commissions' direction at the Joint Work Session.

* *Joint Work Session with the City Commission and property owners*

Culminating from previous work sessions in 2023 and 2024, including a Joint Work Session with the Mission/Pickard Downtown Development Authority (DDA), as well as private development applications that occurred in 2025, the Planning Commission has also approved the following projects:

1. Master Plan Update focused on the adoption of a Mission Street Improvement Plan: The 2050 Master Plan was adopted by the City Commission on November 9, 2020. The plan sets an ambitious and exciting vision for the year 2050, by addressing land use, transportation, housing, downtown, economic development, and public safety.

Every five years (per Public Act 33 of 2008), all Michigan cities are required to have their Planning Commissions review their Master Plans and determine if amendments are necessary, or if the city should adopt a new document.

In 2024, the Planning Commission, in coordination with the Mission/Pickard DDA and in consultation with the Michigan Department of Transportation (MDOT), decided to update the document to create a more viable improvement plan for Mission Street and reflect on the changes that have happened in the community since 2020. As such, updates are summarized as follows:

- Additional information from the Mission Street Improvement Plan project. This plan, approved by the Mission Street Improvement Plan Steering Committee, and the Mission/Pickard DDA, focuses on roadway improvements, zoning updates, and strategic investments along the Mission Street Corridor.
- Updated results from the 2020 Census and commuter data showing new population trends and the need for more housing options in the community.
- Other updates include incorporating results from the recent Parks & Recreation public outreach efforts, as well as the completed Town Center redevelopment.

The Master Plan Update was adopted on September 22, 2025.

2. TC 25-01 Amendment to Table 154.405.A. A text amendment to remove the one principal building per lot restriction within the CD-4 (General Urban Character District). This change accommodates phased developments, a goal introduced during the Master Plan Update in 2025. It also allows condominiums, which were unintendedly prohibited during the adoption of the new Zoning Ordinance in 2018, and enables the construction of Missing Middle Housing typologies, a goal supported by the American Planning Association (APA), including the Michigan Chapter (MAP). TC-25-01 supports walkable neighborhoods and advances Master Plan and Zoning Ordinance objectives, allowing context-sensitive increases in density that support local businesses, and strengthen community building. TC-25-01 was adopted on July 14, 2025.

Zoning text changes included:

- ✓ Remove the “one principal building per lot” restriction.
- ✓ Clarification on the number of accessory buildings allowed (1 per Principal Building)
- ✓ A new screening requirement to buffer Principal Buildings located within the Third Lot Layer from adjacent parcels.

3. Z-25-01 Rezone 221 W Michigan from CD-4 (General Urban) to CD-5 (Urban Center):

The applicant, Neel Yalamarthy on behalf of Great Lakes Bay Properties, LLC, requested the rezoning of two vacant parcels at 221 W. Michigan from CD-4 (General Urban Character District) to CD-5 (Urban Center Character District) to allow for a higher-density mixed-use development.

The site previously contained a beauty shop and a resale/sporting goods store, which were demolished by the previous owner in the 2020s, and remains vacant. Mixed-use and residential developments surround the site, with CD-5 being mapped to the north

and CD-4 mapped to the south, east and west. The approved CD-5 zoning is consistent with the intent of the City's character-based zoning ordinance to support walkable, context-sensitive development and would permit ground-floor office and retail uses with up to four stories of residential above. The rezoning also supported the City's Economic Development Action Plan (Book 3: Focused Redevelopment), which calls for reducing vacant and underutilized downtown properties and increasing downtown housing. Because previous CD-4 zoning limited developments to two stories, the approved CD-5 designation better advanced these goals allowing for more units.

This rezoning was adopted on July 14, 2025 and is supporting the already approved and planned construction of a three-story mixed-use development with a total of 22 housing units (First Floor: 2 commercial units, 1 studio, 1 one-bedroom and 2 two-bedroom units; Second Floor: 1 studio, 5 one-bedroom and 3 two-bedroom units; Third Floor: 1 studio, 5 one-bedroom and 3 two-bedroom units).

4. Z-25-02 Rezone 1104 E Chippewa Street from CD-3 (Sub-Urban) to CD-4 (General Urban): with the Residential/Dwelling Use Only Special Requirement. The applicant, Scott E. Bell on behalf of Lapham Associates, requested the rezoning from CD-3 (Sub-Urban) to CD-4 (General Urban) to build five fourplexes on the 1-acre parcel.

The approved CD-4 zoning district matches the Master Plan, Future Land Use Map, and the Master Plan's and Zoning Ordinance's objectives to support limits 'Missing Middle housing' (housing typologies that sit in between single-family and multiple-family developments, such as duplexes and townhomes. Future development continues to be limited to two stories, ensuring new construction remains compatible with the scale of the existing residential neighborhood. It also allows for more attainable housing units, which will be attractive to families, seniors, and the area's workforce. The site's proximity to Mission Street and downtown help support local businesses.

This rezoning was adopted on July 14, 2025 and the applicant indicated the intention to build five duplexes on the property (as opposed to five fourplexes), following feedback from residents at the Public Hearings.

5. Z-25-03 Rezone Crosslanes Street from CD-3 (Sub-Urban) to CD-4 (General Urban): with the Residential/Dwelling Use Only Special Requirement. The City of Mt Pleasant requested the rezoning of Crosslanes from CD-3 (Sub-Urban) to CD-4 (General Urban) of the currently vacant properties, which total approximately 12.1 acres.

Approval of the rezoning of Crosslanes St allows the City to seek partnerships and apply for infrastructure and housing development grants to aid with the construction of attainable owner-occupied housing units, as well as affordable rental units.

The land area is large enough to accommodate approximately three city blocks providing the potential for Mt Pleasant to grow and help tackle the housing shortage pointed out in State and Regional housing needs reports. Proximity to Mary McGuire Elementary School can help attract family households which are currently increasing within the city limits. In addition, its proximity to commercially zoned land along Pickard Street help support existing businesses, as more residents in the area will help spur a wider variety of businesses and services to the immediate neighborhood, contributing overall to a more walkable environment for current and future residents.

This rezoning was adopted on July 14, 2025. Since adoption, staff furthered the partnership with Habitat for Humanity Isabella County, who now has an option offer on the 12.1-acre property. Staff released a Request for Qualifications to seek a developer partner to proceed with phase I of the project (20 units, subject to MSHDA MI Neighborhood CDBG funding approval for the public infrastructure on site). A conceptual site plan was internally designed by Planning and Engineering staff to accommodate at least 60 units within single-family homes, duplexes, pocket neighborhoods, townhomes and small apartments, but the site is zoned to allow up to 420 units if denser forms of developments are proposed.

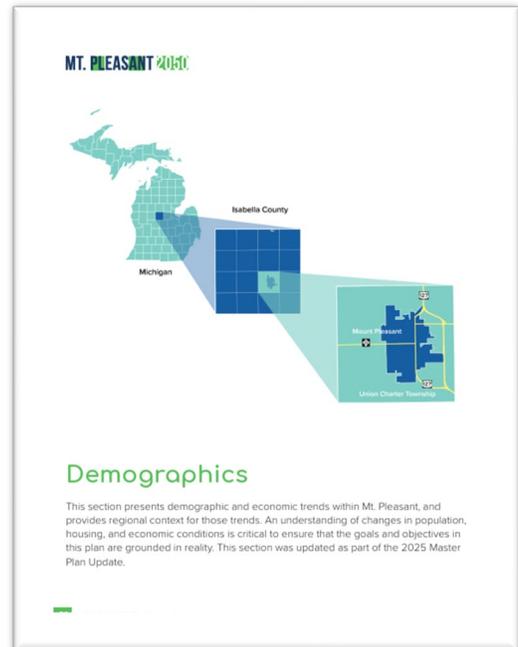
SPECIAL PROJECTS

Aside from the five projects listed above under the Project Activity section, staff from the Planning & Community Development Department led the following projects:

1. **Zoning for Housing Opportunity**: Staff has been working on multiple projects and efforts since the Michigan State Housing Development Authority (MSHDA) approval of \$50,000 in grant funding from their Housing Readiness Initiative, to help support the City of Mt. Pleasant efforts on increasing housing production and affordability. As part of this effort, in 2025, staff delivered the following projects:
 - **Master Plan Update (Book 5, Demographics Section)**: As mentioned under “Project Activity”, staff has worked on updates to the Master Plan, including hiring a consultant from Progressive Companies to conduct demographics research and include the results from the 2020 Census, commuter data showing new population trends, and data illustrating the need for more housing options in the community.

This was a critical step for advancing housing policy in the city, as the updates, now included in Book 5 of the Master Plan, show the current population and demographic trends which include household growth and an increase of workforce residents. It also contains information about the city's building inventory and the overall housing market landscape.

This information has been key in the development of the Mission Street Improvement Plan and the updates to the City's Zoning Ordinances and Master Plan.



- **Housing Needs Assessment:** Staff has been working with the East Michigan Coalition of Governments (EMCOG), in prioritizing the current housing crisis as a forefront policy. Through that collaboration, EMCOG provided a unique opportunity to local jurisdictions to hire Bowen National Research to conduct a local Housing Needs Assessment. This research was completed for Isabella County and the City of Mt. Pleasant during the summer of 2025. Its findings were a critical step for the city to get a greater understanding about its current housing gap.



Bowen estimates a minimum housing gap of 1,529 units within the City of Mt. Pleasant, of which 962 are rental units and 567 are for-sale homes.

Bowen also completed a report for the whole East Central Michigan Region, indicating Isabella County as the County with the largest gap.

This data was key during the introduction to the three rezoning actions, mentioned under "Project Activity", and will continue to be critical data as the city moves forward with housing policy in 2026 and beyond.

- Housing Report: Summer Intern Yuyang Ding, Master of Urban and Regional Planning student from University of Michigan, worked for 12-weeks in the Planning & Community Development Department to develop a Housing Report that summarizes the main findings for the Master Plan Demographics Chapter, the Housing Needs Assessment, as well as regional reports (East Central Region Housing Needs Assessment, NAHRO Michigan Data Summary), other city housing reports (2019 Housing Report) and research documents some of which, completed in partnership with Central Michigan University (Survey for Increasing Home Ownership, Rental Property Owner Focus Groups Technical Report).

Ding made a final presentation to the Planning Commission and City Commission in 2025. The 2025 Housing Report is being finalized by staff and will contain easy-to-read information to the general community, key stakeholders and elected officials. about the current Mt. Pleasant housing needs and opportunities.



Presentation by Yuyang Ding to the City Commission on August 11, 2025.

- Crosslanes Mixed-Income Neighborhood: Staff has been working in partnership with Habitat for Humanity Isabella County to develop the 12-.1 acre Crosslanes property into a mixed-income neighborhood, where a variety of building types, with owner-occupied and rental housing units provide a wide range of options to workforce, seniors and families.

The goal of this project and collaboration with Habitat is to achieve a context-sensitive, high-quality neighborhood that integrates affordable and market-rate housing, provides a wide range of housing options, offers strong community connections and opportunities to live sustainably. Targeted residents are workforce, families, and seniors.

The site's proximity to Mary McGuire Elementary School, Pickard Avenue, and location within an established neighborhood, provide a great chance of success for infill housing.

A Request for Qualifications (RFQ) has been released, for the City and Habitat to identify a residential developer partner to work on phase I of the project (for the construction of at least 20 units). The city plans to support the housing development project by applying for \$1.5 million in grant funding from the MSHDA MI Neighborhood Program (CDBG) to construct essential public infrastructure on the property, including streets, sidewalks, and water/sewer utilities. That infrastructure would be able to serve the majority of the 12.1-acre site, which would then be able to be developed for housing overtime.



12.1-Acre Site at Crosslanes

The housing typology known as “Pocket Neighborhoods” – small homes that surround courtyards, is highly encouraged as a way to foster connection and a sense of belonging.

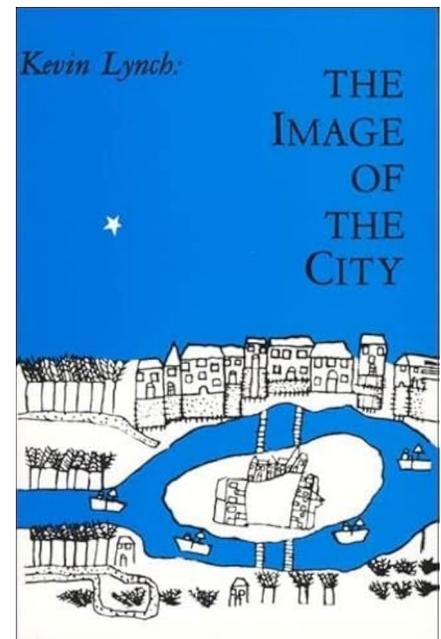


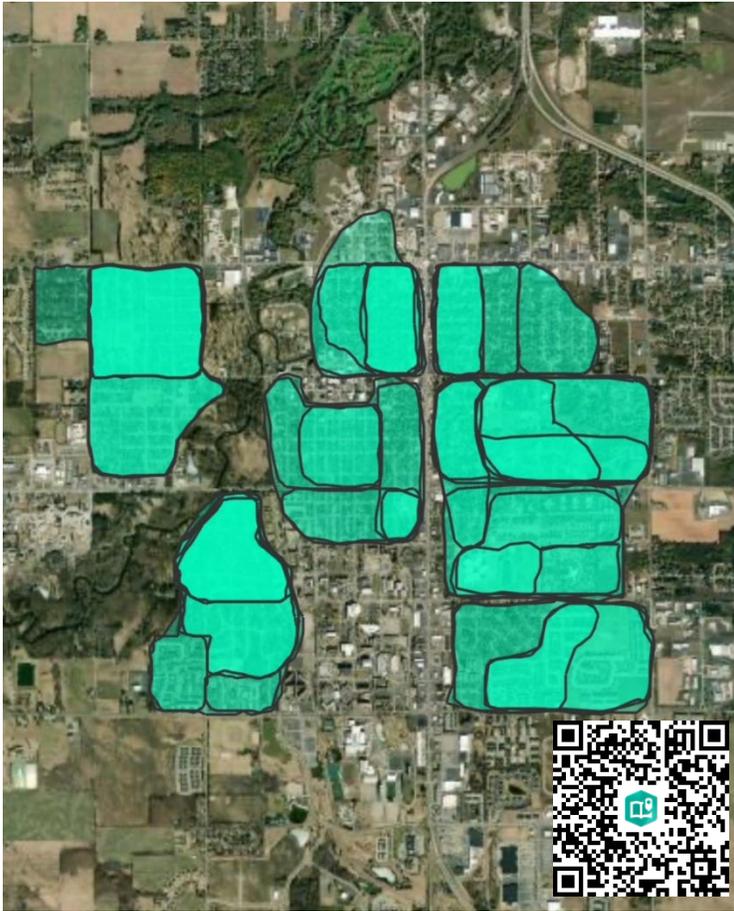
Preferred Development Scenario Inspiration in Mueller, Austin, Texas.

- Collaboration with Central Michigan University: The Department of Planning & Community Development partnered with the Central Michigan University (CMU) Department of Geography and Environmental Studies for a class project, which aimed to gain a deeper understanding of the city's residential neighborhoods through the perspective of its residents.

The primary objective was to identify how residents perceive and define neighborhood boundaries by inviting them to draw where they think these boundaries are on a map.

The Book "The Image of the City" by Kevin A. Lynch served as an inspiration for the research project as it is a foundational book in urban design that explores how people perceive and form mental maps of cities. It introduces five key elements—paths, edges, districts, nodes, and landmarks—that define a city's "imageability" or legibility, which students utilized to structure their outreach to community members and convey findings in a GIS interactive map.





Students developed and distributed a survey package that included the components of a blank map outlining the Mount Pleasant city limits, clear instructions for drawing neighborhood boundaries, and a brief questionnaire to capture additional context and reasoning behind their map submissions. A diverse group of individuals participated, including general city residents, clergy, realtors, building inspector, CMU faculty and staff, nonprofit volunteers, and a barista. In total, 18 maps were received and accompanied by surveys, resulting in a story map that can be accessed through a QR code.

This outreach effort resulted in the following findings and recommendations:

- Participants largely agreed on the broader residential districts, typically separated by major city features such as CMU campus, Mission Street, and natural elements like large city parks and the Chippewa River.
- However, while physical separation influenced the identification of larger districts, factors such as age of development, vegetation, density, property values, and proximity to other significant destinations more specifically defined smaller neighborhoods areas (shown in green in the story map).
- More input and data are needed for better refinement of neighborhoods. Focus groups could subsequently be created to identify neighborhood names. Once concluded, signage addressing neighborhoods could be considered. These adjustments would help build a more comprehensive understanding of the diverse ways in which residents view their neighborhoods.

2. **MEDC Talent Partnership Program:** Staff applied for funding through the MEDC Michigan Talent Partnership Program (MTP), to advance efforts that aim towards supporting talent attraction and retention, proposing a Talent District in the greater Downtown Mt. Pleasant area.

The area chosen, identified as the Central Market & Main District, is strategically centered in Downtown Mt. Pleasant and bounded by CMU and Mission Street and representing the city’s strongest concentration of assets that attract, retain, and support talent. This District is the ideal foundation for transformational placemaking as it offers a vibrant mix of character-rich spaces, walkability, and opportunities for community, culture, and modern work-life balance. It also holds several of the City’s parks including Island Park, Nelson Park, Millpond Park, and a portion of Chipp-a-Waters Park – all interconnected by the *GKB Riverwalk Trail*.



The following projects were included in the grant application after consultation with MEDC Redevelopment Ready Community (RRC) Team and Middle Michigan Development Corporation (MMDC).

- **Mt. Pleasant Farmer’s Market & Downtown Food Business Program:** Modernize the farmer’s market pavilion and transform it into a year-round community and business hub including a new incubator kitchen. (Requested Funding = \$3.7mi / Overall Cost = \$3.7mi)
- **Mid-Michigan Development Corporation (MMDC) Business Incubator Space:** Assist startup companies and individual entrepreneurs develop their businesses by providing a full-scale range of services, starting with management training and

office space, as well as assisting in seeking capital financing opportunities.
(Requested Funding = \$365k / Overall Project Cost = \$640k)

- 200 E Broadway Housing Project: Restore and transform this historic downtown building into a vibrant mixed-use space with renovated ground-floor commercial property and 14 unique residential units on the upper floor. (Requested Funding = \$2.7mi / Overall Project Cost = \$6.6mi)

Out of the \$6.79mi requested, \$2.79mi were awarded to fund the Central Market & Main pavilion with incubator kitchen.

3. MEDC Priority Sites: As part of the Redevelopment Ready Community (RRC) Program with the Michigan Economic Development Corporation (MEDC) the City has access to the MEDC Priority Sites program. This program focuses on identifying and promoting specific locations in Michigan to attract investment and development, enhancing economic growth through strategic site improvements and infrastructure support. One of its economic development services is to announce priority sites for redevelopment at their Prospector Marketing GIS MAP.

Three priority sites have already been announced at the platform (items A-C), two of which (items A-B), have already led to the sale of the sites to developers who are proceeding with redevelopment efforts, with great support from the City of Mt. Pleasant.

- A. 200 E Broadway;
- B. Michigan & Pine Redevelopment (221 W Michigan);
- C. 201 S Main Street;
- D. Broadway & Michigan Redevelopment Block (306, 309 & 311 W Michigan);
- E. 221 E Bellows (known as "old SBX shop");
- F. 1088 S University (known as "old Malt Shop");
- G. 117 N Mission Street (known as "old Rite Aid");
- H. 624 S Mission Street.

Priority sites for redevelopment were chosen based on MEDC RRC best practices and in partnership with MMDC, with a focus on areas that have the potential for positive impact on the community. The final list was approved by the Planning Commission in the end of 2025. Next steps include staff outreach to property owners and coordination with MEDC for listings to go online.

DEVELOPMENT ACTIVITY

The year of 2025 was comparable to 2024 in both Special Use Permits and Site Plan Reviews showing steady investment growth in the City.

These applications are summarized below:

- Special Use Permits*: Within the commercial use category, there were two drive-through restaurants and a new gas station with convenience store. Within the residential use category, there were seven short-term rentals, and one Registered Student Organization (RSO) established.
- Site Plan Reviews*: There were six projects seeking approval for new buildings, 11 site improvements, two building expansions and five building improvements. Aside from the two new drive-through restaurants and a gas station with convenience store (associated with SUPs), there was a new mixed-use building proposed in Downtown, and another two large industrial businesses seeking expansion through the construction of new facilities on site. A third industrial business requested an extension of previous site plan approval from 2022 to also significantly increase its operations. There were 11 properties (seven commercial, one residential and two industrial) seeking site improvements, and two businesses expanding their footprint. Last, there were three commercial and two residential properties seeing building improvements.

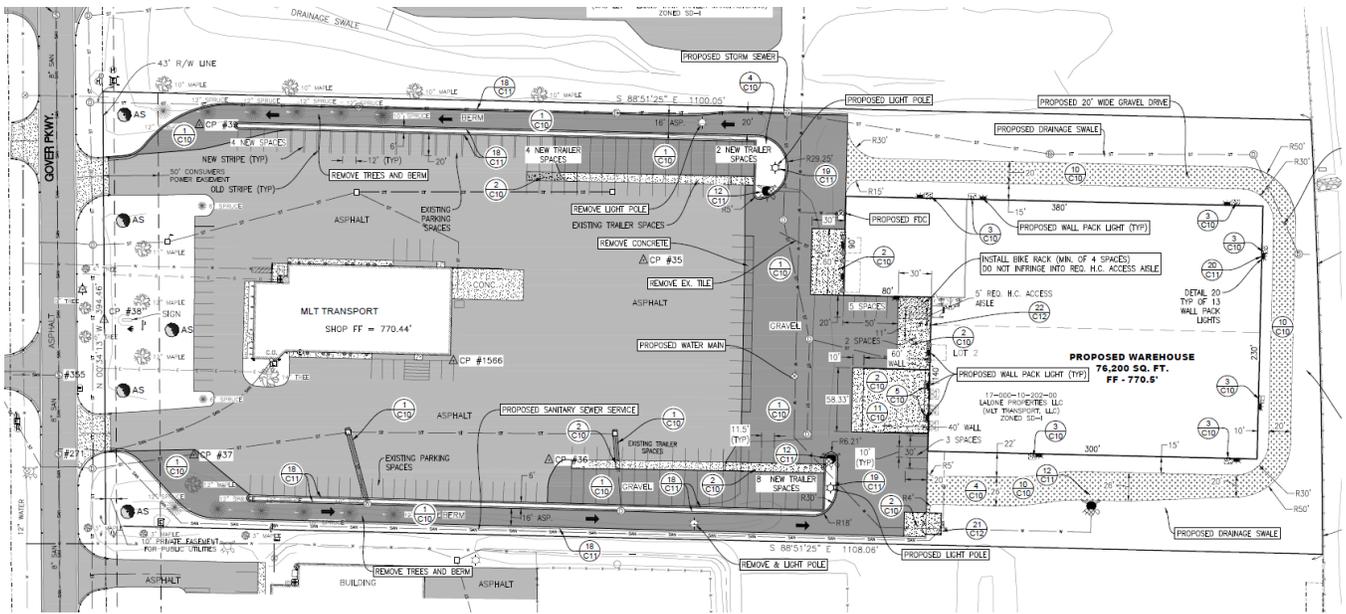
Project Highlights

The year 2025 was marked by a variety of projects that enabled significant expansion and improvements of large industrial businesses, investment on new and existing commercial businesses, as well as improvements to multiple-family dwellings and the construction of a new mixed-use building in Downtown.

Industrial Developments

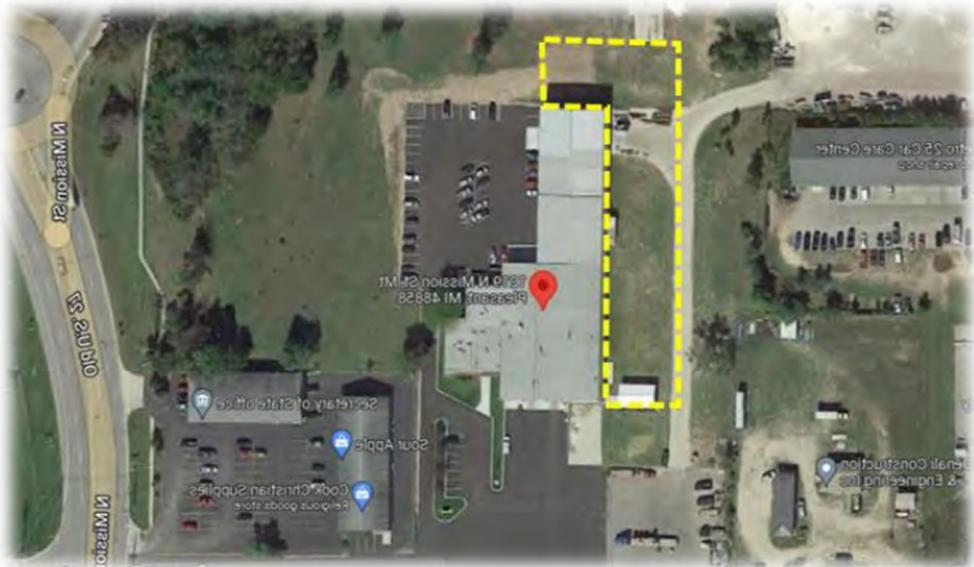
J. Ranck Electric located at 1993 Gover Parkway, is expanding operations with a 24,803 sq. ft. new building, in addition to their existing 51,685 sq. ft. facility. The approved site plan included new pavement surfaces, fencing, and utility connections (SPR-25-15).

MLT Transport, LLC (a trucking company) located at 1841 Gover Parkway (SPR-25-01) worked on plans for a large business expansion proposal. JBS Contracting was the applicant for the new 76,200 sq. ft. warehouse facility with new throughfares, improved landscaping and additional lighting.



Site Plan for the new warehouse facility at 1841 Gover Parkway (MLT Transport).

Mr. Wilson, owner of Manufacturer Wilson Steel Fab & Machine brought previously approved Site Plan (SPR 22-17) for a one-year extension request to continue their work on a 55,038 sq. ft. addition to the existing building located at 1219 N. Mission. The applicant also proposed modifications to the site including the construction of two new asphalt parking lots, the addition of privacy slats to an existing chain link fence for screening, the removal of the gravel surface behind an existing building, moving curb and gutter in an existing parking lot, removing concrete and retaining walls, demolishing a small building, and associated landscaping modifications.



Aerial of the Subject Site at 1219 N Mission.

The construction of the 55,000 sq. ft. addition onto its existing 103,100 sq. ft. fabrication & manufacturing facility is scheduled to be completed in 2026.

Commercial Developments

A new infill drive-through restaurant at 911 E Pickard (915 E Pickard) was brought forth by Shawn Otto, owner of Pickard Mall for a Special Use Permit and Site Plan Review (SUP-25-02 and SPR-25-02). The out lot was an idea Mr. Atto had for his site since the parking lot is too large and never completely full. The proposed restaurant was subject to a Special Use Permit due to it being a drive-through establishment, and assigned its own address (915 E Pickard) at the southwest corner of the site.

Dennis Proto on behalf of Brew Horizons, LLC applied for a Special Use Permit and Site Plan Review (SUP-25-03 and SPR-25-03) for a new drive-through restaurant at 1203 S Mission St. The proposed site plan for 7Brew included two drive-through lanes to accommodate their operations, which have employees take orders directly, using tablets as customers enter queue lanes. Orders are then delivered directly to vehicles, allowing both lanes to operate at the same time, ensuring efficient customer service.

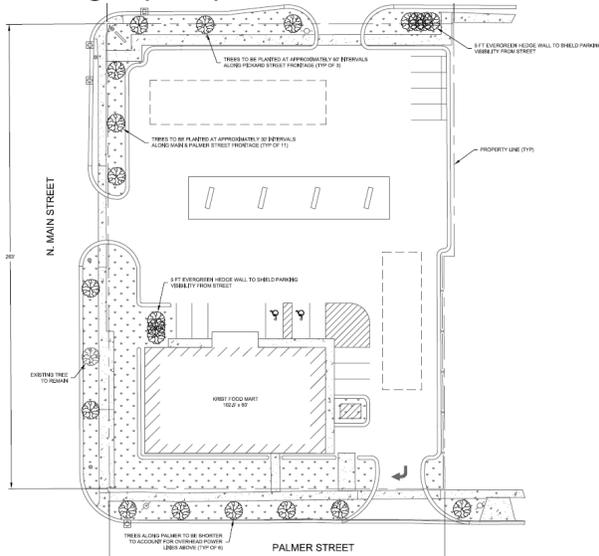
The project was subject to a ZBA variance, while required to provide a larger canopy area to get closer into compliance with zoning design standards. Bike rack, landscaping and a picnic table were added to activate the street frontage.



Rendering of 7Brew at 1203 S Mission.

KC Atanasoff on behalf of Krist Oil Company applied for a Special Use Permit and Site Plan Review (SUP-25-09 and SPR-25-05) to build a new gas station and convenience store/food mart at 111 Palmer St (current address of 802 N Main Street, to be changed to 111 Palmer St address to reflect the convenience store location in compliance with zoning rules). The scope of work will include decontaminating the site, together with the demolition of an existing 14,213 sq. ft. building located at the corner of Main and Palmer St that has remained vacant for decades.

The gas station includes the construction of a new 6,150 sq. ft convenience store with eight vehicular parking spaces and four bicycle parking spaces. The gas station will provide eight pump stations and four EV charging stations (to be installed in the future).



Site Plan for the new Krist Gas Station.

Changes to the sidewalk location and streetscape along Pickard will improve pedestrian safety through driveway width reduction and the addition of a landscaped buffer between the sidewalk and curb. Landscaping will also be added along Main Street and Palmer Street frontages.

Following an appeal filed by neighborhood residents, the Planning Commission SUP and SPR approval was affirmed by the ZBA.

Housing & Mixed-Use Developments

Following the approval of rezoning Z-25-01, Neel Yalamarthy on behalf of N18 Developments LLC applied for a Site Plan Review (SPR-25-16) at 221 W Michigan St / 215 S Pine bringing two site plan options to the Planning Commission for consideration as the developer worked on building the capital stack for the project. Option 1 was proposed for the construction of a new two-story mixed-use building with commercial and residential units and a surface parking lot. Option 2 included an additional story, resulting in a new three-story mixed-use building with commercial and residential units including a larger surface parking lot spanning across the south parcel (215 S Pine).



Rendering of Option 2: a new three-story mixed-use building with two new commercial storefronts and 22 residential units at 221 W Michigan Street.

The ground floor provides two 1,700 sq. ft. commercial units, a residential lobby, office, package and mechanical rooms, and four ground-floor apartments (two 2-bedroom units, one 1-bedroom unit, and a studio). The applicant is proceeding with option 2, which includes a second and a third story, each providing nine units (three 2-bedroom units, five 1-bedroom units, and one studio apartment).

COMMUNITY IMPROVEMENT AWARDS

Since 1979, the Planning Commission has annually presented Community Improvement Awards to recognize projects for their outstanding contributions in improving the Mt. Pleasant community. In 2025, the following properties were selected by the Planning Commission. GI-Tech partners with the City by providing professional photographs to property owners through a student competition at the City Commission ceremony.

Residential Award

111 Maxwell

The existing house had its roof and windows replaced and included a new 20 ft. by 8 ft. covered deck improving the streetscape.



**Commercial Award
Wilson Steel Fab &
Machine**

1217 N Mission St

Remove roof of their existing facility and replace it with a steel structure. Roof was raised from 14 feet to 24 feet increasing its presence along Mission Street.



**Mixed-Use Award
Premier Central MI
MedSpa**

500 S Mission

The new business owners worked on several interior and exterior repairs of the existing vacant building (roofing, signage, windows, siding repairs, painting, and new railing).



MASTER PLAN IMPLEMENTATION

Mt. Pleasant 2050 – the City of Mt. Pleasant’s Master Plan adopted in November 2020 – includes an Action Plan in Book 5: Innovative Services and Aspirations, which outlines

specific goals and objectives for implementation of the plan. A list of those objectives, and progress to date, is included below.

Due to the Master Plan coming to its first 5th Year Anniversary in 2025, the Planning Commission reviewed the plan and proposed updates, most of which, focused on the incorporation of the key elements of the Mission Street Improvement Plan approved by the project’s Steering Committee and Mission/Pickard DDA. The plan also received a new demographics chapter and changes related to its implementation progress to date, as suggested by City Departments involved in its goals and objectives.

MT. PLEASANT 2050

The list of all adopted changes by the City Commission that have been incorporated into the 2025 Update can be found in the City’s website at https://www.mt-pleasant.org/master_plan.

The newly adopted list of goals and objectives will be reflected in the 2026 Planning Commission Annual Report, as staff work on making progress on updated goals throughout the year.

OBJECTIVE		PROGRESS
GOAL 1: Strive to ensure viable land uses that secure neighborhoods, enhance parks, and encourage vital businesses through sensible infill, complementary services, and targeted preservation.		
1.1	<p>Encourage redevelopment that locates people within walkable and bikeable distances from essential services, jobs, and recreation.</p> <ul style="list-style-type: none"> » Refer to Future Land Use Map during site plan review. » Continue to provide preliminary application meetings to developers. » Update housing market study periodically to maintain current perspective on housing needs. 	<p>The future land use map is referenced in all special use permits site plan reviews. The Review Team continues to hold pre-application meetings with interested developers prior to application to the Planning Commission.</p> <p>University of Michigan Master’s student Yuyang Ding completed a 12-week internship with the Mt. Pleasant Planning & Community Development Department, creating a 2025 Housing Report. The report synthesizes demographic data, regional studies, and local research, including CMU partnerships, to analyze housing needs, presenting findings to city officials.</p>
1.2	<p>Encouraged mixed uses and neighborhoods-scale business development to serve residential areas and complement Mission Street and Downtown.</p> <ul style="list-style-type: none"> » Consider flexible business guidelines including home occupation rules for residential neighborhoods. 	<p>Staff continues to regularly update MSHDA on progress related to the granted \$50,000 from the MSHDA Housing Readiness Program, approved in 2023, to advance housing policies, including more flexibility with home occupation rules. Work Session with the Planning Commission confirmed the direction to proceed with a proposal in 2026.</p>
1.3	<p>Require new structures to harmonize with architectural precedents of highly valued historical structures and landmarks.</p>	<p>Goal tackled through enforcing the zoning ordinance during site plan review, either administratively or through the Planning Commission. Proposed mixed-use development at 221 W Michigan will utilize materials that harmonize with existing Downtown buildings.</p>

1.4	<p>Preserve neighborhood character through property maintenance requirements and code enforcement.</p> <ul style="list-style-type: none"> » Pursue adoption of a property maintenance code for all residential properties in the City. » Periodically reevaluate code enforcement staffing levels to determine if those levels are sufficient to provide the level of service expected by the community. » Continue to utilize the Neighborhood Resource Unit to identify and prioritize neighborhood preservation and support activities. 	<p>The City's Code Enforcement Unit has acted to enforce the property maintenance requirements (IPMC) approved by the City Commission on 2023, to rectify blighted properties. Each year Code Enforcement identifies IPMC violations and works with Citizens to gain compliance. This process will continue but will take time before the city is compliant.</p> <p>The City was awarded \$423,500 through the Community Development Block Grant (CDBG) Housing Improving Local Livability (CHILL) program from the MSHDA in 2024, with projects beginning in 2025. With an additional \$50,000 contribution from the City, a total of \$473,500 was made available to help eligible homeowners make essential repairs that keep their homes safe, comfortable, and affordable. The program's primary focus has been providing new furnaces and water heaters to residents, supporting reliable heat and hot water for local households. Other completed improvements include new roofs, upgraded electrical systems, exterior door replacements, and added insulation to support long-term safety, comfortability, and affordability.</p> <p>In 2025 the City assisted 24 homes, completing \$247,055.43 in improvement projects, averaging just over \$10,000 in assistance per home. Approximately \$125,000 remains available to support additional qualified home improvement projects in 2026</p>
1.5	<p>Improve landscape aesthetics and entryways within neighborhoods and business areas.</p> <ul style="list-style-type: none"> » Consider a pilot program to fund neighborhood identity signage and neighborhood beautification. » Establish an annual tree planting goal. » Implement a tree planting program for commercial corridors and gateways. » Increase compliance of private landscaping with approved site plans. 	<p>The City's Street Department oversees an annual tree planting program to plant trees in the right-of-way. Approximately 75 new trees were planted in 2025. They also have been managing a separate program where residents can request the City to plant right-of-way trees in front of their homes.</p> <p>In 2025 the City received a grant to complete additional tree planting and tree trimming in 2026 and 2027.</p> <p>Private landscaping standards continue to be enforced by the Planning Director and Planning Commission. Building Official continues to inspect sites for landscape compliance prior to Certificate of Occupancy issuance.</p>
1.6	<p>Incentivize investment that addresses non-conforming land uses and blighted properties consistent with City codes and Zoning Ordinance.</p> <ul style="list-style-type: none"> » Implement an incentive program which targets the conversion of non-conforming rooming dwellings in residential areas into conforming residential uses. » Explore establishment of a Neighborhood Enterprise Zone(s) to encourage neighborhood revitalization, owner occupied housing, and stimulate new investment. » Evaluate existing standards for improvement of nonconforming properties and determine if additional improvement opportunities should be permitted. 	<p>No updates.</p>
1.7	<p>Encourage greater variety and mix of housing types within neighborhoods that provide opportunities for assisted living, downsizing, families, students, and first-time homebuyers.</p>	<p>Text Change TC-25-01 adopted in Q3 2025, amended the CD-4 General Urban Character District regulations to facilitate housing diversity by enabling more than one principal building per lot. This amendment removed barriers for the construction of more Missing Middle Housing units, especially bungalow courts and</p>

	<ul style="list-style-type: none"> » Eliminate existing district density requirements to permit more missing-middle housing types to be developed citywide. » Reconsider the City's prohibition on PILOTs (payment in lieu of taxes). » Permit overnight on-street parking on City streets. 	<p>pocket neighborhoods, as well as condominiums, enabling homeownership beyond traditional single-family homes. Density regulation changes have not been yet introduced as a text change, but staff expects it to be proposed in 2026, together with other housing-related text changes supported through MSHDA's Housing Readiness Program grant award.</p> <p>City continues to have a PILOT Policy. In 2022, Spire Development was selected by the City Commission for the construction of "Mill Street Landing" (two buildings totaling 49 low income housing units, ranging between 30 to 80% AMI in Downtown). In 2023, the two site plans were approved by the Planning Commission and the applicant pursued State level approval for the Low-Income Housing Tax Credit (LIHTC) program. Unfortunately, the applicant was never able to score high enough to be selected at LIHTC's competitive process, due to the State's QAP being designed to mostly benefit applicants developing in larger urban centers. As such, Spire Development terminated their site acquisition agreement with owner, until the QAP is amended to place the city in a better competitive spot.</p> <p>Overnight street parking continues to be permitted.</p>
1.8	<p>Enable adaptive reuse of structure to preserve historic buildings, particularly within the Downtown. Require new structures to be of similar quality and designed to be easily used for multiple purposes.</p>	<p>Previous Downtown Fire Suppression City Grant, which incentivized existing buildings to comply with the Code for fire safety, ran out of funding in 2024 after a the last project was awarded funding (120 S University). In 2025, the City Commission reauthorized the tax capture within the Downtown Tax Increment Financing (TIFA) area, which will start in 2026. Once the TIF has a budget, the Downtown Fire Suppression City Grant will be discussed with the TIFA Board for possible reauthorization.</p>
<p>GOAL 2: Encourage smart, inviting, and attractive streets through infrastructure and operational investments that link people to places by walking, biking, driving and transit.</p>		
2.1	<p>Support neighborhood traffic calming measures to ensure safety and improve right-of-way aesthetics.</p> <ul style="list-style-type: none"> » Ensure that all local street reconstruction projects are designed for a target speed of 25 MPH. » Pursue funding to implement a neighborhood traffic calming program. » Utilize the Traffic Control Committee to identify potential traffic calming interventions. » Continue to utilize the traffic count program to annually evaluate traffic volume and speed on local streets. » Adopt standards for traffic calming measures on City streets. 	<p>A pilot program started in 2022 to utilize radar speed signs to increase awareness of speeding and compliance with speed limits. The following locations have been tested since then: W. Broadway and E. Preston, Watson and Crapo streets, southbound Brown Street between Pickard and Broadway, eastbound high street, east of Mission. In 2025, they have been placed on High and Brown Streets.</p> <p>Traffic counts with speed data are completed in about a dozen locations yearly throughout the city. The speed radar signs also collect speed and count data.</p>
2.2	<p>Maintain the roadway network and consistently evaluate system operations to ensure service objectives are met for all modes.</p>	<p>Sidewalk PASER was completed in 2025 for all sidewalks.</p> <p>City completed \$1.43M in road overlays and mill and overlays in 2025. Project included \$816k in grant dollars from the State of Michigan, allowing additional roadwork to be completed in 2025.</p>

2.3	<p>Partner with MDOT and CMU to reimagine Mission Street as a vital business district and front door to the community and university.</p> <ul style="list-style-type: none"> » Establish quarterly meetings with MDOT and CMU to monitor project implementation. » Work with MDOT and CMU to scope a traffic feasibility analysis that prioritized pedestrian travel in all alternatives evaluated. » Identify funding strategy and design approval procedures and timeline for completing construction documents. 	<p>The Mission Street Improvement Plan was approved by the Steering Committee and Mission/Pickard DDA and included into the Master Plan Update. After final Plan adoption, the staff worked with MDOT local TSC on the TAP grant application (see goal 2.4 for more information) for the construction of the Shared-Use Pathway on the west side of South Mission Street. MDOT (expected awards announcement in 2026), as well as in a Carbon Reduction Act grant program for the construction of the roundabout at Mission Street and Bluegrass (chosen for funding by local TSC but not selected in Lansing). Staff is working with the DDA on other Plan improvements, including improving the Broomfield intersection, and incorporating temporary installations along the corridor for improving pedestrian crossings at key intersections.</p> <p>The Mission/Pickard DDA approved an amendment to their local Façade and Signage Program to increase the maximum incentive amount and to include streetscape improvements as an eligible activity for the local grant program (50% match required). The DDA also amended the Driveway Closure and Consolidation Program to also increase the maximum incentive amount and eliminate the 50% match requirement.</p>
2.4	<p>Retrofit the roadway network to provide safe accommodations for pedestrians and bicyclists.</p> <ul style="list-style-type: none"> » Continue to consider bicycle and pedestrian accommodations in the design of all resurfacing and restriping projects as required by the City Complete Streets Ordinance » Explore collaborating with other local units of government to update the Mt. Pleasant Area Non-Motorized Transportation Plan. » Continue to require sidewalk installation where gaps exist in the network. 	<p>The new “Mission Street Corridor Non-Motorized Framework”, adopted into the Master Plan Update and Mission Street Improvement Plan, enabled the city to get support from MDOT local TSC office for an application to the Transportation Alternatives Program (TAP) grant to construct a 10-foot shared-use pathway for pedestrians and bikers along the west side of South Mission Street. MDOT will announce winners in 2026.</p> <p>The north pathway project design was completed in 2025 for a 2026 construction. A new shared-use path will connect Nelson Park to Mission Creek Park, enabling a future connection to the Mid-Michigan Community Pathways. A rapid flashing beacon pedestrian crossing at Harris/Pickard will be included.</p> <p>New sidewalk was installed in Island Park for barrier free access to the relocated war memorials.</p> <p>Projects within mixed-use zoning districts (CD-4 and CD-5) are required to build sidewalks when projects come forward to the Planning Commission for approval if gaps exist. In addition to that, each year the city budgets \$150k to replace sidewalk and mudjack heaved sidewalk based on conditions and complaint locations. To promote safety during the winter months, owners and/or occupants are required to clear any accumulations of ice and/or snow from public sidewalks adjoining such property within 24 hours.</p>
2.5	<p>Improve wayfinding between neighborhoods, districts, and parks in and around the City.</p> <ul style="list-style-type: none"> » Develop a Mt. Pleasant area wayfinding plan. » Consider use of the MUTCD approved bicycle route signage. 	<p>City Staff is working on collecting an inventory of existing signage throughout the City and including the park system. In 2026 the plan is to determine the costs of a City-wide wayfinding plan and begin to implement.</p>

2.6	<p>Expand public transit opportunities in the City and implement innovative mobility policies to improve choice and access for system users.</p> <ul style="list-style-type: none"> » Work with I-Ride to increase transit service in the community. » Work with I-Ride to develop bus stop standards that are compatible with the City's complete streets ordinance. 	<p>North+South Rail initiative: The proposed 240-mile-long passenger service track that will connect Ann Arbor to Traverse City, through Middle Michigan (including Mt. Pleasant), is on track. The project, led by Traverse City-based nonprofit Groundwork Center for Resilient Communities, Cadillac/Wexford Transit Authority and engineering consultant WSP, started in 2009 and received \$2 million in state and federal funding in 2022 to assess potential infrastructure and safety improvements. A Phase II study is underway and will provide more detailed cost estimates in 2026 after the 2018 feasibility study successfully reported the ability to carry 1.5 million riders per year and generate \$100 million in annual revenue by 2040. Groundwork launched a public input survey for the North+South Rail project and a website detailing its progress: nouthsouthrail.org.</p> <p>No updates regarding I-Ride.</p>
2.7	<p>Ensure that the Mt. Pleasant Municipal Airport continues to be utilized as a regional nexus, and link to the local transportation system.</p> <ul style="list-style-type: none"> » Continue to partner with local units of government and businesses to financially support airport operations. 	<p>Airport has a grant to purchase a John Deere 425 front end loader and Snow Go 2000 snow blower for snow removal at the airport. The grant is funded by 95% federal and 5% State. Anticipated delivery will be September 2026.</p> <p>Runway rehabilitation project has been delayed due to FAA mandate for reconstruction as opposed to a mill and overlay. This will increase the project cost from 3.2 million to 10 million with the local share being approximately 4 million. The Airport Board is looking at alternatives.</p>
2.8	<p>Continue to evaluate parking assets and requirements to make sure that current and future technologies and travel patterns are encouraging the highest and best use of land.</p> <ul style="list-style-type: none"> » Consider developing a parking management plan and continually updating it based upon current best practices. 	<p>Downtown parking lots 4 and 5 were reconstructed in 2025. Downtown parking lots 9 and 11, and city hall parking lots and drives were overlaid in 2025.</p>
<p>GOAL 3: Activate the City's most underutilized sites to realize the value of nearby public and private assets through adaptable, durable, and future facing structures and landscapes.</p>		
3.1	<p>Promote economic vitality that is consistent with the City's form-based code and aesthetic values.</p> <ul style="list-style-type: none"> » Consider participation in national conferences like NCSC to market the Mission corridor to potential developers. » Work with DDA to identify and develop a beautification strategy for the corridor and community gateways. » Continue to evaluate utility and infrastructure needs for future construction projects. » Maintain certification as a Redevelopment Ready Community. 	<p>The Mission-Pickard DDA continues to offer the two incentive programs adopted in 2024. See goal 2.3 for more information on changes that occurred to the programs in 2025 that will help beautify the corridors.</p> <p>RRC (Redevelopment Ready Community) Recertification has been maintained.</p> <p>Pre-application meetings and the city's project review process continues to evaluate utility and infrastructure needs on a case-by-case basis, while the DPW, through the CIP, looks at longer term improvements.</p>
3.2	<p>Improve multimodal accessibility along and across major corridors.</p> <ul style="list-style-type: none"> » Incorporate a dedicated pedestrian signal phase at every signalized intersection. 	<p>See progress improvement notes under goal 2.3 for information about Mission Street.</p>

	<ul style="list-style-type: none"> » Evaluate opportunities to reduce crossing distances including installation of pedestrian refuge islands and beacons. » Install enhanced pedestrian signs and markings at existing and planned pedestrian crossing. 	
3.3	<p>Promote a compatible relationship between commercial developments and adjacent land uses.</p> <ul style="list-style-type: none"> » Enforce buffer standards through site development procedures. » Evaluate special use standards to ensure that those with light, noise, odor, or other adverse impacts are appropriately regulated to minimize impact. 	<p>Consistent with standards within the current zoning ordinance, however, text change TC-25-01 introduce new buffer requirements for developments that contain multiple principal buildings in one lot to buffer principal uses from adjacent rear yards.</p>
3.4	<p>Continue to identify site development priorities and work to foster public private partnerships to create new places in the City.</p> <ul style="list-style-type: none"> » Develop a strategy to market property at the former Mt. Pleasant Center for taxable development. » Continue to partner with the Michigan Economic Development Corporation to facilitate the redevelopment of priority sites. 	<p>Planning and future marketing of the Mt. Pleasant Center for taxable development will not be able to move forward. On October 7, 2024 the Court of Appeals reversed the Court of Claims and ordered that the case be dismissed. In it's opinion, the Court of Appeals held that the City's claims were time-barred by the Court of Claims Act. The Court of Claims dismissed the case the next day. The deed restriction on the property will not allow for sale to a private developer.</p> <p>The rezoning of 157 acres (five parcels) located southwest of Crawford and Broomfield was voted down in 2024. The Planning and City Commission held a work session with property owners to discuss alternatives and directed staff to bring the rezoning alternative (reduce acreage zoned as "Civic Zone" by 10 acres) back for adoption in 2026.</p> <p>Staff worked with the MMDC to select another five priority redevelopment sites and advertise them on the City's and MEDC RRC website. Staff is working on listings with property owners and sites will go online in 2026.</p>
3.5	<p>Promote culturally sensitive, responsible, sustainable, and accessible site design throughout the City.</p>	<p>Consistent with standards within the current zoning ordinance.</p>
3.6	<p>Promote a vital mix of businesses and uses within the Downtown, including uses that have flexible hours of operation, provide entertainment, and events.</p>	<p>The city no longer has a Downtown Development Director. The MMDC and new Community Services Director will continue to work with property owners in business retention and attraction.</p>
3.7	<p>Improve pedestrian access and walkability within the Downtown and the connections to surrounding neighborhoods and parks.</p> <ul style="list-style-type: none"> » Develop a plan for the replacement of the Downtown streetscape. » Explore the feasibility of providing a more direct pedestrian connection between downtown and Island Park. » Continue to evaluate opportunities to improve pedestrian lighting between neighborhoods and Downtown. 	<p>The City has continued to repair lighting throughout downtown as needed due to the aged infrastructure. Parking lot lighting was replaced with new LED lights in parking lots 4 and 5.</p> <p>City was awarded \$2.79mi in grant funding from the MEDC Talent Partnership Program to construct a new state-of-the-art pavilion in Island Park, closer to the pedestrian bridge. The pavilion will include a kitchen incubator and function year-round as an event space, including being the new home to the Farmer's Market. The new location will help strengthen the connection between downtown and the Park. City also rebuilt the driveway entrance to City Hall to improve pedestrian safety and strengthen the connection between Broadway and the Park.</p>

		Relocated Consumers street light poles were upgraded to LED (where not already upgraded) on MDOT's Pickard/M-20 project east of Mission to Packard.
3.8	Encourage incremental new development projects in outlying neighborhoods on the North, West, and East that are compatible with walkable neighborhoods form.	<p>Rezoning Z-25-02 for 1104 E. Chippewa Street from CD-3 to CD-4 was adopted to allow "Missing Middle" housing. While the applicant originally proposed five fourplexes, they shifted to five duplexes due to community pushback.</p> <p>Rezoning Z-25-03 of 12.1 acres on Crosslanes Street from CD-3 to CD-4 was adopted to facilitate the development of attainable owner-occupied and rental housing. The project aims to alleviate housing shortages with a mix of unit types, featuring a partnership with Habitat for Humanity Isabella County and an initial phase focusing on 20 units, while zoning allows for up to 420 units on the site.</p> <p>See progress improvement notes under goal 3.4 for information about the Crawford/Broomfield rezoning.</p>
<p>GOAL 4: Build the value of the City's expansive park system beyond site borders to achieve synergy between ecological environments and programmed spaces while elevating the systems appeal to residents and visitors.</p>		
4.1	Continue to develop facilities that serve Mt. Pleasant families and provide activities for all stages of life.	No update.
4.2	Develop a City-wide bike/hike/path system that connects parks to neighborhoods, CMU, Downtown, Mission Street, and regional pathways.	Engineering and Design of the GKB/Mid-Michigan Pathway North Connections started in 2024 and is scheduled to be completed in quarter 1 of 2026. Construction is scheduled for 2026.
4.3	Improve pedestrian and bicycle access within the park system and provide recreation opportunities that are oriented towards non-motorized park access.	Design of the GKB/Mid-Michigan Pathway South Connections started in 2024 and is scheduled to be completed in 2026. The project is on the CIP schedule for 2028.
4.4	Continue and enhance park development, improvements, and maintenance.	A Parks Maintenance Plan was completed in 2024.
4.5	Continue, expand and improve recreation programs.	Introduction of an archery program has been a huge success in 2025. Looking to expand to an indoor offering in partnership with CMU in 2026.
4.6	Develop recreation-based partnerships with County, townships, CMU, schools, and the tribe.	Currently working with CMU to to expand on the Fire Up Fest event which was a huge success in 2025.
4.7	Improve and support river access and stewardship.	Developing an Invasive Species Plan has been postponed to 2026.
4.8	Provide expanded recreation opportunities to residents that live east of Mission Street through development of new parkland.	No update.
4.9	Market City parks and recreation facilities to new and existing City residents to foster greater awareness.	No update.
<p>GOAL 5: Foster collaboration in attaining a safe, healthy, fiscally solvent, and accessible City that is reflective of community culture, proactive to community preferences, and equitable in community resources.</p>		

5.1	<p>Increase tourism and marketing of the City to draw more people to the Downtown.</p> <p>» Consider establishing an annual marketing budget to be managed by the Downtown Development Director.</p>	No updates.
5.2	<p>Enhance and improve employment opportunities and training for higher paying/non-service sector jobs.</p> <p>» Continuing to partner with Middle Michigan Development Corporation to retain and attract employers to the region.</p> <p>» Continue to collaborate with Central Michigan University on the development of University Park.</p>	<p>City staff, MMDC, and Central Michigan University Research Corporation (CMURC) meet monthly to discuss strategies for attracting development to the Smart Zone. MMDC leads retention calls with local manufacturers and work collaboratively with partners to attract more employers to the City and region.</p>
5.3	<p>Encourage greater community involvement and coordination with public safety to help identify community issues, reduce crime, and increase safety.</p> <p>» Utilize the Neighborhood Resource Unit to promote the creation of neighborhood groups and associations.</p> <p>» Continue to maintain police visibility at public venues and events to provide opportunities for interactions between officers and members of the public.</p>	<p>The Division of Public Safety continues their commitment to community engagement, such as through the annual Youth Police Academy, Shop with a Cop, Toys for Tots, Coney for a Cause, Michigan Special Olympics, and PSA series. They also have Youth Services Officers in the Mt. Pleasant Public Schools, have MPPD and MPFD officers visit schools for safety lessons and to celebrate reading month. In 2025, the Police Department implemented a community security camera database program, enabling community members to work with law enforcement to solve crimes more efficiently.</p> <p>Overall, staff give various presentations to community and professional business groups.</p>
5.4	<p>Increase cooperation and coordination between government and other organizations.</p>	<p>This effort will be continued every year as relationship building requires constant effort. The City continues to participate in regular meetings with the County, CMU, tribal, and non-profit partners. The Division of Public Safety is in daily contact with other area law enforcement agencies, in addition to command officer meetings.</p>
5.5	<p>Improve neighborhood services and encourage creation of neighborhood organizations, particularly to strengthen the relationship between the City, local neighborhoods, CMU, and its students.</p>	<p>The Neighborhood Resource Unit is still in existence to discuss how to improve neighborhood services. In 2025, the CHILL grant was utilized for home improvements in lieu of the Neighborhood Enhancement Program (NEP). This work is being done through the leadership of the Grant Coordinator, in coordination with the Building Safety and Fire Departments.</p> <p>The Planning & Community Development, Engineering and Parks & Recreation Departments continue to partner with CMU for class projects that have a good impact on community development.</p>
5.6	<p>Improve environmental services and regulations in City, particularly recycling opportunities.</p> <p>» Consider the formation of a climate change task force and development of a climate change action plan.</p> <p>» Continue to expand the type of materials accepted by the City recycling program.</p> <p>» Evaluate City operations to identify opportunities reduce environmental impact.</p>	<p>In late 2025, the City brought on a Sustainability Coordinator to help carry out various sustainability and environmental projects. This is a full-time staff dedicated to developing climate change resiliency, education and stewardship for the environment, and fostering meaningful partnerships with local organizations. Building on work done in previous years, Mt. Pleasant became bronze level certified by the Michigan Green Communities (MGC) in 2025. This means we met the criteria of a variety of challenges that all Michigan communities can take by making efforts in sustainable planning and environmentally conscious development as a city.</p>

		<p>Establishing baseline data of energy consumption is also something that picked up steam in 2025. This involves collecting data on electricity (kWh), natural gas (ccf), and water (gallons) usage and input those numbers into Energy Star Portfolio Manager. This is a program established by the EPA to help track building energy consumption and how that translates into greenhouse gas emissions. Having a data baseline helps target where to make energy efficiency changes and reduce overall emissions produced by city operations.</p> <p>Much work has been started on the Chippewa River, with mapping of erosion along the riverbank and the revitalization of the Chippewa River Water Trail (CRWT). The water trail will be a designation by the Michigan Department of Natural Resources (DNR) that puts the Chippewa River on a state-wide database of designated trails and promotes it for its exceptional recreation opportunities. Many things must go into the designation process, including ADA accessible boat/kayak launches and educational resources for paddlers.</p> <p>Partnerships with local environmental groups and organizations also picked up. Important partnerships to note are the City's representation in the Central Michigan Sustainability Partners (CMSP) and collaboration with the Environmental Team from the Saginaw Chippewa Indian Tribe of Michigan's Planning Department (SCIT Environmental Team). This helps better coordinate sustainability efforts and draw expertise from the surrounding community.</p> <p>The Water Resource Recovery staff partnered with CMU to pilot receiving food waste into the anaerobic digesters. Through the success of the pilot study, plans to construct a food waste receiving station became feasible. The WRRF (Water Resource Recovery Facility) team participated in a Next Cycle I2P3 challenge track through which \$500,000 in funding from EGLE (Environment, Great Lakes, and Energy) was pledged to move forward with the project. This, along with a \$300,000 grant from the Saginaw Chippewa Indian Tribe, will allow the Food Waste Receiving Station to be constructed now that Phase 2 construction at the WRRF has concluded. Building on these efforts, the City has recently been included as a member of the Heartland Material Management Planning Committee (MMPC) for its anaerobic digester capabilities, enhancing regional collaboration on sustainable waste management and resource recovery.</p>
5.7	<p>Continue to develop public facilities to serve the needs of City residents and visitors.</p> <p>» Develop a plan for the creation of an improved civic space at Town Center.</p>	<p>The Town Center received additional funding to enhance the programming of the green space at the new plaza, completed in 2024 with funding from the MEDC's Revitalization and Placemaking Grant (RAP) program. The \$21,863 from the CVB and \$14,388 from the Community Foundation will assist with the construction of a fire pit in Town Center, along Broadway Street.</p>

Memorandum



TO: Planning Commission

FROM: Manuela Powidayko
Director of Planning & Community Development

DATE: March 5, 2026

SUBJECT: Introduction to new Planning Commission members: Jake Boyd and Charles Crespy

At their meeting on February 9, 2026, the City Commission took action to appoint Jake Boyd and Charles Crespy to the Planning Commission. Both were appointed for a partial term that will expire 12/31/2028 and have already met with staff for the onboard training.

ATTACHMENTS

- Jake Boyd application to the Planning Commission
- Charles Crespy application to the Planning Commission



Monday, September 15, 2025

CITY OF MOUNT PLEASANT

Application for Board or Commission Appointment

In accordance with the City Charter, Michigan Constitution, and U.S. Constitution, an individual must be a registered voter in the City of Mt. Pleasant. By submitting this application you affirm that you meet this requirement. Limited exceptions for certain boards exist as indicated on the attached listing. For a complete description of each board and commission please see attached listing. **Applications will be kept on file for three calendar years.**

Please note that all information submitted in this application is public information and subject to disclosure.

Name: Jake Boyd
Date: Monday, September 15, 2025 09:30
Residence: 214 n lansing. Mt Pleasant mi
Telephone: 3174022917
E-mail jakeboyd82@gmail.com

Please check all that apply: I own property

Boards or Commissions in which you are interested. You may list more than one. Please list preferences in order. If your first choice is unavailable we may contact you for service on another board.

Veterans library commission. And the planning commission

Why are you interested in this particular board or boards?

I intend to live here for the rest of my life and run for city commission seats. The planning commission is a vital part of this city's future and empty seats should be filled. The Veterans Memorial Library is in my opinion one of the most successful and important of the cities institutions. I want to help protect it and grow it as much as possible.

Please list any community service and/or prior board or commission service, including the name of the board and term of service.

No prior official service in any capacity

What experience or training do you have which might be of special value on this board or commission (i.e. education, job experience, length of residency, life in another community, etc.)?

US Marine Corps veteran. Professional carpenter, woodworker, home builder.

Please list three personal or business references, including contact information. (Please note if applying for the Principal Shopping District Board, one reference should be the name of business nominating/supporting your appointment.)

Amy Persbacker- 989-773-3165
Andrea Devenney - 248-321-9559
Cindy Kilmer- 989-560-3874

Based on the board you are applying for, please check the appropriate box or boxes to indicate whether you have the stated experience or professional expertise that may be needed to fill a specific skillset. Please note these are desired qualifications. Some boards and commissions are a mix of citizens with certain qualifications and others are citizens representing the general public. Even if you do not have the desired experience or expertise, you are urged to apply for consideration as the community is well served by citizens with diverse backgrounds.

Chippewa River District Library Board of Trustees -Experience with the management, supervision and oversight of library facilities.

Policy making

Advertising/Marketing/Public Relations

Finance/Budget

Knowledge of libraries

Planning Commission -Experience in land use related issues.

Building Construction

Architecture/Landscape Architecture

Land Use Planning

Real Estate Development





Monday, August 11, 2025

CITY OF MOUNT PLEASANT

Application for Board or Commission Appointment

In accordance with the City Charter, Michigan Constitution, and U.S. Constitution, an individual must be a registered voter in the City of Mt. Pleasant. By submitting this application you affirm that you meet this requirement. Limited exceptions for certain boards exist as indicated on the attached listing. For a complete description of each board and commission please see attached listing. **Applications will be kept on file for three calendar years.**

Please note that all information submitted in this application is public information and subject to disclosure.

Name: Charles Crespy

Date: Monday, August 11, 2025 11:40

Residence:
111 Russell St.
Mount Pleasant, MI
48858

Telephone: 505 249 8016

Cell Phone: 505 249 8016

E-mail cresp1ct@cmich.edu

Please check all that apply: I own property

Boards or Commissions in which you are interested. You may list more than one. Please list preferences in order. If your first choice is unavailable we may contact you for service on another board.

Planning Commission

Why are you interested in this particular board or boards?

I graduated from the Citizen's Academy and I am motivated to become more involved in the community. I am retired from Central Michigan University.

Please list any community service and/or prior board or commission service, including the name of the board and term of service.

McLaren Hospital Board of Directors 2018-2022
Central Michigan University Research Corporation 2010- 2018

What experience or training do you have which might be of special value on this board or commission (i.e. education, job experience, length of residency, life in another community, etc.)?

Across my career I have served on several planning committees:

- Academia Cotopaxi (Quito, Ecuador)
- Transitional Living Corporation (Hamilton, Ohio)
- Farmer School of Business (Oxford, Ohio)
- El Paso Chamber of Commerce (El Paso, Texas)

Please list three personal or business references, including contact information. (Please note if applying for the Principal Shopping District Board, one reference should be the name of business nominating/supporting your appointment.)

- Ray Christie, Senior Vice Provost, CMU. phone: 989 774 7062
- David Ash, Retired VP for Research and Sponsored Projects. phone: 989 954 2392
- Karen Arthur, Director of Student Services, CMU. phone: 989 774 3721

Based on the board you are applying for, please check the appropriate box or boxes to indicate whether you have the stated experience or professional expertise that may be needed to fill a specific skillset. Please note these are desired qualifications. Some boards and commissions are a mix of citizens with certain qualifications and others are citizens representing the general public. Even if you do not have the desired experience or expertise, you are urged to apply for consideration as the community is well served by citizens with diverse backgrounds.

Building, Fire, Housing and Sanitary Sewer Board of Appeals -Experience and/or training in matters relating to construction.

Building Construction

Planning Commission -Experience in land use related issues.

Building Construction



Memorandum



TO: Planning Commission

FROM: Manuela Powidayko
Director of Planning & Community Development

DATE: March 5, 2026

SUBJECT: Regional Housing Partnership Annual Event

The Planning & Community Development Director was invited to do a presentation about the City of Mt. Pleasant's recent efforts on housing policy, including demographic trends and housing gap research and the updates to the master plan and zoning ordinances, aimed to improve housing option and affordability.

The presentation will occur on March 4, 2026 at the Regional Housing Partnership Annual Event at Midland Center for the Arts. The event was organized by the Midland Business Alliance for the Region G Housing Partnership.

Below is the information shared by the Alliance about the event:

Location: Midland Center for the Arts, 1801 W. Saint Andrews Rd. Midland, MI 48640

Date/Time Information: Wednesday, March 4th 8:00am - 12:00pm

Fees/Admission: There is no cost to attend this event.

Why this matters

We do not have enough homes.

More housing choices help workers stay local and businesses grow.

This event focuses on practical steps to move projects forward.

What you will walk away with

- Clear regional data on homes needed and homes underway
- Financing tools you can use now
- Real examples from communities delivering housing
- Connections to lenders and partners ready to engage

You will hear from

- Federal Home Loan Bank of Indianapolis
- Opportunity Resource Fund
- Independent Bank
- Great Lakes Housing Services
- Michigan Municipal League
- Local leaders delivering housing across the region

Register here:

<https://business.mbami.org/events/details/regional-housing-partnership-annual-event-15588>

Pre-registration will close on Tuesday, March 3rd at 5:00pm.

Memorandum

Mt. Pleasant
[meet here]

ATTACHMENTS

- Regional Housing Partnership Annual Event Agenda



MIDLAND
BUSINESS
ALLIANCE



HOUSING
FORWARD

SUMMIT

MARCH 4, 2026
08:00 AM - 12:00 PM

Midland Center for the Arts

1801 W St. Andrews Rd.
Midland, MI. 48640

AGENDA

FROM DATA TO DELIVERY

Taking aligned action, Housing Forward connects regional housing data to real implementation. This session covers current housing demand, unit gaps, and performance metrics. It also highlights progress and lays out clear next steps for communities, partners, and decision-makers.

8:00 AM
LITTLE THEATER

BUILDING HOUSING ON THE GROUND

Hear directly from public, private, and nonprofit leaders actively delivering housing in the region. This panel features examples ranging from workforce housing by one of Michigan's premier builders to Covenant HealthCare's collaboration with Habitat for Humanity. Panelists will share what it takes to move projects from idea to reality and how partners at every level can contribute to solving the region's housing challenges.

9:00 AM
LITTLE THEATER

THE NEXT GENERATION OF ZONING & LOCAL POLICY

Cities across the region are modernizing zoning and local policy to support new housing. Leaders from Midland, Mt. Pleasant, and Saginaw will share recent and planned updates to zoning codes and development policies. This session highlights practical changes communities are making to remove barriers, allow more housing types, and create a clearer path for development. Attendees will learn what is changing and how these reforms can be replicated locally.

10:10 AM
BREAKOUT 1

FINANCING THE GAP

Learn how key financial partners support housing development across Michigan. Opportunity Resource Fund, Federal Home Loan Bank of Indianapolis, and Independent Bank will present tools that help close funding gaps on housing projects. This session covers development gap financing, home repair funds, and down payment assistance. Attendees will gain a clear understanding of how these resources work and how to align projects with available capital.

10:10 AM
BREAKOUT 2

ZONING AND POLICY TOOLS FOR LOCAL GOVERNMENTS

Michigan Municipal League's Richard Murphy will share how the League is supporting communities with modern zoning and housing policy tools. This session covers new resources, model approaches, and technical assistance designed to help local units of government update codes, reduce friction, and enable more housing. Attendees will learn how to access and apply these tools in their own communities.

11:10 AM
BREAKOUT 1





MIDLAND
BUSINESS
ALLIANCE



HOUSING
FORWARD

SUMMIT

MARCH 4, 2026
08:00 AM - 12:00 PM

Midland Center for the Arts
1801 W St. Andrews Rd.
Midland, MI. 48640

AGENDA

STATE RESOURCES TO CLOSE THE HOUSING GAP

Great Lakes Housing Services will introduce their role in Michigan's housing ecosystem and how they support communities and developers. This session covers key state funding tools, including MI Neighborhood and Community Development Block Grant programs. Attendees will learn how these resources can be used to close financing gaps, support development, and accelerate the creation of new homes.

11:10 AM
BREAKOUT 2

ECONOMIC MOBILITY, INNOVATIONS AND ASSISTANCE THROUGHOUT NONPROFIT HOUSING

This session highlights how nonprofit housing organizations support long-term stability and economic mobility. Home to Stay, Saginaw County Community Action Center, and MidMichigan Community Action Agency will share programs that help households remain housed, build financial resilience, and access critical assistance. Attendees will learn how these models connect housing, services, and economic opportunity to strengthen outcomes for residents and communities.

11:10 AM
BREAKOUT 3

