

**CITY OF MASON
PLANNING COMMISSION MEETING
AMENDED MINUTES OF JANUARY 9, 2018**

Vice Chairman Sabbadin called the meeting to order at 6:30 p.m. in the Council Chambers at 201 West Ash Street, Mason, Michigan.

Commissioner(s) Present: Barna, Droscha, Feintuch, Hagle, Howe, Sabbadin, Waxman
Commissioner(s) Absent: Reeser
Also present: Elizabeth A. Hude, AICP, Community Development Director
Nate Scramlin, MEDC Redevelopment Ready Communities

PUBLIC COMMENT

None.

PRESENTATION

Nate Scramlin, Michigan Economic Development Corporation (MEDC)/Redevelopment Ready Communities (RRC)

APPROVAL OF MINUTES

Motion to approve September 12, 2017 minutes and amended September 28, 2017 was made by Waxman, second by Hagle.

Yes (6)

No (0)

Abstain (Barna)

MOTION APPROVED

PUBLIC HEARING

James Giguere of Giguere Homes is Requesting a Recommendation from the Planning Commission to City Council for Approval of a Preliminary Plat to Create 16 Residential Lots as part of Phase 4 of the Existing Rayner Ponds Estates Development

Sabbadin opened the Public Hearing at 6:56 pm.

Dennis Cook from 879 Eaton Drive is concerned that the proposed raised grades and small lot sizes will cause additional flooding to present homeowners. He feels there will need to be more sewage lines and a possible easement.

Ken Gettler from 831 Sanctuary Drive wondered how Phase 4 will be incorporated into the existing Homeowners' Association. Sabbadin advised him to have the Giguere representative meet with the existing Homeowners' Association.

Dale Harbach from 134 Stratford Drive is concerned about illegal dumping and wants someone to be responsible for removal of materials. He wants to make sure the City puts in additional roads and wants a provision in the final plans for re-surfacing streets in Rayner Ponds that need to be done. Hude stated the developer will provide roads to new parcels and she will look into the resurfacing schedule.

A letter from Lois J. Leach and Jacqueline M. Sweeney of 863 Eaton Drive was received on January 9, 2018. They are opposed to approval of this development as they wish to see the property remain undeveloped.

Droscha read from Capital Improvement Projects (CIP) document posted on the City's website that Eaton is scheduled in 2021-2022 fiscal year for resurfacing.

Ron Enger, professional surveyor for the development assured those present that, with respect to grading, the contractor will not let runoff from their site affect existing properties. Developer will be building roads to City standards. As to membership in the current association, he is not sure how owners will participate or not in existing homeowners' association. Commissioner Howe suggested the applicant review the title documents to determine if property owners are required to form a new, or participate in an existing, homeowners' association.

A concern was raised as to the set-backs for new homes in the plat. Hude assured residents that all zoning ordinances will be followed as part of the final approval of the lots.

Sabbadin closed the Public Hearing at 7:21 pm.

MOTION TO RECOMMEND THAT CITY COUNCIL APPROVE THE PLAT W/CONDITIONS

Waxman moved that, for purposes of discussion, he recommended approval of the recommendation to City Council that they approve the preliminary plat with conditions as stated in the staff report. Droscha seconded.

DISCUSSION

Hude reminded everyone that this is a tentative proposal and that there will be several rounds of review. After City Council reviews, it will go to county and state agencies for comments and then return to the City. The flow chart in the meeting packet outlines the necessary approvals and steps. Feintuch questioned if resident's concerns would affect this decision. Hude stated they would be recorded and considered. The city will act on concerns as they relate to the enforcement of city and zoning ordinances. Droscha reminded everyone that this is a preliminary proposal and there are still several rounds of review that need to occur before the final approval.

VOTE

Yes (6)

No (0)

Abstain (Barna)

UNFINISHED BUSINESS

- A. Laylin Park Improvements – Public Comment Period Ends January 15, 2018 – great turnout to discuss future improvements to Laylin Park. Boards on display until Jan 15. Once the public comment period closes, staff will prepare a summary of feedback received.
- B. Development Updates – Staff noted the new report in the packet. This is going to all Boards/Commissions so everyone knows what is going on in the City.

NEW BUSINESS

- A. 2018 Workplan Discussion – Staff provided an overview of upcoming activities for the year:
 - 1. Mid-February: Capital Improvement Plan – Review/Joint workshop with Council
 - 2. The 5-year update of the Parks and Recreation Plan will need to be completed in 2018
 - 3. Staff recommends the following City and Zoning Ordinance Updates: Discussion
 - Ch. 58 Signs – The Sign ordinance be updated to ensure the city is able to

withstand any legal challenges as a result of the 2015 U.S. Supreme Court decision in *Reed v. Gilbert*. If a sign has to be read in order for a determination that it complies with zoning, then the regulations are presumed to be unconstitutional. The revised sign ordinance will be content-neutral.

- Ch. 94 Art. XI – Zoning Board of Appeals
 - a) Revised Ordinance Language – The ordinance will be revised as proposed to improve transparency for applicants, clarify the standards related to the duties of the ZBA, and be consistent with the Michigan Zoning Enabling Act. The revision will reduce the risk of unnecessary legal challenges.
 - b) Consolidation of Building, Sign and Zoning Board of Appeals – Staff is looking into the matter of consolidating several boards and commissions that meet rarely. Additional information is forthcoming.
- Office District in Downtown – Staff has received a request to study the possibility of allowing ground floor residential in the Office Districts. Downtown, many residential homes are currently non-conforming. Due to market conditions, there is little demand for office space downtown. Buildings are sitting vacant. Howe was aware of this.

MOTION FOR STAFF TO UPDATE ORDINANCES

A motion was made by Howe, seconded by Droscha directing staff to move forward on all three ordinance updates.

Yes (6)

No (0)

Abstain (Barna)

4. Community Engagement Events – Staff is interested in pursuing opportunities throughout the year to share information with the public regarding planning, zoning and building permits. She will develop a schedule of possible activities and share with commissioners at a future meeting.

- B. Election of Officers for 2018 took place and the new positions are as follows:

NOMINATION FOR CHAIR

VOTE 1

NOMINATION 1 – Waxman nominated Reeser for position of Chair. Sabbadin seconded

NOMINATION 2 – Howe nominated Sabbadin for position of Chair. Droscha seconded.

Reeser (3)

Sabbadin (3)

Abstain (Barna)

VOTE 2

NOMINATION 1 – Waxman nominated Reeser for position of Chair. Sabbadin seconded.

NOMINATION 2 – Howe nominated Sabbadin for position of Chair. Droscha seconded.

Reeser (2)

Sabbadin (4)

Abstain (Barna)

NOMINATION FOR VICE-CHAIR

VOTE 1

NOMINATION 1 – Waxman nominated Reeser for position of Vice-Chair. Sabbadin seconded.

NOMINATION 2 – Droscha nominated Waxman for position of Vice-Chair. Howe seconded.

Reeser (3)

Waxman (3)

Abstain (Barna)

VOTE 2

NOMINATION 1 – Waxman nominated Reeser for position of Vice-Chair. Sabbadin seconded.

NOMINATION 2 – Droscha nominated Waxman for position of Vice-Chair. Howe seconded.

Reeser (2)

Waxman (4)

Abstain (Barna)

NOMINATION FOR SECRETARY

VOTE 1 - Droscha motioned to nominate Hagle for position of Secretary. Waxman seconded.

Yes (6)

No (0)

Abstain (Barna)

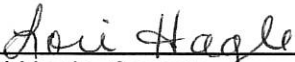
Members thanked Reeser for his outstanding service as Chairperson. He is expected to remain as a member on the Planning Commission.

LIAISON REPORTS

Droscha reported the Council approved the dredging of the pond in Laylin Park at a cost of \$221,000.

ADJOURN

The meeting adjourned at approximately 8 p.m.



Lori Hagle, Secretary