

**CITY OF MASON  
PLANNING COMMISSION MEETING  
MINUTES OF MAY 15, 2018**

Sabbadin called the meeting to order at 6:33 p.m. in the Council Chambers at 201 W. Ash Street, Mason, Michigan.

Present: Commissioners: (7) Barna, Droscha, Feintuch, Hagle\*, Howe, Sabbadin, Waxman

Absent: Commissioners: (1) Reeser

Also present: Elizabeth A. Hude, AICP, Community Development Director

\*Hagle left meeting at 6:56 p.m.

**PUBLIC COMMENT**

None.

**APPROVAL OF MINUTES**

MOTION by Waxman, second by Droscha to approve April 10, as amended, and April 24, 2018 minutes.

Yes (7) Barna, Droscha, Feintuch, Hagle\*, Howe, Sabbadin, Waxman

No (0)

Absent (1) Reeser

**MOTION PASSED**

**PUBLIC HEARING**

<b>A. Ordinance 217 - Amend Section 94-173 to delete Subsection (i)e. which states that the maximum building height for hotel, motel, transient lodging facilities shall not exceed two stories or 35 feet.</b>		
OPEN: 6:36 P.M.	CLOSED: 6:37 P.M.	No comments from the public.
PC Discussion: Howe asked if the remainder of the ordinance was sufficient for hotels or if other changes were necessary. Hude responded that the recently proposed hotel met the requirements and she was not aware of any at this time.		
VOTE MOTION made by Waxman, second by Droscha to approve Resolution 2018-04. Yes (7) Barna, Droscha, Feintuch, Hagle, Howe, Sabbadin, Waxman No (0) Absent (1) Reeser  <b><u>MOTION PASSED</u></b>		

<b>B. Ordinance 218 - to Amend Section 94-131 and Subsection 94-132 of Chapter 94 – Zoning – of the Code of the City of Mason to allow residential uses.</b>		
OPEN: 6:37 P.M.	CLOSED: 6:38 P.M.	No comments from the public.
<p>PC Discussion:</p> <p>Howe asked if this applied to the big white house on the corner of Barnes/Ash. Hude responded that it did and that it appears the house is currently occupied as residential. It is a non-conforming use now that will become conforming through this ordinance amendment.</p> <p>Barna stated she was glad to see this and that it adds flexibility and enhances the goals for more mixed use.</p> <p>Hude stated that in the future the property currently occupied by the Hilliard and the Presbyterian church would likely be rezoned to commercial as the goal would be to avoid ground floor residential in those locations as part of the core commercial district.</p>		
<p>VOTE</p> <p>MOTION made by Waxman, second by Droscha to approve Resolution 2018-05.</p> <p>Yes (7) Barna, Droscha, Feintuch, Hagle, Howe, Sabbadin, Waxman</p> <p>No (0)</p> <p>Absent (1) Reeser</p> <p><u>MOTION PASSED</u></p>		
<b>C. Ordinance 219: Introduction and First Reading of Ordinance 219 to Amend Chapter 94 – Zoning – of the Code of the City of Mason by repealing and replacing Article XI Zoning Board of Appeals (ZBA).</b>		
OPEN: 6:38 P.M.	CLOSED: 6:39 P.M.	No comments from the public.
<p>PC Discussion:</p> <p>Staff asked that the matter be postponed to the June meeting to allow time to receive comments from the City Attorney.</p>		
<p>VOTE</p> <p>MOTION made by Waxman, second by Droscha to postpone discussion and vote on Resolution 2018-06 to the June meeting.</p> <p>Yes (7) Barna, Droscha, Feintuch, Hagle, Howe, Sabbadin, Waxman</p> <p>No (0)</p> <p>Absent (1) Reeser</p> <p><u>MOTION PASSED</u></p>		
<b>D. Ordinance 220: Introduction and First Reading of Ordinance 220 to Amend the Mason Zoning Map by rezoning parcels 33-19-10-08-240-015 and 33-19-10-08-240-016 (440 and 448 S. Jefferson) from an O-1: General office district to a C-1: Central business district.</b>		
OPEN: 6:39 P.M.	CLOSED: 6:39 P.M.	No comments from the public.

PC Discussion:

Sabbadin provided an overview on the history of the property and its current use as commercial – Bad Brew and that acting on this ordinance would make them a conforming use. Hude reaffirmed that the property has historically been used as commercial but zoned office. This amendment will allow commercial uses by right.

VOTE

MOTION made by Waxman, second by Droscha to approve Resolution 2018-07.

Yes (7) Barna, Droscha, Feintuch, Hagle, Howe, Sabbadin, Waxman

No (0)

Absent (1) Reeser

MOTION PASSED

**UNFINISHED BUSINESS**

- A. Development Updates – The Administrators Report was distributed.
- B. Workplan Update – Staff will be submitting the workplan for future planning projects to City Council. The scope/schedule/budget for each project will be refined further. Perhaps a joint PC/CC workshop to review the priorities for work and inform the necessary refinements.

**NEW BUSINESS**

Site Plan Review (SPR) – 830 Kerns Road (Angel House) requesting a preliminary and final site plan approval for the construction of various site improvements including an update to the existing play area; the addition of a running/walking track; a basketball court; pavilion; storage area; and, ten (10) new parking spaces. Angel House is located on Kerns Road approximately 500 feet south of Howell Road and approximately 1,450 north of Cedar Street (M-36). The parcel is zoned M-2 General Manufacturing.

Roger Donaldson, Architect for the project, provided an overview and history on the site. In 1929 Kiwanis Club donated Camp Kiwanis property to the Boy Scouts. That property was returned to Kiwanis and eventually sold and the proceeds were used to help fund the Angel House. Andrea Calabrese, Chief Operating Officer for Child and Family Charities/Angel House was also present.

Child and Family Charities, operators of the Angel House, would like to add a permanent walking path for mothers and children to use for exercise, a pavilion for shade and picnic tables, and additional parking for staff meetings. They currently have lighting in the existing parking area and, as funds become available, will add lighting to the new parking area. They would like to request that the requirement for a landscaped buffer on the south side of the property be waived in addition to the north and east boundary. Mr. Donaldson passed out an aerial view of the property showing some existing trees and shrubs along the south line. They have not had any issues with the vet clinic to date.

Howe stated that the improvements were nice for residents and create a safe place to walk. Barna asked if they would be installing sidewalks on the property facing the street. Discussion took place on the upcoming expansion of the Hayhoe Riverwalk Trail along Kerns and the desire to work with Angel House to ensure those improvements support their goals.

Sabbadin asked if a change to property like this would require them to install sidewalks? Discussion took place about the requirement for sidewalk improvements on private property. They are required in private subdivisions, however, a recent legal opinion received on the Goodwill site plan confirmed that a requirement to make public improvements cannot be made of private property owners. Barna stated that sidewalks have been required in the past. Hude offered to research further and bring information back for future discussion.

Hude clarified that this was a final site plan as it was an amendment to a previously approved site plan.

Waxman questioned the landscaping, suggested following the law unless extremely ownerous. He asked if the vet clinic had any concerns. Hude stated that the neighbors were not notified as it is not a public hearing. Barna wondered what was previously required.

Droscha questioned the need for the requirement, that they were making playground improvements, no issues with the neighbors.

MOTION made by Waxman to approve Resolution 2018-08, second by Howe.

MOTION made by Droscha to amend the resolution and add a waiver for the landscaping requirement on the south property boundary, second by Howe.

#### VOTE

YES (7) Barna, Droscha, Feintuch, Howe, Sabbadin, Waxman

No (0)

Absent (2) Hagle, Reeser

#### MOTION PASSED

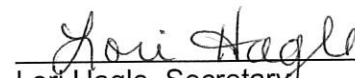
#### LIAISON REPORT

Droscha reported that the focus of the last City Council meeting was the first reading of the ordinances discussed during tonight's public hearings.

Waxman asked about filling of vacancies on the board. Droscha commented that we did not have any applicants, but has talked to people encouraging them to apply.

#### ADJOURN

The meeting adjourned at 7:20 p.m.

  
Lori Hagle, Secretary