



PLANNING COMMISSION MEETING

MINUTES OF AUGUST 14, 2018

Call to Order:

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

Roll Call:

Present: Commissioners: (7) Droscha, Feintuch, Hagle, Sabbadin, Waxman, Barna, Reeser

Absent: Commissioners: (1) Howe

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

Public Comments:

None.

Approval of Minutes:

Motion to approve July 10, 2018 minutes was made by Reeser, second by Waxman.

MOTION APPROVED UNANIMOUSLY

Unfinished Business:

- A. **Resolution 2018- 10** – Brian Brady, Red Oak Holdings, LLC has submitted a request for a special use permit and preliminary site plan approval for new construction of a 24,287 sq. ft., three-story, mixed-use building to include mercantile, business and single-family residential, on property located at 154 W. Maple Street, parcel # 33-19-10-08-233-021, City of Mason, Ingham Co.

Staff received email from Mr. Brady requesting that the Planning Commission postpone approval until a future date. Director Hude suggested postponement until the October meeting. Waxman asked if there was a time limit on how long they are allowed to postpone resolution. Staff responded that as long as they are continuing to review the project, they are allowed to postpone.

Vote:

MOTION made by Waxman, second by Reeser to postpone discussion and vote on Resolution 2018-10 to the October meeting.

Yes: (7) Droscha, Feintuch, Hagle, Sabbadin, Waxman, Barna, Reeser

No: (0)

Absent (1) Howe

- B. Development Updates

The Administrators Report was distributed and discussion took place about the various listings.

- C. Workplan Update

Staff discussed the various planning projects ahead – Cedar Street corridor study, TriCounty Regional Planning Commission Regional Transportation Plan update, and that the new Community Development Department Assistant has been chosen and is expected to start in early September.

New Business:

A. Resolution 2018- 12 – Pat McCaffrey, President, Mason Hospitality Group LLC is seeking approval of a Final Site Plan to construct a private road and a new four-story, 44,376 sq. ft., 72-room hotel and conference center on vacant property located on the north side of West Kipp Road and west of US-127. The parcel is zoned C-2 General Commercial District.

PC Discussion:

Director Hude met with the applicant on August 9, 2018 along with many outside organizations – MDOT, City Police, City Fire, Public Works, Ingham County Road Commission and Consumers Energy. Applicant agreed to comply with requested changes by the agencies. MDOT had no concerns. Applicant met with Drain Commission as well. DEQ included comments and questions that were answered and included in plan.

Director Hude reviewed the staff report and the recommended approval of the Final Site Plan. Waxman expressed concern with Ordinance 94.173, a project of this magnitude is required to be accessed by a major road. Reeser asked if this is the same situation as Cedar Woods being attached to Cedar Street.

Staff explained the reason for the ordinance is to discourage business patrons from driving through residential neighborhoods looking for a business. In this situation, that is not the case. Applicant is creating a private drive off of a major road, Kipp road, which complies with ordinance by allowing appropriate access and frontage. Commissioner Hagle expressed concern with the name of the road, South Franklin Farm Drive, and that it might be confused with the same name on the other side of the creek. There are many streets in Mason that have the same name and it can add confusion to drivers.

Director Hude stated that she met with the City Fire Chief who was not concerned with the name of the street as the address follows the recommended numbering sequence in the City. Sabbadin stated that he understands the issue, however, naming is consistent with the structure of City. If, in the future, development was to happen, a bridge could be built and the road would be connected. The road would then have the same name.

Feintuch stated concern that technology does not always provide the correct directions, many travelers not familiar with the City will be traveling through neighborhoods confused and looking for the hotel where local residents may not want them to be traveling during odd hours of the day.

Barna disagreed with Commissioner Feintuch, feels that travelers will be able to see the building from the highway. Waxman agreed with Barna in that the travelers will be able to see the hotel from the highway.

Director Hude suggested different options - keep the road name for now and if issues arise, it can be changed. Commissioner Droscha stated that the other Franklin Farms Drive is extremely hard to find and the proposed new road will be much easier to find.

Commissioner Reeser stated that as a frequent traveler, the problem happens more that most think. Suggests that at this time, the Commission votes to pass the proposed resolution and revisit the road name issue at a future date. He does not want to see the whole project at a standstill over the name of the road.

Commissioner Sabbadin asked the applicant if they were going to comply with the additional fire hydrant suggested by the City Fire Chief?

Robert Ford, 809 Center Street, Lansing, stepped to the podium and answered yes, on behalf of the applicant, a second fire hydrant would be placed on the property. One will be located on the north and the other on the south of the property.

Commissioner Sabbadin asked Mr. Ford if the applicant had received notice of the new fire apparatus and if the apparatus would be able to maneuver in the parking lot.

Mr. Ford replied that he had received the notice and after running geometrics of the turn radius of the new apparatus, the vehicle should be able to properly operate in the parking lot.

Director Hude referenced the City Engineer letter, #6, stating that the information on the hydrants was required for the building.

Vote:

MOTION made by Droscha, second by Waxman to approve Resolution 2018-12.

Yes: (7) Droscha, Feintuch, Hagle, Sabbadin, Waxman, Barna, Reeser

No: (0)

Absent (1) Howe

MOTION PASSED


Commissioner Sabbadin: Noted that he will be out of town on September 11th, the next scheduled Commission Meeting. Commissioner Waxman will be representing Commissioner Sabbadin as the Chair of the Commission at thus meeting.

Liaison Report:

- A. Commissioner Droscha: Stated that the City Council approved the Preliminary Plat Plan for Enclave at Rainer Ponds. All other projects have been put on hold for the festivities coming up in the next month.

Adjourn:

The meeting adjourned at 7:03 p.m.



 Lori Hagle, Secretary

