

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF MARCH 12, 2019**

Sabbadin called the meeting to order at 6:30 p.m. in the Sycamore Room 1st floor at 201 West Ash Street, Mason MI.

Present: Droscha, Howe, Perrault, Sabbadin, Shattuck, Waxman
Absent: Barna (gave notice)
Also present: Elizabeth A. Hude, AICP, Community Development Director

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

MOTION by Howe second by Waxman, to approve the Planning Commission meeting minutes from January 15, 2019 regular meeting.

Yes (6) Droscha, Howe, Perrault, Sabbadin, Shattuck, Waxman

No

Absent (1) Barna

Howe requested to add comments to the minutes from City Council/ Planning Commission CIP Workshop February 25, 2019.

Howe requested it be added to the minutes that Sabbadin stated Ford does not make the car that has exhaust issues any longer.

Howe requested that it be noted that the library project should not move forward unless the restriction is taken off of the deed. Also, that City Manager Stuart agreed.

MOTION by Howe second by Waxman, to approve the amended Planning Commission minutes from the City Council/Planning Commission CIP Workshop February 25, 2019.

Yes (6) Droscha, Howe, Perrault, Sabbadin, Shattuck, Waxman

No

Absent (1) Barna

PUBLIC HEARING

Resolution 2019-02: Approval of the Capital Improvements Plan for the Fiscal Years 2019-2025.

Sabbadin opened the public hearing at 6:36 p.m.

No public comments were taken.

Sabbadin closed the public hearing at 6:37 p.m.

Public Comments/Discussion:

Hude overviewed the Capital Improvements Plan (CIP) Workshop Follow-up document dated 3/12/2019. This addressed key questions brought up in the meeting. At this time there are no recommendations to change the CIP.

Hude provided an overview of the open house held prior to the meeting, which highlighted key CIP projects and proposed library improvements. There were nearly 30 people in attendance, and staff will create a summary of comments received to be available to the public. Hude read the comments that were received at the open house.

Howe noted that good comments were made and that attendance was good for the open house. He noted Vevay needs to be spelled correctly on page 46 of the CIP.

Waxman did not attend the CIP workshop, but went on a tour that was provided by the City Manager of major items in the CIP. He gave comments on the CIP tour.

He is glad to see that City Administration and City Council are taking the CIP more seriously. He was shocked by the disarray of the DPW facility. The water waste treatment plant (WWTP) walls are collapsing. The improvements to these areas are true needs. He asked that the CIP continued to be taken more seriously. Water rates and taxes should be spent judiciously, but there is an importance to providing facilities that people are able to work in. Contractors are afraid of structural integrity of the WWTP. This work should have been priorities twenty years ago.

The library does not have ADA access. Proposed Phase I is ok as long as the deed restrictions are removed from the deed.

Regarding the DEQ policy on water, it is his understanding that the state is holding cities responsible to the tap, how is that been addressed?

He agrees with the wireless connectivity project from City Hall to Jefferson St. and Avery Ln.

He understands there should be two points of ingress and egress to the Franklin Farms neighborhood.

Droscha explained that the DEQ policy on water discussion is referring to the new copper and lead regulations. Cities will be responsible for ensuring that there is no lead in a line and has never been lead in the line up to 18 inches into citizens' homes. Studies are being done to see how much this will cost. This will be paid with raising water rates.

Vote:

MOTION by Waxman, second by Droscha to approve Resolution 2019-02.

Yes (6) Droscha, Howe, Perrault, Sabbadin, Shattuck, Waxman

No (0)

Absent (1) Barna

MOTION APPROVED

Resolution 2019-03: David Meredith, WCH LLC, has requested an amendment to the Mason Zoning Map to rezone Parcel 33-19-10-08-240-019, referenced also as 118 W. Oak Street, in downtown Mason from an O-1: General office district to a C-1: Central business district.

Sabbadin opened the public meeting at 6:55 p.m.

Public Comments/Discussion:

David Meredith, 9954 Towner Rd., Portland, MI 48875 introduced himself and provided context for his re-zoning application. He purchased the property for office space. He is currently no longer using the office space, and is looking for renters. He has an individual who wants to rent space to use it as an escape room/arcade area. A change in zoning will open up renter cliental to him.

Sabbadin closed the public hearing at 6:58 p.m.

Staff provided a report recommending approval of the request. Re-zoning the property will have no direct cost on the improvements on the city's side. This will open up the facility for other uses.

Howe asked if zoning the property to C-1 would take away the opportunity for a residential use.

Staff responded stating that in a C-1 residential use is allowed, just not on the ground floor.

Perrault asked how re-zoning this property would affect parking downtown.

Hude stated that there is parking available in the surrounding areas in the C-1 Central business district, and businesses are not required to provide on-site parking more than 20 spaces. We take this into consideration when the applicant comes forward for a site plan review.

Droscha stated the parking lot it in front of the building is owned by Pierce. Where would these twenty park spots come?

Hude added that there is parking available on site and at City Hall.

Waxman said parking is not an issue. The two hour parking is not enforced. There are plenty of spots available. He prefers more rezoning of O-1 to C-1 when it is appropriate, so the zoning map is more uniform across the Central Business District.

Howe agrees that parking is not an issue. It is good that the Planning Commission discusses parking. The C1 makes the property more marketable down the road. He confirmed that this public hearing was for re-zoning alone and not for the site plan.

Sabbadin confirmed this.

Vote:

MOTION by Waxman, second by Howe to approve Resolution 2019-03.

Yes (6) Droscha, Howe, Perrault, Sabbadin, Shattuck, Waxman

No (0)

Absent (1) Barna

MOTION APPROVED

UNFINISHED BUSINESS

None.

NEW BUSINESS

A .City Council Resolution 2019-03: Rules of Order for the City Council and For City Boards and Commissions
Hude provided an overview to the changes in the Rules of Order.

LIAISON REPORT

A. Development Update: City Manager's Report

Sabbadin mentioned Kerns Rd. improvements. There was discussion following. There will be another public forum.

ADJOURN

The meeting adjourned at approximately 7:12 p.m.

A handwritten signature in blue ink, appearing to read 'AKB', is written over a horizontal line.

Anne Klein Barna, Secretary

5/14/19