

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF May 14, 2019**

Waxman called the meeting to order at 6:31 p.m. in the Sycamore Room 1st floor at 201 West Ash Street, Mason MI.

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

AGENDA

MOTION by Barna second by Howe, to amend the agenda to include oath of office for Maggie Wren.

Yes (7) Barna, Droscha, Howe, Perrault, Shattuck, Waxman, Wren
No (0)
Absent (1) Sabbadin

PUBLIC COMMENT

Name:	Ian Richardson
Address:	205 Mason St, Mason, MI 48854
Topic:	Richardson wanted to introduce himself and his upcoming proposed project because he will not be able to attend the June 11 th planning commission meeting. Richardson gave the commission a packet that included the address of the project, description of the new building, a site plan, and renderings of the future building. He is proposing to demolish structures at 202 and 206 Mason Street, and 332 Center Street, and construct a 4,200 square foot commercial building along with a 24-space asphalt parking lot.

APPROVAL OF MINUTES

MOTION by Howe second by Shattuck, to approve the Planning Commission meeting minutes from April 9, 2019.

Yes (7) Barna, Droscha, Howe, Perrault, Shattuck, Waxman, Wren
No (0)
Absent (1) Sabbadin

MOTION by Howe second by Droscha, to approve the Planning Commission Training Workshop minutes from April 9, 2019.

Yes (7) Barna, Droscha, Howe, Perrault, Shattuck, Waxman, Wren

No (0)
Absent (1) Sabaddin

UNFINISHED BUSINESS

None.

NEW BUSINESS

- A. Resolution 2019-04: City Limits has requested final site plan approval to construct a 4,828 square foot addition to expand an indoor recreation use, and to expand parking at property located at 801 N. Cedar St.

MOTION by Droscha, second by Howe to approve Resolution 2019-04. Discussion followed.

Public Comments/Discussion:

Howe asked about the sprinkler system on site and if it is in compliance with the building code.

Hude stated the project will be in compliance with the building code.

Barna asked about the removal/movement of handicap parking spaces.

City Limits Representative stated that no handicap parking spaces will be removed. The spaces are just being moved to ensure the parking lot meets requirements.

Perrault asked about the current vehicle entrances on site and if there would be the same or less entrances.

City Limits Representative stated they will have two entrances, one entrance directly into property from M-36 and a shared entrance with Taco Bell. The shared entrance is supported by a recorded access easement.

Vote:

MOTION by Waxman, second by Howe to approve Resolution 2019-04.

Yes (7) Barna, Droscha, Howe, Perrault, Shattuck, Waxman, Wren

No (0)

Absent (1) Sabbadin

MOTION APPROVED

- B. Resolution 2019-05: David Meredith, has requested final site plan approval for a change of use to allow an indoor arcade and escape room on the first floor of property located at 118 W. Oak St.

MOTION by Droscha, second by Shattuck to approve Resolution 2019-05. Discussion followed.

Public Comments/Discussion

Hude stated that the food bank will stay there, an arcade will be added to the first floor, and office space remains upstairs. No requirement for Historic District review at this point but will be required for any signs or façade changes. The applicant is proposing 10 of 62 required parking spaces on-site, asking for the Planning Commission to set the requirement at 10 spaces. There are several on-street and public parking spaces located nearby.

Howe asked about private parking in the adjacent lot as that cannot be counted as public parking for this use. Staff confirmed that the adjacent lot to the east was private and did not necessarily count. Patrons of the arcade may park there as part of a joint trip to other businesses downtown like Bad Brew.

Waxman stated that he believes a problem with parking is a good problem for a city to have. In this case, he does not believe it will be an issue.

Perrault commented that the most recent study was done in the 2009 Master Plan, and asked if there is any new information. Hude stated that the calculation was made based on square footage, and the square footage has not changed significantly since then except for Dart which added more private parking, so the number is still relevant.

Vote:

Yes (7) Barna, Droscha, Howe, Perrault, Shattuck, Waxman, Wren

No (0)

Absent (1) Sabbadin

MOTION APPROVED

- C. Resolution 2019-06: Travis Cherry, Timeless Treasures, has requested final site plan approval for change of use of an existing 8,100 square foot building to an antique mall with a new parking reserve area.

MOTION by Droscha, second by Howe to approve Resolution 2019-06. Discussion followed.

Public Comments/Discussion

Hude provided an overview of the project and where it met requirements and where waivers were requested for landscaping and parking. Discussion took place regarding the findings in the staff report to support the requests.

Howe asked about the number of employees on site during the day. Cherry informed Howe that he will have three employees per shift.

Cherry says they have already hired someone to repaint the building and that he has several leases signed for vendor spaces.

Vote:

Yes (7) Barna, Droscha, Howe, Perrault, Shattuck, Waxman, Wren

No (0)

Absent (1) Sabbadin

MOTION APPROVED

- D. Kipp Rd corridor – Future Land Use discussion

Hude is working with a potential developer interested in using a portion of property at Kipp and Temple for commercial. It is currently zoned agriculture, the master plan and future land use map suggest mixed-use, but the primary intent is for manufacturing. She wanted to consult with the planning commission to get a sense of whether or not they supported commercial uses that far down Kipp Rd so it was agreed to bring it to discussion with the planning commission.

Shattuck asked if the project is adjacent to the water treatment plant. Waxman stated that this is an adequate

space for a commercial use because it fits the character of the area.

Hude stated that the city needs to be careful of sprawl but this use remains in line with the future goals of Mason.

Barna commented that she feels that the mixed use seems appropriate in that area, it's not really a place for housing.

Shattuck agreed with Waxman and Barna. He also thinks that commercial and retail uses on Temple should not go further east beyond Temple. Thinks this project is in the right area and fits the character of Mason.

Hude explained that the intent for the area was to direct manufacturing toward Kipp Rd for better access to the highway and would transition to office and residential closer to Ash/M-36.

E. Sign Ordinance Update

Hude explained that staff looked in depth at the difference between art and advertisement. But without a clear definition this could be a 1st amendment/content issue.

Barna commented that she thinks that legislating could be difficult when trying to decide if it is art or advertising.

Perrault stated that he believes this could be a content issue when trying to regulate art/signs.

Barna suggested that maybe there would be a committee that approves murals. Maybe in the Historic District Commission.

Droscha stated that he thinks that the market could regulate murals, if people do not like the content then they most likely will not conduct business at that establishment.

Waxman agrees with Droscha.

LIAISON REPORT

A. Development Update: City Manager's Report 3/29/2019

Staff shared information on the Temple Street project. There will be 2 new crosswalks, one at Columbia/Temple, the other at Maple/Temple, and will include flashers. This project is funded by a safety grant through MDOT. She shared engineering drawings that provided more detail.

Barna thinks the Safe Routes to School Program is not only ensuring safety but also encouraging healthy transportation options for kids like walking and biking.

Shattuck likes the project but suggests adding a safe crossing at the M-36 Intersection. He sees over 100 kids using that intersection during their commute to the high school for football and track practice.

ADJOURN

The meeting adjourned at approximately 7:38 p.m.

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

Anne Klein Barna, Secretary