

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF MARCH 9, 2021
AMENDED**

Sabbadin called the meeting to order at 6:30 p.m. at Mason MI, via Zoom Teleconference.

Roll Call		Present	Absent	Location
Commissioner	Barna	X		Mason, Michigan
Council Liaison	Clark	X		Mason, Michigan
Vice-Chair	Howe	X*		
Commissioner	Husby	X		Mason, Michigan
Commissioner	Perrault	X		Mason, Michigan
Chair	Sabbadin	X		Mason, Michigan
Commissioner	Shattuck		X	No notice given
Commissioner	Waxman	X		Mason, Michigan
Secretary	Wren	X		Mason, Michigan

Also present: Elizabeth A. Hude, AICP, Community Development Director, Mason, Michigan; Marcia Holmes, Permit Specialist, Community Development; Stephanie Strickland Administrative Assistant, Community Development; Deb Stuart, City Manager; Thomas De La Fuente, PC Youth Advisor; Amber Nixon, 914 S Eugenia Drive, SUP

*Chair Sabbadin announced that Vice-Chair Howe joined the meeting at 6:38 pm.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

MOTION by Waxman second by Husby, to approve the Regular Planning Commission meeting minutes from the meeting on January 12, 2021.

Yes (7) Barna, Clark, Husby, Perrault, Sabbadin, Waxman, Wren

No (0)

Absent (2) Howe, Shattuck

MOTION PASSED BY ROLL CALL VOTE

PUBLIC HEARINGS

A. Resolution 2021-01: Approval of the Capital Improvements Plan for the Fiscal Years 2021-2027

Chair Sabbadin opened the Public Hearing at 6:34 p.m.

There were no public comments or discussion.

Chair Sabbadin closed the public hear at 6:34 p.m.

MOTION by Waxman, second by Wren to approve Resolution 2021-01.

DISCUSSION:

Council Liaison Clark requested to abstain from voting on the issue as he will be voting on this at the Council level and does not want to influence opinions of the Planning Commission.

REQUEST BY CLARK TO ABSTAIN

MOTION by Waxman, second by Barna to approve to allow Council Liaison Clark to abstain from voting on Resolution 2021-01.

Chair Sabbadin announced that Vice-Chair Howe joined the meeting at 6:38 p.m.

VOTE ON REQUEST BY CLARK TO ABSTAIN

Yes (7) Barna, Howe, Husby, Perrault, Sabbadin, Waxman, Wren

No (0)

Abstain (1) Clark

Absent (1) Shattuck

MOTION PASSED BY ROLL CALL VOTE

Sabbadin stated that the Planning Commission was not voting to approve the CIP; the vote is to approve a recommendation that City Council adopt the CIP as written. Director Hude confirmed that as correct.

Howe asked to clarify that this was the time to make any recommendations or request changes; he did not have any. Sabbadin confirmed that yes that was the case. Barna asked if there were any changes to the document that the commission had seen previously at the joint workshop with City Council. City Manager Stuart stated that additional information was added regarding the Columbia Street bridge pedestrian improvements and a placeholder was added in the following fiscal year for estimated costs of the improvements.

VOTE ON RESOLUTION 2021-01

Yes (7) Barna, Howe, Husby, Perrault, Sabbadin, Waxman, Wren

No (0)

Abstain (1) Clark

Absent (1) Shattuck

MOTION PASSED BY ROLL CALL VOTE

B. Resolution 2021-02: Amber Nixon has requested a Special Use Permit to increase capacity of a family day care from its currently licensed maximum of six children to allow up to a maximum of twelve children at 914 S Eugenia Drive, parcel 33-19-10-08-326-004, City of Mason, and Ingham County.

Chair Sabbadin opened the Public Hearing at 6:44 p.m. and invited Ms. Nixon to comment.

PUBLIC COMMENTS:

Ms. Nixon addressed the Commission stating that she appreciated being permitted to attend and hopes to be able to provide good quality care especially during the pandemic. She is getting a lot of requests for child care that is hard to find due to the pandemic and would like to expand.

Sabbadin closed the Public Hearing at 6:45 p.m.

MOTION by Waxman, second by Barna to approve Resolution 2021-02 allowing a Special Use Permit to Amber Nixon.

DISCUSSION:

Sabbadin stated that Director Hude had sent out additional materials just prior to meeting which included a statement from Ms. Nixon addressing the location of the trash receptacles and that they will be stored in the garage. Howe asked Ms. Nixon how long she had been in business; she responded five (5) to six (6) years. Howe stated he drove by the site and did not feel the proposal would affect the neighborhood or master plan and asked if there were any police, traffic or noise complaints; Hude responded that comments were included in the staff report and that there were no concerns from fire or police. Hude stated that she had visited the site around 5 p.m. and observed the traffic related to pick-up of children. She noted that as indicated in the applicant's narrative, Ms. Nixon was conscious of traffic and driveway usage and her proposal stated she would proactively address any complaints. Husby inquired if Ms. Nixon was currently licensed, to which she stated that she was and that her license would be changed after she submitted the approved SUP to LARA. There was a lengthy discussion regarding the staff report and the necessary requirements of the ordinance and building code regarding the use, screening of trash receptacles. Council Liaison Clark recommended the ordinance be amended to simplify the process for these types of uses different from large developments. Staff will continue to work with the applicant to ensure any further requirements will be satisfied.

VOTE ON RESOLUTION 2021-02

Yes (8) Barna, Clark, Howe, Husby, Perrault, Sabbadin, Waxman, Wren

No (0)

Absent (1) Shattuck

MOTION PASSED BY ROLL CALL VOTE

UNFINISHED BUSINESS

There was a brief discussion regarding the approval of the Joint City Council & Planning Commission Meeting Minutes from February 11, 2021. Hude indicated that the minutes were already approved by City Council, but she wanted to bring forth the topic in case there were any questions or concerns regarding the minutes. No concerns or comments made.

Discussion and reminder made for the Joint City Council and Planning Commission Meeting on Monday March 15, 2021 at 8 p.m. or immediately following the City Council meeting for the purpose of discussing the Master Plan Request for Proposals (RFP).

NEW BUSINESS

Staff reminded everyone of the upcoming Michigan Association of Planning Training. Discussion took place on registration and membership.

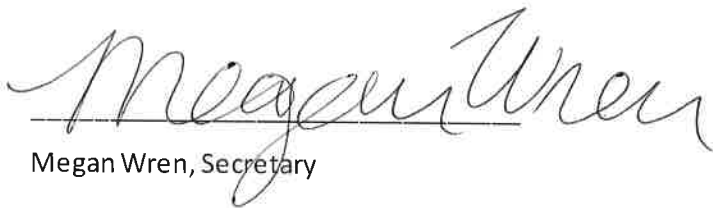
LIAISON REPORT

Clark reported that City Council passed Ordinance 233 – Code of Ethics. Other items being discussed with City Council included the demolition of Laylin Park Pavilion, snow removal, and face to face meetings which may resume in April depending on the restrictions.

Chair Sabbadin mentioned the City Manager's report in the packet.

ADJOURN

The meeting adjourned at approximately 7:34 p.m.



Megan Wren, Secretary