

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF JANUARY 11, 2022**

Clerk Jarvis administered the Oath of Office to Commissioners Kirkby, Sabbadin, Perrault.

Sabbadin called the meeting to order at 6:30 p.m. in person at Mason City Hall.

CONFIRMATION OF MEMBER ATTENDANCE

		Present	Absent	Notes
Commissioner	Barna	X		
Commissioner	Bliesener		X	Gave notice via email.
Council Liaison	Clark	X		
Vice-Chair	Howe	X		
Commissioner	Kirkby	X		
Commissioner	Perrault	X		
Chair	Sabbadin	X		
Commissioner	Waxman	X		
Secretary	Wren	X		

Also present: Elizabeth A. Hude, AICP, Community Development Director, Thomas DeLafuente, Youth Volunteer

ELECTION OF OFFICERS

Hude opened the first nomination for Chair.

Waxman nominated Sabbadin for position of chair, second by Howe.

Hude opened the second nomination for Chair.

There were no nominations.

Hude closed the nominations for Chair and called for a vote.

VOTE

Sabbadin: Yes (9) Barna, Clark, Howe, Kirkby, Perrault, Sabbadin, Waxman, Wren
 No (0)
 Absent (1) Bliesener

Sabbadin elected Chair

Hude opened the first nomination for Vice-Chair.

Howe nominated Waxman for position of Vice Chair, second by Kirkby.

Hude opened the second nomination for Vice-Chair.

There were no nominations.

Hude closed the nominations for Vice-Chair and called for a vote.

VOTE

Waxman: Yes (9) Barna, Clark, Howe, Kirkby, Perrault, Sabbadin, Waxman, Wren
No (0)
Absent (1) Bliesener

Waxman elected Vice Chair

Hude opened the first nomination for Secretary.

Howe nominated Wren for position of Secretary, second by Barna.

Hude opened the second nomination for Secretary.

There were no nominations.

Hude closed the nominations for Secretary and called for a vote.

VOTE

Wren: Yes (9) Barna, Clark, Howe, Kirkby, Perrault, Sabbadin, Waxman, Wren
No (0)
Absent (1) Bliesener

Wren elected Secretary

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

MOTION by Waxman second by Barna, to approve the Planning Commission minutes from the meeting December 14, 2021.

VOTE

Yes (9) Barna, Clark, Howe, Kirkby, Perrault, Sabbadin, Waxman, Wren
No (0)
Absent (1) Bliesener

MOTION PASSED

PUBLIC HEARING

Resolution 2022-01A Recommending that the City Council Not Adopt Ordinance No. 238 – An Ordinance to amend the City of Mason ordinances Part II, Chapter 1, Section 1-2 and Part II, Chapter 94, Article VI, Section 94-192 (7)c to remove the requirement that the property owner reside on the premises of a bed and breakfast as long as the owner lives within the city limits or within a mile of the property.

Chair Sabbadin opened the public hearing at 6:38 p.m. and recognized the applicant Melissa Heiselt, resident of 519 W. Ash St and owner of 103 N. Jefferson.

Ms. Heiselt provided an overview of her applicant and stated that while there was a decision, she was there to provide information and asked that in the master plan and zoning update that her property on Jefferson be included in a future short-term rental option. She had spoken to a neighbor of the property who was in support of its use as a short-term rental as a way to share the history and historic structures with visitors to Mason. She also commented that there were very few options for guests/family to stay in town.

There were no other comments.

Chair Sabbadin closed the public hearing at 6:42 p.m.

MOTION by Waxman second by Barna, to approve the Resolution 2022-01A.

DISCUSSION: Commissioners discussed the proposal and the pending state legislation that could prevent local control of short-term rentals; the applicant's proposal would create a different definition of a Bed and Breakfast more consistent with short-term rentals. As the City is in the process of updating the master plan and zoning ordinance, some felt it would be better to wait and address short-term rentals during that process and after the state decision is made. Support for the proposal was expressed and that instead of waiting, let it move forward which would be consistent with the ideas of becoming more inclusive, innovative and welcoming discussed at master plan meetings. Additional discussion took place regarding long-term rentals and if those should be licensed as well; the applicant confirmed that the 1-mile was intended to keep the ownership close and revenue generated local. Staff offered that the aspect of safety and impacts to the community needs to be evaluated.

VOTE

Yes (8) Barna, Clark, Howe, Kirkby, Perrault, Sabbadin, Wren

No (1) Waxman

Absent (1) Bliesener

MOTION PASSED

UNFINISHED BUSINESS

None.

NEW BUSINESS

Item 9.A - MOTION by Barna, second by Waxman to direct staff to evaluate the creation of a business license to allow STRs in Mason and which zoning districts they should be allowed.

DISCUSSION: Commissioners discussed interest in working on the issue starting with short-term rentals and potentially adding a requirement for long-term rentals to ensure all structures met code and to be consistent with all rental properties.

VOTE

Yes (9) Barna, Clark, Howe, Kirkby, Perrault, Sabbadin, Wren

No (0)

Absent (1) Bliesener

MOTION PASSED

Item 9.B. 2022 Meeting Schedule – Chair Sabbadin directed everyone’s attention to the meeting dates in the packet.

LIAISON REPORT

Councilmember Clark provided an update of actions taken at the prior City Council meetings on December 20th.

ADJOURN

The meeting adjourned at approximately 7:11 p.m.



Megan Wren, Secretary