

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF JULY 12, 2022**

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	No notice given.
Commissioner	Bliesener	X		
Council Liaison	Clark	X		
Commissioner	Kirkby	X		
Commissioner	Perrault	X		
Chair	Sabbadin	X		
Vice Chair	Waxman		X	Notice given.
Secretary	Wren	X		
Commissioner	VACANT			

Also present: Deborah Stuart, City Manager, Elizabeth A. Hude, AICP, Community Development Director

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Sabbadin requested an amendment to the minutes reflecting Waxman opening the meeting on May 10.

MOTION by Clark second by Wren, to approve the Planning Commission Meeting minutes as amended from May 10, 2022.

VOTE

Yes (6) Bliesener, Clark, Kirkby, Perrault, Sabbadin, Wren

No (0)

Absent (2) Barna, Waxman

MOTION PASSED

PUBLIC HEARING

A. Public Hearing on a Request Submitted by Eugene Franks, Family Farm & Home, Inc. for a Special Use Permit and Concurrent Preliminary and Final Site Plan Approval for the Conversion of Dedicated Parking Areas for the Use of Trailer Sales, the Expansion of a Permanent Outdoor Retail Area, and Seasonal Outdoor Retail Displays for an Additional 9,000 Square Feet of Outdoor Retail Area on Property Located at 558 N. Cedar, Mason, MI, Parcel Number 33-19-10-05-401-004

1. Resolution 2022-05: Approval of the Special Use Permit and concurrent Preliminary and Final site

plan approval for the property located at 558 N. Cedar, Mason, MI, parcel number 33-19-10-05-401-004 with Conditions

OPEN: 6:34 p.m. CLOSED: 6:36 p.m. PUBLIC COMMENT: None.

MOTION by Clark second by Kirkby, to approve Resolution 2022-05.

DISCUSSION: Commissioners discussed concerns regarding egress in the area between the fence and the parking area. The distance meets zoning requirements for two-way traffic and Fire had no concerns with the proposed changes. Additional discussion took place regarding the need for fencing and the applicant stated it was necessary for security.

VOTE

Yes (5) Bliesener, Kirkby, Perrault, Sabbadin, Wren

No (1) Clark

Absent (2) Barna, Waxman

MOTION PASSED

B. Public Hearing on a Request Submitted by James Giguere, Giguere Realty & Dev. LLC to Amend the Zoning Map by Rezoning Land Located at the End of Stratford Drive, Mason, MI, Parcel Number 33-19-10-04-477-001 from RS-2 Single Family Residential District to RS-3 Single Family Residential District

1. Resolution 2022-06: Amendment to the Zoning Map by Rezoning Land Located at the End of Stratford Drive, Mason, MI, parcel number 33-19-10-04-477-001 from RS-2 Single Family Residential District to RS-3 Single Family Residential District.

OPEN: 6:57 p.m. CLOSED: 7:19 p.m. PUBLIC COMMENT: Several community members in the neighborhood spoke in opposition of the proposed rezoning, some expressed concerns about drainage problems.

- Chris Wright, 150 Stratford Drive
- Joe Billig, 864 Eaton Drive
- Dennis Cook, 879 Eaton Drive
- Jim Rissardi, 126 Stratford Drive
- Rebecca Brazaski, 848 Ravenwood Court
- Todd Kalchick, 157 Stratford Drive
- Steve Davis, 847 Charrington Court
- Mohammed Alghurabi and Diana Ross, 158 Stratford Drive, by email received on July 12, 2022

Ron Enger, 4685 W Columbia Rd, Mason, engineer and surveyor for project, addressed the Planning Commission explaining the request was intended to make construction more affordable by spreading infrastructure costs over 22 homes instead of 20. Homes would be priced \$400-600,000 and does not anticipate that it would degrade surrounding property values.

MOTION by Clark second by Bliesener, to approve Resolution 2022-06.

DISCUSSION:

Commissioners discussed the proposal and why the lots were not reduced to the minimum allowable in the existing zoning district, consistency with the master plan, wetlands which are too small to be regulated and potential drainage issues or sinkholes, storm sewer outlets will be designed to collect the water and send it into the ponds and city storm sewer system. Questions were asked about zoning restrictions – size, coverage, height and if there was a way to redraw the 22 lots to meet the existing zoning. Mr. Enger responded that he did not believe so.

VOTE

Yes (0)

No (6) Bliesener, Clark, Kirkby, Perrault, Sabbadin, Wren

Absent (2) Barna, Waxman

MOTION FAILED

C. Public Hearing on a Request Submitted by James Giguere, Giguere Realty & Dev. LLC for Approval of a Preliminary Plat to Create 22 Residential Lots and New Road on a Parcel of Land at the End of Stratford Drive, Mason, MI, parcel number 33-19-10-04-477-00

1. Resolution 2022-07: Approval of a Preliminary Plat to Create 22 Residential Lots and New Road on a Parcel of Land at the End of Stratford Drive, Mason, MI, Parcel Number 33-19-10-04-477-001.

OPEN: 7:32 p.m. CLOSED: 7:34 p.m. PUBLIC COMMENT: None.

MOTION by Clark second by Bliesener, to defer the matter to the regular Planning Commission meeting on September 13, 2022.

VOTE

Yes (6) Bliesener, Clark, Kirkby, Perrault, Sabbadin, Wren

No (0)

Absent (2) Barna, Waxman

MOTION PASSED

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Resolution 2022-08: Approval of Preliminary and Final Site Plan Approval for the Addition of a 555 Square Foot Deck with an Awning Canopy on Property Located at 440 S. Jefferson St., Mason MI Parcel Number 33-19-10-08-240-021.

MOTION by Clark, second by Wren to approve Resolution 2022-08.

DISCUSSION: Commissioners discussed the proposal and raised questions related to the definition of the structure and if walls are added how that changes from an accessory structure to an addition, encroachment into the sewer easement, and footings. The property owner is aware of the risk associated with the encroachment and that he would need to remove the deck at his own costs. A written agreement will be made as part of the building permit process. The business current has performances in the alley and the deck is expected to be used for seating and not as a stage. It was noted that the plan also includes the pergola that was installed previously.

VOTE

Yes (5) Bliesener, Kirkby, Perrault, Sabbadin, Wren

No (1) Clark

Absent (2) Barna, Waxman


MOTION PASSED

LIAISON REPORT

Council Liaison Clark gave an update on the July 5 City Council meeting.

ADJOURN

The meeting adjourned at approximately 8:00 p.m.



Megan Wren, Secretary