

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF NOVEMBER 14, 2023**

CALL TO ORDER

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

CONFIRMATION OF MEMBER ATTENDANCE

		Present	Absent
Commissioner	Kenneth Bliesener	X	
Council Liaison	Leon Clark		X
Commissioner	Kyle Elizabeth Kirkby	X	
Commissioner	Austen Malczewski		X
Commissioner	Mitch Perrault	X	
Chairperson	John Sabbadin	X	
Vice Chairperson	Seth Waxman	X	
Commissioner	Matt Wood		X
Secretary	Megan Wren	X	

Also present: Elizabeth Hude, AICP, Community Development Director

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

MOTION by Waxman, second by Wren, to approve the Planning Commission Meeting minutes from November 14, 2023.

MOTION APPROVED UNANIMOUSLY

PUBLIC COMMENT

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

- A. Resolution 2023-16: Request from Rodney Austin, on Behalf of Efficiency Production, for concurrent approval of a Preliminary and Final Site Plan for an 11,250 sq. ft. addition to the existing manufacturing building, an addition of a paved drive for truck entry/exit to the site, and an addition of 20 parking spaces in an existing paved area, on property located as 685 Hull Rd, Mason MI, parcel number 33-19-10-16-100-017.

MOTION by Waxman, second by Bliesener, to approve Resolution 2023-16.

DISCUSSION:

Director Hude commented that the plans appear to meet the zoning requirements. She added that she received additional comments. The first is from Wolverine Engineers & Surveyors, Inc. They acknowledged the receipt of the site plans, talked about the grades and storm water runoffs and where those will go and that they are consistent with the existing storm water management plan, and the need for a Soil Erosion and Sedimentation Control permit from the Office of the Ingham County Drain Commissioner. Lastly, that the site plan meets the intent of the requirements of Chapters 70, 82, and 94 of the City of Mason Zoning Ordinance. The second comment came from the Mason Fire Department, explaining that the “plan needs to reflect an identified access drive around to the rear of the building that is kept clear and that the drive will be constructed sufficient to support fire apparatus. The access drive will also need to extend to the hydrant on the south of the yard.”

Casey Peters, 210 Rolling Brook, Ada MI, of D & K Engineered Construction, General Contractor, represents Rodney and Kobs, Inc. No concerns with the requirements. Drive is in tack and will be added to the drawing.

MOTION by Waxman, second by Kirkby to amend Resolution 2023-16 should be amended with a fourth condition to reflect the language from the fire department. “Plan needs to reflect an identified access drive around to the rear of the building that is kept clear and that the drive will be constructed sufficient to support fire apparatus. The access drive will also need to extend to the hydrant on the south of the yard.”

Sabbadin – in the past we would get a report from the Police, Fire, & Public Works Department. Would like to have for future. Director Hude said that she will work on getting these reports.

VOTE ON THE AMENDMENT - APPROVED UNANIMOUSLY

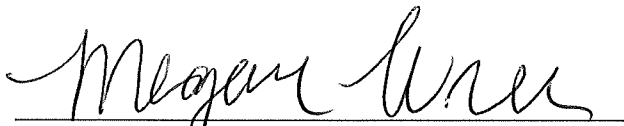
VOTE ON THE RESOLUTION AS AMENDED –APPROVED UNANIMOUSLY

LIAISON REPORT

None.

ADJOURN

The meeting adjourned at approximately 6:43 p.m.


Megan Wren, Secretary