

**CITY OF MASON
PLANNING COMMISSION SPECIAL MEETING
MINUTES OF JANUARY 31, 2006**

Tornholm called the meeting to order at 6:30 p.m. in the Council Chambers at 201 W. Ash Street, Mason, Michigan.

Present: Commissioners: Armstrong, Boyic, Burns, Coady, Hunt, Lutz, Resser, Tornholm, Waltz
Also present: David Haywood, Planning & Development Director
Deborah Cwierniewicz, Deputy City Clerk

PEOPLE FROM THE FLOOR

None.

NEW BUSINESS

Resolution No. 2006-02 – A Resolution Approving a Special Use Permit and Final Site Plan for a Community Commercial Center at the Mason Plaza, 558 N. Cedar St.

Resolution No. 2006-02 was introduced by Coady and seconded by Resser.

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2006-02
A RESOLUTION APPROVING A SPECIAL USE PERMIT AND FINAL SITE PLAN FOR A
COMMUNITY COMMERCIAL CENTER AT THE MASON PLAZA, 558 N. CEDAR STREET
January 31, 2006**

WHEREAS, a request has been received by Brent Titus representing NUCO, L.L.C., the owner of record of parcels 33-10-10-05-401-001 and 33-10-10-05-401-002, for a Special Use Permit and Final Site Plan approval to be allowed to operate a community commercial center at the subject property; and

WHEREAS, the subject property is further described as:

A part of the South 1/2 of Section 5, T2N, R1W, City of Mason, Michigan; described as commencing at the South 1/4 corner of said Section 5; thence N00°04'16"E 1487.83 feet along the North-South 1/4 line to the intersection with the Northeasterly Right-of-Way line of Cedar Street (M - 36) and the point of beginning which is S00°04'16"W 1161.2 feet from the Center of Section 5; thence N48°36'18"W 511.31 feet along the Northeasterly Right-of-Way line of Cedar Street (M-36); thence N41°24'11"E 105.38 feet; thence N47°32'45"W 60.00 feet; thence N41°24'00"E 46.51 feet; thence N89°27'01"E 327.92 feet; thence N00°04'47"E 665.33 feet to the Center of said Section 5; thence N89°56'09"E 268.73 feet along the East-West 1/4 line of said Section 5 to a point on the Westerly Right-of-Way line of Conrail Railroad; thence S18°57'00"E 1096.32 feet along said Westerly Right-of-Way line; thence S71°00'53"W 577.07 feet to a point on said Northeasterly Right-of-Way line of Cedar Street; thence N48°13'54"W 113.64 feet along said Northeasterly Right-of-Way line of Cedar Street to the point of beginning containing 14.27 acres of land, more or less, and subject to any easements or rights of way of record. Commonly known as: 558 N. Cedar Street, Mason, Michigan. Tax Parcel Nos. 33-19-10-05-401-001 and 33-19-10-05-401-002 c.

WHEREAS, the proposed community commercial center has been designed in accordance with the requirements of Section 94-192(5) of the Mason Code.

WHEREAS, upon compliance with the conditions of the Special Use Permit, the plans will comply with the site plan review standards listed in the Chapter 94 Zoning of the Mason Code.

WHEREAS, the standards of the Basis for Determination listed in Section 94-191(f) of the Mason Code have been met.

WHEREAS, a public hearing on the request was noticed and held at the Planning Commission's regular meeting of January 10, 2006, with testimony given and public comment solicited.

WHEREAS, approval is granted subject to the following conditions:

- 1) That the storage of freight vehicles, such as semi tractor-trailers, and freight distribution uses not associated with the community commercial center are prohibited.
- 2) The applicant comply with the regulations listed for signs in Chapter 58 of the Mason Code.
- 3) That the applicant meet the expectations of the Ingham County Drain Commissioner.
- 4) That the applicant meet the expectations of the City of Mason Fire Chief listed in his memorandum of December 29, 2005.
- 5) That the applicant submit an executed drainage facilities maintenance agreement prior to the issuance of a building permit.
- 6) That the applicant submit a surety bond, letter of credit, or cash in the minimum amount of \$9,343.75 to insure the installation of seasonally sensitive site improvements prior to the issuance of a building permit.

WHEREAS, the conditions listed in Resolution 2006-01, not enumerated in this resolution, have been met.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby approve the Special Use Permit and Final Site Plan Review for a community commercial center located at 558 N. Cedar Street based on the plans dated January 20, 2006 and received by the Planning Department on January 24, 2006.

Yes (9) Armstrong, Boyic, Burns, Coady, Hunt, Lutz, Resser, Tornholm, Waltz
No (0)

CLERK'S CERTIFICATION: I hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the Planning Commission at its regular meeting held Tuesday, January 31, 2006, the original of which is part of the Planning Commission minutes.

Martin A. Colburn, Clerk
City of Mason
Ingham County, Michigan

RESOLUTION APPROVED UNANIMOUSLY

PEOPLE FROM THE FLOOR

None.

ADJOURNMENT

Being there was no further business, the meeting adjourned at 6:56 p.m.

Martin A. Colburn, City Clerk