

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF APRIL 11, 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, Reeser, Tornholm, Waltz
Also present: Martin Colburn, City Administrator
David Haywood, Planning & Development Director
Deborah Cwierniewicz, Deputy Clerk

APPROVAL OF MINUTES – February 14, 2006 and March 14, 2006

The regular meeting Minutes of February 14, 2006 and March 14, 2006 were approved as submitted.

PEOPLE FROM THE FLOOR

None.

PUBLIC HEARING

Rezoning: Temple Street – 8.08 Acres from AG Single Family Agricultural to C-2 Highway Commercial

Haywood gave a brief introduction of the rezoning request. Tornholm opened the public hearing at 6:34 p.m.

Cindy Hyaduck of 1120 E. Ash stated concern regarding the possible special uses that could be considered in C-2 Highway Commercial zoning, particularly, adult specific business because it is near her home and the Mason Middle School where she teaches. Discussion ensued regarding distance restrictions and the applicant's intended use for the property.

Dennis Anderson of 1926 W. Dansville Road stated that he is the owner of the property requesting the rezoning. He explained that he plans to construct senior housing, of which the first phase has been started with Greenwood Condominiums. He intends to construct rentals and assisted living for seniors. He feels that commercial space is needed to support the residents as well as the fair grounds.

Edward Taylor of 42 Harrogate Drive stated that he operates the Crest View Horse Tack Shop at the Ingham County Fairgrounds. Although the existing building has been expanded, the business has grown beyond the addition are cannot be expanded any further on the current site. They will be moving the business from the Fairgrounds and would like to relocate on the 8.08 acres.

Tornholm closed the public hearing at 6:51 p.m.

Rezoning: Temple Street – 24.05 Acres form AG Single Family Agricultural to M-1 Light Manufacturing

Haywood gave a brief description regarding the request to rezone 24.05 acres from AG Single Family Agricultural to M-1 Light Manufacturing.

Tornholm opened the public hearing at 6:53 p.m.

Dennis Anderson, owner of the property requesting rezoning, stated that the request is in line with the Master Plan.

Tornholm closed the public hearing at 6:59.m.

Rezoning: South Cedar Street – 2.92 Acres from AG to Single Family Agricultural to O-1 Office
Haywood gave a brief description regarding the request to rezone 2.92 acres from AG Single Family Agricultural to O-1 Office.

Tornholm opened the public hearing at 6:55 p.m.

Dick Breveld stated that he is representing the owner of the property requesting rezoning.

Tornholm closed the public hearing at 6:58.m.

Code Amendment: Chapters 1, 74.94 and 100, as they relate to zoning

Haywood gave a brief description regarding the proposed zoning code amendments.

Tornholm opened the public hearing at 7:03 p.m. and closed it at 7:04 p.m. as there were no public comments.

REGULAR BUSINESS

Resolution No. 2006-03 – A resolution recommending that the City Council approve a request to rezone 8.089 acres located on the west side of Temple Street south of Ash Street (M-36) north of Kipp Road from AG Single Family Agricultural to C-2 Highway Commercial

Resolution No. 2006-03 was introduced by Coady and seconded by Burns. A brief discussion ensued .

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2006-03
A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A
REQUEST TO REZONE 8.08 ACRES LOCATED ON THE WEST SIDE OF
TEMPLE STREET SOUTH OF ASH STREET (M-36) NORTH OF KIPP ROAD
FROM AG SINGLE FAMILY AGRICULTURAL TO C-2 HIGHWAY COMMERCIAL
April 11, 2006**

WHEREAS, a request has been received by Dennis K. Anderson representing Anderson Company of Mason, LLC, the owner of record of parcel 33-19-10-09-400-003, to rezone 8.08 acres of land located on the west side of Temple Street south of Ash Street (M-36) north of Kipp Road from AG Single Family Agricultural to C-2 Highway Commercial; and

WHEREAS, the subject property is further described as:

A part of the East ½ of Section 9, T2N, R1W, City of Mason, Ingham County, Michigan, described as beginning on the East-West ¼ line of said Section 9 at a point N89°41'01"W 491.01 feet from the East ¼ Corner of said Section 9, said point also being on the West right-of-way line of Temple Street; thence along said right-of-way line S00°03'13"E 490.38 feet; thence N45°01'22"W 283.00 feet; thence N89°59'30"W 360.71 feet; thence N00°03'18"W 606.45 feet; thence S87°30'09"E 9.81 feet: thence Northeasterly 126.05 feet along the arc of a 118.00 foot radius curve to the left whose chord bears N61°53'43"E 120.14 feet; thence N31°17'34"E 55.64 feet to the Southerly and Westerly right-of-way line of Temple Street; thence along said right-of-way line the following three courses: S58°42'26"E 365.14 feet; thence Southeasterly 222.14 feet along the arc of a 217.00 foot radius curve to the right whose chord bears S29°22'50"E 212.57 feet; thence S00°03'13"E 44.99 feet to the point of beginning containing 8.08 acres of land, more or less, and subject to any easements or rights-of-way of record.

WHEREAS, the requested rezoning is consistent with the Growth Management and Commercial Development Goals of the Master Plan.

WHEREAS, the requested rezoning is consistent with the Mixed-Use Future Land Use Strategy of the Master Plan.

WHEREAS, the site is adequately served with the necessary public facilities, including public water and sanitary sewer.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby recommend that the City Council approve the request to rezone 8.08 acres of land located on west side of Temple Street south of Ash Street (M-36) north of Kipp Road from AG Single Family Agricultural to C-2 Highway Commercial.

ROLL CALL VOTE: Yes (7) Reeser, Burns, Lutz, Armstrong, Coady, Hunt, Tornholm
No (2) Waltz, Boyic

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, April 11, 2006, the original of which is part of the Planning Commission minutes.

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

RESOLUTION APPROVED

Resolution No. 2006-04 – A resolution recommending that the City Council approve a request to rezone 14.29 acres located on the northwest corner of the intersection of Temple Street and Kipp Road and 9.76 acres located on the northeast corner of the intersection of Temple Street and Kipp Road from AG Single Family Agricultural to M-1 Light Manufacturing

Resolution No. 2006-04 was introduced by Waltz and seconded by Coady. A brief discussion ensued.

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2006-04
A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST TO REZONE 14.29 ACRES LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF TEMPLE STREET AND KIPP ROAD AND 9.76 ACRES LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF TEMPLE STREET AND KIPP ROAD FROM AG SINGLE FAMILY AGRICULTURAL TO M-1 LIGHT MANUFACTURING
April 11, 2006**

WHEREAS, a request has been received by Dennis K. Anderson representing Anderson Company of Mason, LLC, the owner of record of parcel 33-19-10-09-400-004, to rezone 14.29 acres of land located on the northwest corner of Temple Street and Kipp Road and 9.76 acres located on the northeast corner of Temple Street and Kipp Road from AG Single Family Agricultural to M-1 Light Manufacturing; and

WHEREAS, the subject property is further described as:

Parcel 2:

A part of the Southeast ¼ of Section 9, T2N, R1W, City of Mason, Ingham County, Michigan, described as beginning on the South line of said Section 9, said line also being the North right-of-way line of Kipp Road, at a point N89°59'30"W 491.00 feet from the Southeast Corner of said Section 9; thence continuing along said line N89°59'30"W 560.71 feet; thence N00°03'13"W 1110.00 feet; thence S89°59'30"E 560.71 feet to the Westerly right-of-way line of Temple Street; thence along said line S00°03'13"E 1110.00 feet to the point of beginning containing 14.29 acres of land, more or less, and subject to any easement or rights-of-way of record.

Parcel 4:

A part of the East ½ of Section 9, T2N, R1W, City of Mason, Ingham County, Michigan, described as beginning at a point on the East line of said Section 9, S00°03'13"E 1646.72 feet from the East ¼ Corner of said Section 9; thence continuing along said East line S00°03'13"E 1001.02 feet to the Southeast Corner of said Section 9, said point also being on the North right-of-way line of Kipp Road N89°59'30"W 425.00 feet to the Easterly right-of-way line of Temple

Street; thence along said right-of-way line N00°03'13"W 999.01 feet; thence N89°44'17"E 425.00 feet along the centerline of an 80' wide county drain easement to the point of beginning containing 9.76 acres of land, more or less, and subject to any easements or rights-of-way of record.

WHEREAS, the requested rezoning is consistent with the Growth Management and Industrial Development Goals of the Master Plan.

WHEREAS, the requested rezoning is consistent with the Mixed-Use Future Land Use Strategy of the Master Plan.

WHEREAS, the site is adequately served with the necessary public facilities, including public water and sanitary sewer.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby recommend that the City Council approve the request to rezone 14.29 acres of land located on the northwest corner of Temple Street and Kipp Road and 9.76 acres located on the northeast corner of Temple Street and Kipp Road from AG Single Family Agricultural to M-1 Light Manufacturing.

Yes (9) Reeser, Burns, Lutz, Waltz, Armstrong, Boyic, Coady, Hunt, Tornholm
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, April 11, 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

Resolution No. 2006-05 – A resolution recommending that the City Council approve a request to rezone 2.92 acres located on the east side of Cedar Street approximately 400 feet north of Kipp Road in the southeast 1/4 of Section 8 of the city of Mason

Resolution No. 2006-05 was introduced by Coady and seconded by Burns. A brief discussion ensued.

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2006-05
A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST TO REZONE 2.92 ACRES LOCATED ON THE EAST SIDE OF CEDAR STREET APPROXIMATELY 400 FEET NORTH OF KIPP ROAD IN THE SOUTHEAST 1/4 OF SECTION 8 OF THE CITY OF MASON
April 11, 2006**

WHEREAS, a request has been received by Eleanor J. Hart representing the Eleanor J. & Shirley W. Hart Trust, the owner of record of parcel 33-19-10-08-476-036, to rezone 2.92 acres of land located on the east side of Cedar Street approximately 400 feet north of Kipp Road from AG Single Family Agricultural to O-1 Office; and

WHEREAS, the subject property is further described as:

PARCEL 1 – A part of the Southeast ¼ of the Southeast ¼ of Section 8, T2N, R1W, City of Mason, Ingham County, Michigan, described as beginning at a point on the East Section line N0004'31"E 403.00 feet from the Southeast corner of said Section 8; thence N8955'35"W 495.00 feet parallel with the South Section line of said Section 8 to the Easterly Right of Way line of Cedar Street; thence along said Easterly Right of Way line Northwesterly 408.36 feet along the arc of a 358.70 foot radius curve to the left whose chord bears N3232'20"W 386.66 feet and whose central angle is 6513'42; thence S8955'35"E 508.40 feet parallel with said South Section line; thence S0004'31"W 273.00 feet parallel with said East Section line; thence S8955'35"E 195.00 feet parallel with said South Section line to a point on said East Section line; thence S0004'31"W 52.70 feet along said East Section line to the point of beginning, containing 2.92 acres of land more or less, and subject to any easements or rights of way of record.

WHEREAS, the requested rezoning is consistent with the Residential and Commercial Goals, Growth Management, and Future Land Use Strategy of the Master Plan.

WHEREAS, the site is adequately served with the necessary public facilities, including public water and sanitary sewer.

WHEREAS, the adjustment to the future land use classification boundary is consistent with the adjacent land uses in the vicinity of the site and will not impair the public health, safety and welfare of the citizens of Mason.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby recommend that the City Council approve the request to rezone 2.92 acres of land located on the east side of Cedar Street approximately 400 feet north of Kipp Road from AG Single Family Agricultural to O-1 Office.

Yes (9) Reeser, Burns, Lutz, Waltz, Armstrong, Boyic, Coady, Hunt, Tornholm
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, April 11, 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

Resolution No. 2006-06 – A resolution recommending that the City Council approve amendments to Chapters 1, 74, 94 and 100 of the Mason Code, as they relate to zoning

Resolution No. 2006-06 was introduced by Coady and seconded by Waltz.

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2006-06
A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENTS TO
CHAPTERS 1, 74, 94 AND 100 OF THE MASON CODE AS THEY RELATE TO ZONING
April 11, 2006**

WHEREAS, the City of Mason Planning Commission, recognizing that a revised Master Plan was adopted by the Mason City Council on April 19, 2004, initiated the process to revise and update Chapters 1, 74, 94 and 100 of the Mason Code, as they relate to zoning, in order to better reflect the planning issues, goals and objectives, and future land use strategies of the current Master Plan to protect the health, safety and welfare of its citizens; and

WHEREAS, the City of Mason Planning Commission has prepared revisions to Chapters 1, 74, 94 and 100 of the Mason Code to better execute the planning issues, goals and objective, and future land use strategies of the Master Plan; and

WHEREAS, the Planning Commission did properly notice and conduct a public hearing on the proposed amendments at its regular meeting held April 11, 2006;

NOW THEREFORE BE IT RESOLVED that the City of Mason Planning Commission does hereby recommend that the Mason City Council approve the proposed amendments to Chapters 1, 74, 94 and 100 of the Mason Code, as they relate to zoning, dated February 14, 2006, as revised and hereto attached.

BE IT FURTHER RESOLVED that the City of Mason Planning Commission shall forward a true, accurate and complete copy of said code amendments to the Mason City Council for approval.

Yes (9) Reeser, Burns, Lutz, Waltz, Armstrong, Boyic, Coady, Hunt, Tornholm
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, April 11, 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

UNFINISHED BUSINESS

The Mason Bowling Center asked that their request for a special use permit and preliminary site plan be deferred until further notice.

NEW BUSINESS

None.

CORRESPONDENCE

Distributed.

LIAISON REPORTS

Coady informed Commissioners regarding City Council business.

ADMINISTRATOR'S REPORT

Colburn informed Commissioners regarding City business. Haywood informed Commissioners regarding planning business.

PEOPLE FROM THE FLOOR

None.

ADJOURNMENT

Being there was no further business, the meeting adjourned at 7:48 p.m.

Martin A. Colburn, City Clerk