

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF MAY 9, 2006**

Colburn 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
Absent: Commissioners: Tornholm, Waltz
Also present: Martin Colburn, City Administrator
David Haywood, Planning & Development Director
Deborah Cwierniewicz, Deputy Clerk

Being that both the Chair and Vice Chair were absent, Colburn opened the floor for nominations for chairperson pro tem.

Boyc nominated Christine Coady for Chair pro tem.
CHRISTINE COADY ELECTED CHAIR PRO TEM

APPROVAL OF MINUTES - April 11, 2006

The regular meeting Minutes of April 11, 2006 were approved as submitted.

PEOPLE FROM THE FLOOR

None.

PUBLIC HEARING

None.

REGULAR BUSINESS

Rezoning Application

Haywood stated that he made revisions to the rezoning application making it more informative for the applicant as well as staff. In accordance with Mason Codes, the Planning Commission is required to adopt a rezoning application. If adopted, Mr. Haywood would like to make the format a standard for all Planning Department forms.

MOTION by Reeser, second by Burns,
to approve the revised Rezoning Application dated March 29, 2006.
MOTION APPROVED UNANIMOUSLY

Michigan Zoning Enabling Act (2006 PA 110)

Discussion was held regarding the Michigan Zoning Enabling Act (2006 PA 110), recently signed by the Governor which takes effect July 1, 2006. It is necessary to make City Codes consistent with the new law. This item was informational only.

Zoning Ordinance & C-3 Local Commercial Zoning District- Community Commercial Centers

Haywood informed the Commission that City Council approved the Zoning Ordinance. It has been published and is in effect. With approval of the Zoning Ordinance, the City Council recommended that the Commission review the C-3 Local Commercial Zoning District with the possibility to include Community Commercial Centers as a special use, and the condition that the use will not exceed 20,000 square feet and further limiting any use in that zone to 20,000 square feet. Discussion ensued.

Dennis Anderson of 1926 W. Dansville Road stated that he represents the Jewett Trust. Last month the Commission recommended rezoning for more than 8 vacant acres owned by the Trust on Temple Street to C-2. The Council made it clear that C-3 zoning for the property would be a more appropriate land use. He continued to explain further reasons supporting C3 zoning for this location.

Robert Shafer of 2931 Hagadorn stated that he owned and operated the Twin Cinemas. He would like to have a theater again and he would like to locate it on the Temple Street site.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

CORRESPONDENCE

Distributed.

LIAISON REPORTS

Coady informed the Planning Commission regarding City Council business.

ADMINISTRATOR'S REPORT

Colburn informed the Planning Commission regarding City Council business.

PEOPLE FROM THE FLOOR

None.

ADJOURNMENT

Being there was no further business, the meeting adjourned at 7:03 p.m.

Martin A. Colburn, City Clerk