

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF SEPTEMBER 12, 2006**

Tornholm called the meeting to order at 6:39 p.m. in the Council Chambers at 201 W. Ash Street, Mason, Michigan.

Present: Commissioners: Coady, Hunt, Lutz, Reeser, Tornholm, Waltz
Absent: Commissioner: Armstrong, Boyic, Burns
Also present: David Haywood, Planning/Zoning Director
Deborah Cwierniewicz, Deputy Clerk

APPROVAL OF MINUTES – August 15, 2006

The regular meeting Minutes of August 15, 2006 were approved as submitted.

PEOPLE FROM THE FLOOR

None.

PUBLIC HEARING

None.

REGULAR BUSINESS

Resolution No. 2006-11 - A Resolution Approving a Preliminary and Final Site Plan to Allow KGDS Properties to Construct a 9,918 Square Foot Medical/Dental Office Building and Related Site Improvements on Property Located on the East Side of South Cedar Street Approximately 400 Feet North of Kipp Road

Haywood gave a brief description regarding his review of the submitted site plan proposing to construct a medical and dental office building on property located east of Cedar Street and north of Kipp Road. David VanderKlok of Studio Intrigue Architects spoke regarding the proposed construction on behalf of KGDS Properties, Inc. Resolution No. 2006-11 was introduced by Coady and seconded by Waltz

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2006-11
A RESOLUTION APPROVING A PRLIMINARY AND FINAL SITE PLAN TO ALLOW KGDS
PROPERTIES TO CONSTRUCT A 9,918 SQUARE FOOT MEDICAL/DENTAL OFFICE
BUILDING AND RELATED SITE IMPROVEMENTS ON PROPERTY LOCATED ON THE EAST
SIDE OF SOUTH CEDAR STREET APPROXIMATELY 400 FEET NORTH OF KIPP ROAD**

September 12, 2006

WHEREAS, a request has been received from KGDS Properties, Inc. for preliminary and final site plan approval to be allowed to construct a 9,918 square foot medical/dental office building on the northerly portion of property having parcel number 33-19-10-08-476-036; and,

WHEREAS, the subject property is further described as:

Parcel 1A – 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 N00°04'31"E 566.70 feet along the East Section line, and N89°55'35"W 195.00 feet parallel with the South line of said Section 8; thence continuing N89°55'35"W 257.80 feet parallel with the South Section line; thence S60°55'47W 75.00 feet to the Easterly Right of Way line of Cedar Street; thence along said Easterly Right of Way line Northwesterly 278.36 feet along the arc of a 358.70 foot radius curve to the left whose chord bears N42°55'17"W 271.43 feet and whose delta angle is 44°27'47"; thence S89°55'35"E 508.40 feet parallel with said South Section line; thence S00°04'31W 162.00 feet parallel with said East Section line; thence S89°55'35"E 195.00 feet parallel with said South Section

line to a point on said East Section line to the point of beginning, containing 1.54 acres of land more or less, and subject to any easements or rights of way of record; and,

WHEREAS, upon compliance with the conditions of approval, the plans will comply with the preliminary and final site plan review standards listed in Sections 94-226(c) and 94-227 of Chapter 94, Zoning, of the Mason Code; and,

WHEREAS, approval is granted subject to the following conditions:

- 1) That draft text for the three easements shown on the site plan be submitted to the satisfaction of the City attorney prior to the issuance of an occupancy permit.
- 2) That the applicant submit a revised landscape plan showing 10 trees and 28 shrubs along the west property line berms where all landscaping is placed on top of or on the street side of the proposed berms.
- 3) That a revised site plan be submitted showing three (3) parking spaces having pervious surfaces prior to the issuance of a building permit. The applicant does reserve the right to eliminate the mentioned three (3) spaces from the site plan.
- 4) That future signage comply with the regulations for signs listed in Chapter 58.
- 5) That the applicant submit a revised site plan showing the redesign of the water and fire suppression supply lines meeting the expectations of the City Engineer as indicated in the diagram dated September 5, 2006, prior to the issuance of a building permit.
- 6) That the applicant provide a copy of a soil erosion and sedimentation permit for the proposed project issued by the Ingham County Drain Commissioner prior to the issuance of a building permit.
- 7) That a drainage facilities maintenance agreement be executed prior to the issuance of an occupancy permit.
- 8) That a revised grading plan be submitted showing, at a minimum, all berms to have a slope ratio not exceeding 1:3 with living groundcover and a small ditch where adjacent to property lines, including the areas adjacent to the proposed building, so as to direct storm water away from adjacent properties. Receipt of the revised grading plan is recommended prior to the issuance of a building permit.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby approve the preliminary and final site plan review to allow the construction of a medical/dental office building located on South Cedar Street based on the plans dated August 15, 2006, and received by the Planning Department on August 15, 2006.

Yes (6) Coady, Hunt, Lutz, Reeser, Tornholm, Waltz
No (0)
Absent (3) Armstrong, Boyic, Burns,

CLERK'S CERTIFICATION: I hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the City Council at its regular meeting held Tuesday, September 12, 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. 2006-10 – A Resolution Approving the 2006-2011 Capital Improvement Plan

Haywood spoke regarding the 2006-2011 Capital Improvement Plan, specifically cemetery streets and issues relating to the future municipal complex. Discussion ensued regarding the proposed design for the remainder of the cemetery versus the value of a park-like cemetery with winding streets. Resolution No. 2006-07 was introduced by Coady and seconded by Reeser.

MOTION by Coady, second by Reeser,
to defer Resolution No. 2006-10 until the next meeting to allow staff to investigate
the issues outlined by the Commission.
MOTION APPROVED UNANIMOUSLY

Update – Resolution No. 2006-09 – Michigan Zoning Enabling Act

Haywood informed the Commission that the required public notice did not appear in the local paper. In error, the local newspaper reprinted the previous week’s notices in the legal section. The option to publish in the Lansing State Journal was explored; however, the 15 day publication requirement had passed. A public hearing will be held at the October meeting regarding the Michigan Zoning Enabling Act.

Discussion – Possible Amendment to Section 143(b)(12), Uses permitted by right, C-3: Local Commercial District, to restrict the Sale of Alcohol

Haywood informed the Commission that the City Council has asked them to consider whether alcohol sales should be regulated in the C-3 Local Commercial zoning district. Haywood found that neighboring communities do not address alcohol in their zoning ordinance, other than mentioning that sales would comply with the Michigan Liquor Control Act. He pointed out that the Zoning Ordinance Review Committee discussed this issue and there was a consensus among the committee that a change was not necessary. Coady added that the request referred to off-premise alcohol sales. Further discussion was held. It was the consensus of the Commission that State laws adequately regulate alcohol sales.

MOTION by Reeser, second by Waltz,
to not make an amendment to the C–3 Zoning Ordinances and trust the Michigan Liquor
Control laws to take effect in this situation.

MOTION APPROVED UNANIMOUSLY

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

CORRESPONDENCE

Distributed.

LIAISON REPORTS

Coady informed the Commission regarding City Council business.

ADMINISTRATOR’S REPORT

Haywood informed the Commission regarding city business.

PEOPLE FROM THE FLOOR

None.

ADJOURNMENT

Being there was no further business, the meeting adjourned at 8:00 p.m.

Martin A. Colburn, City Clerk