

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF OCTOBER 10, 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, Coady, Hunt, Reeser, Tornholm, Waltz
Absent: Commissioner: Boyic, Burns Lutz
Also present: David Haywood, Planning/Zoning Director
Deborah Cwierniewicz, Deputy Clerk

APPROVAL OF MINUTES – September 6, 2006

The regular meeting Minutes of September 6, 2006 were approved as submitted.

PEOPLE FROM THE FLOOR

None.

PUBLIC HEARING

Recommendation that City Council approve Ordinance No. 157 to Amend the Code of the City of Mason by amending Chapters 1-Definitions, 50-Planning, and 94-Zoning, to conform the Mason Zoning Ordinance to the requirement of the Michigan Zoning Enabling Act, 2005 PA 110

Tornholm opened the public hearing at 6:37 p.m. and closed it at 6:38 p.m.

REGULAR BUSINESS

Resolution No. 2006-12 – A Resolution Approving Preliminary Site Plan To Allow Gestamp US Hard Tech To Construct A 264,470 Square Foot Building Expansion To The Existing Manufacturing Facility Located At 200 E. Kipp Road

Resolution No. 2006-12 was introduced by Whipple and seconded by Coady.

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