

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF NOVEMBER 14, 2006**

Tornholm called the meeting to order at 6:34 p.m. in the Council Chambers at 201 W. Ash Street, Mason, Michigan.

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

APPROVAL OF MINUTES – October 10, 2006

The regular meeting Minutes of October 10, 2006 were approved as submitted.

PEOPLE FROM THE FLOOR

None.

PUBLIC HEARING

None.

REGULAR BUSINESS

Dan Otto – Mason Jewett Field – Airport Master Plan & Construction Presentation

Dan Otto, A.A.E., Director of Planning & Development, of the Airport Authority in Lansing, the owner and operator of the Mason Jewett Field. Mr. Otto introduced Connie Steward, the on-site Supervisor at the Mason Jewett Airport. He gave a brief presentation regarding the Mason Jewett Field Master Plan and future plans and projects.

Resolution No. 2006-13 – A Resolution Approving a Final Site Plan to Allow Gestamp UJS HardTech to Construct a 264,470 Square Foot Building Expansion to the Existing Manufacturing Facility Located at 200 E. Kipp Road

Resolution No. 2006-13 was introduced by Coady and seconded by Boyic. Craig Jansen briefly spoke regarding the time line for the proposed railroad spur split.

Motion by Coady, second by Armstrong,
To amend Resolution No. 2006-13 by adding #4 on page 2, by inserting a condition that the applicant will submit a statement indicating fire hydrant specifications to the satisfaction of the Fire Chief

MOTION APPROVED UNANIMOUSLY

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2006-13
A RESOLUTION APPROVING A FINAL SITE PLAN TO ALLOW GESTAMP US
HARDTECH TO CONSTRUCT A 264,470 SQUARE FOOT BUILDING EXPANSION
TO THE EXISTING MANUFACTURING FACILITY LOCATED AT 200 E. KIPP ROAD
November 14, 2006**

WHEREAS, a request has been received from Gestamp US HardTech for preliminary site plan approval to be allowed to construct a 264,470 square foot building addition to the existing manufacturing facility at 200 E. Kipp Road, said property having parcel number 33-19-10-16-100-024.

WHEREAS, the subject property is further described as:

PART OF THE NW ¼ OF SECTION 16, T.2N., R.1W., VEVAY TWP., INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 16; ALONG THE NORTH SECTION LINE IN KIPP ROAD (100 FEET ROW), THENCE S 89°45'58" E, 1033.64 FT TO THE WESTERLY LINE OF THE CONRAIL RAILROAD ROW, THENCE S24°17'28"E, 1459.66 FT. TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT 408.57 FT (RADIUS=2861.25 FT., DELTA=8°10'53", CHORD BEARING S20°12'01"E, 408.22 FT) THENCE N89°43'34"W, 820.40 FT; THENCE S00°06'19"W, 31.32 FT; THENCE N89°43'34"W, 197.00 FT; THENCE S00°06'19"W, 386.00 FT; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF TRILLIUM CT. (66 FT ROW) N89°53'41"W, 754.03 FT TO THE WEST SECTION LINE IN HULL ROAD, (100 FT ROW) THENCE ALONG SAID SECTION LINE N00°04'38"W, 2128.84 FT TO THE NW SECTION CORNER AND P.O.B. SAID PARCEL CONTAINS 63.00 ACRES OF LAND, THE NORTH AND WEST 50 FT IS SUBJECT TO ROAD RIGHT OF WAY (-3.5855 ACRES)

PARCEL B

PART OF THE NW ¼ OF SECTION 16, T.2N., R.1W., VEVAY TWP., INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 16; ALONG THE NORTH SECTION LINE IN KIPP ROAD (100 FEET ROW), THENCE S 89°45'58" E, 1033.64 FT TO THE WESTERLY LINE OF THE CONRAIL RAILROAD ROW, THENCE S24°17'28"E, 1459.66 FT. TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT 408.57 FT (RADIUS=2861.25 FT., DELTA=8°10'53", CHORD BEARING S20°12'01"E, 408.22 FT) TO THE POB. THENCE CONTINUING ALONG THE WESTERLY LINE OF THE CONRAIL ROW ALONG THE ARC OF A CURVE TO THE RIGHT 281.39 FT (RADIUS=2861.25 FT., DELTA=5°38'05", CHORD BEARING S13°17'32"E 281.28 FT); THENCE ALONG A CURVE TO THE LEFT 468.82 FT (RADIUS=429.28 FT., DELTA=62°34'21", CHORD BEARING N51°54'02"W 286.20 FT TO THE POB. SAID PARCEL CONTAINS 0.481 ACRES OF LAND.

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

WHEREAS, approval is granted subject to the following conditions:

- 1) That the applicant submit supporting documentation describing the utility easements shown on site prior to the issuance of a building permit, and
- 2) That a drainage facilities maintenance agreement be executed prior to the issuance of an occupancy permit, and
- 3) That any alterations to the site plan created from the final Norfolk railroad design shall be reviewed by the Planning Department.
- 4) That the applicant will submit a statement indicating fire hydrant specifications to the satisfaction of the Fire Chief.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby approve the final site plan review to allow the construction of a 264,470 square foot building addition to the existing manufacturing facility located 200 E. Kipp Road based on the plans dated and received by the Planning Department on November 14, 2006.

Yes (5) Armstrong, Boyic, Coady, Hunt, Waltz

No (0)

Absent (3) Lutz, Reeser, Tornholm

RESOLUTION APPROVED UNANIMOUSLY

State & National Historic Resource List

Haywood spoke briefly regarding the list he compiled of the State and National registered historic resources with in the City of Mason.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

CORRESPONDENCE

Distributed.

LIAISON REPORTS

Coady informed the Commission regarding City Council business.

ADMINISTRATOR'S REPORT

Colburn informed the Commission regarding city business.

PEOPLE FROM THE FLOOR

None.

ADJOURNMENT

Being there was no further business, the meeting adjourned at 7:27 p.m.

Martin A. Colburn, City Clerk