

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF APRIL 10, 2007**

Waltz 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, Hunt, Johnson, Lutz, Naeyaert, Reeser, Tornholm, Waltz
Also present: Marty Colburn, City Administrator
David Haywood, Zoning and Development Director
Deborah Cwierniewicz, Deputy City Clerk

APPROVAL OF MINUTES – PLANNING COMMISSION MEETING: March 13, 2007

The Minutes of March 13, 2007 were approved.

PEOPLE FROM THE FLOOR

None.

PUBLIC HEARING

Special Use Permit: Mason First Church of the Nazarene – West Dansville Road (M-36)

Waltz opened and closed the public hearing at 6:32 p.m. as there were no comments.

REGULAR BUSINESS

Resolution No. 2007-02 – A Resolution Approving a Special Use Permit and Preliminary Site Plan Review for the Mason First Church of the Nazarene

Haywood gave a brief overview of the Special Use Permit and Preliminary site plan review for the Mason First Church of the Nazarene. Resolution No. 2007-02 was introduced by Johnson and seconded by Naeyaert. Discussion was held regarding when sidewalk installation should take place.

A brief recess was taken at 7:16 to review Mason Code to afford the Zoning Administrator to determine if the proposed sign was consistent with the regulations listed in Chapter 58. The meeting reconvened at 7:21 p.m. It was determined that the proposed signage would not be in compliance with Mason Code.

Motion by Naeyaert, second by Johnson,
to amend Resolution No. 2007-02 by adding the following language as a condition: “that the final site plan would include signage in compliance with Mason Code.”

MOTION APPROVED UNANIMOUSLY

Motion by Johnson, second by Naeyaert,
to amend Resolution No. 2007-02 in the fifth paragraph, item number two, at the end of the sentence, by inserting “construction shall take place when deemed appropriate by administrative review with the full cost being born by the property owners.”

Yes (8) Armstrong, Hunt, Johnson, Lutz, Naeyaert, Reeser, Tornholm, Waltz

No (1) Boyic

MOTION APPROVED

The applicant was invited to speak regarding the project. Mike Bruggink, of RJM Design, spoke briefly regarding specifics of the project.

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2007-02
A RESOLUTION APPROVING A SPECIAL USE PERMIT AND PRELIMINARY SITE
PLAN FOR THE MASON FIRST CHURCH OF THE NAZARENE**

April 10, 2007

WHEREAS, a request has been received from the Mason First Church of the Nazarene, regarding parcel 33-19-10-10-200-016, for a special use permit and preliminary site plan approval to allow the construction of a 15,380 square foot youth activity center, including gymnasium and ball fields, on 44.11 acres of property located on the north side of West Dansville Road (M-36) between Dexter Trail and Ives Road; and

WHEREAS, the youth activity center is proposed to be constructed on property described as:

A part of the Southeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of Section 10, T2N, R1W, Vevay Township, Ingham County, Michigan, described as beginning on the East-West $\frac{1}{4}$ line N 89d56'04" W 660.01 feet from the East $\frac{1}{4}$ corner; thence N 89d56'04" W 677.36 feet along the East-West $\frac{1}{4}$ line; thence S 00d32'50" E 989.83 feet along the East line of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$; thence N 67d44'53" W 683.76 feet; thence S 28d00'08" W 372.00 feet to the centerline of M-36 (Dansville Road); thence N 27d35'34" E 1800.93 feet; thence S 89d58'02" E 1072.55 feet; thence S 00d34'10" E 773.93 feet to the point of beginning, containing 44.11 acres of land, more or less, and subject to any easements or rights of way of record; and

WHEREAS, upon compliance with the conditions listed herein, the plans will comply with the site plan review standards listed in Section 94-227 and the special use permit standards listed for institutional uses in Section 94-192(8) of the Mason Code; and

WHEREAS, approval is granted subject to the following general conditions:

- 1) The special use permit does not become effective until such time that a final site plan is approved and the conditions listed therein have been met; and
- 2) The applicant shall provide a copy of an approved soil erosion and sedimentation permit from the Ingham County Drain Commissioner prior to the issuance of a building permit and that all other expectations of the Drain Commissioner expressed in their April 4, 2007, correspondence have been met prior to the issuance of an occupancy permit; and
- 3) The applicant shall submit a copy of an approved driveway permit from the Michigan Department of Transportation prior to the issuance of a building permit; and
- 4) In the event that public utilities (water and sanitary sewer) are extended to the site, structures located within 300 feet shall connect to said utilities pursuant to Article I of Chapter 82 of the Mason Code; and
- 5) A traffic impact study will be required in conjunction with future site improvements, including the construction of a sanctuary or other support facilities pursuant to Section 94-176(g); and
- 6) If irrigation is utilized for the site, the appropriate backflow prevention device shall be utilized; and
- 7) An executed drainage facilities maintenance agreement shall be submitted prior to the issuance of an occupancy permit; and

WHEREAS, approval is granted with the condition that the applicant shall submit for final site plan review revised plans that comply with the following:

- 1) The plan shall show lighting for the proposed improvements of the site showing the height, location, lamp style and details of the proposed lighting, including photometric contours showing light levels not exceeding 1.5 foot candles within road right-of-way or onto adjacent properties; and
- 2) The plan shall show the required four (4) foot sidewalk along M-36 one foot inside the road right-of-way, and construction shall take place when deemed appropriate by administrative review with the full cost being borne by the property owner; and
- 3) The plan shall show the existing zoning and land use for property adjacent to the site to the north; and
- 4) Grading lines on Sheet C100 be legible; and

- 5) Construction limits shall be shown on the plans. Construction limits as a component of an approved soil erosion and sedimentation permit from the Ingham County Drain Commissioner is an acceptable alternative; and
- 6) The plan shall show the swale at the western edge of the site along the entire western property line to prevent storm water run-off onto the adjacent property. The swale shall be designed to the satisfaction of the Superintendent of Public Works and the City Engineer; and
- 7) The plans shall show the required building setbacks for the entire site; and
- 8) The plans shall include a solid waste enclosure detail consistent with the standards for enclosures listed in section 94-173(b); and
- 9) The plans shall show a revised driveway entrance width in accordance with the Michigan Department of Transportation's letter dated March 27, 2007; and
- 10) The plans shall show the requirements listed in the Fire Department's memorandum dated March 26, 2007, to the satisfaction of the Fire Chief; and
- 11) The plans shall show the on-site water supply and sanitary sewer disposal systems in accordance with the Ingham County Health Department standards, including supply and waste lines. The revised plans shall be accompanied by a letter of approval from the Health Department approving the designed system; and

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby approve a special use permit and preliminary site plan review for a 15,380 square foot youth activity center, including gymnasium and ball fields, located on property situated at the north side of West Dansville Road (M-36) between Dexter Trail and Ives Road based on the plans received on March 13, 2007.

Yes (9) Armstrong, Boyic, Hunt, Johnson, Lutz, Naeyaert, Reeser, Tornholm, Waltz

No (0)

RESOLUTION APPROVED UNANIMOUSLY

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

CORRESPONDENCE

Distributed.

LIAISON REPORTS

Naeyaert informed the Commission regarding City Council business.

ADMINISTRATOR'S REPORT

Colburn informed the Commission regarding city business.

PEOPLE FROM THE FLOOR

None.

ADJOURNMENT

The meeting adjourned at 8:01 p.m.

Martin A. Colburn, City Clerk