

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF AUGUST 14, 2007**

Tornholm called the meeting to order at 6:30 p.m. in the Council Chambers at 201 W. Ash Street, Mason, Michigan.

Present: Commissioners: Boyic, Droscha, Johnson, Lutz, Naeyaert, Reeser, Tornholm
Absent: Commissioners: Armstrong, Hunt
Also present: Martin Colburn, City Administrator
David Haywood, Zoning & Development Director
Deborah Cwiertniewicz, Deputy City Clerk

APPROVAL OF MINUTES – PLANNING COMMISSION MEETING: July 10, 2007

The Minutes of July 10, 2007 were approved as submitted.

PEOPLE FROM THE FLOOR

None.

PUBLIC HEARING

Ordinance No. 161 – An Ordinance to Amend the Mason City Code to Permit Monopole Towers Publicly-Owned Property

Tornholm opened the public hearing at 6:32 p.m. Haywood was asked to give a brief overview of the amendment to the Mason Code regarding monopole towers. Tornholm closed the public hearing at 6:34 p.m. being there was no public comment.

REGULAR BUSINESS

Resolution No. 2007-04 – A Resolution Approving a Final Site Plan for the Mason First Church of the Nazarene to Construct a Youth Activity Center on Property Located at 1706 Dansville Road

Haywood gave a brief overview of the submitted application for final site plan review for the Mason First Church of the Nazarene requesting approval for final site plan review to construct a 15,380 square foot youth activity center, including gymnasium and two soccer fields on property located at the north side of West Dansville Road (M-36) between Dexter Trail and Ives Road. He stated that the Department of Transportation (MDOT) has denied their request to send their storm water out to the road right-of-way and into the road side ditch. This presents an enormous burden to the applicant and being this is very recent news, the applicant has not yet determined how they will address the storm water issue. Mr. Haywood recommended postponing action until the applicant is able to address storm water drainage. A brief discussion ensued.

MOTION by Johnson, second by Boyic,
to defer action on Resolution No. 2007-04 - A Resolution Approving a
Final Site Plan for the Mason First Church of the Nazarene to Construct a
Youth Activity Center on Property Located at 1706 Dansville Road until

such time the applicant provides an acceptable alternate storm water management system.

MOTION APPROVED UNANIMOUSLY

Resolution No. 2007-05 – A Resolution Recommending that the City Council Adopt Ordinance No. 161 – An Ordinance to Amend the Mason Zoning Ordinance to Permit monopole Wireless Telecommunications Towers in the C-1: Central Business District on Publicly-Owned Property

Resolution No. 2007-05 was introduced by Naeyaert and seconded by Johnson. It was the consensus of the Commission that with concern about the negative impact of a monopole on the character of Mason’s historic downtown, the Planning Commission supports the ordinance revision to allow such a structure due to the public safety need.

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2007-05
A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCE NO. 161 –
AN ORDINANCE TO AMEND THE MASON ZONING ORDINANCE TO PERMIT MONOPOLE
WIRELESS TELECOMMUNICATION TOWERS IN THE C-1: CENTRAL BUSINESS DISTRICT
ON PUBLICLY-OWNED PROPERTY
August 14, 2007**

WHEREAS, the City of Mason currently owns and operates a 120 foot open structure communications tower for the purpose of providing public safety communications; and

WHEREAS, the existing tower has or is approaching the end of its useful lifespan and is in need of replacement; and

WHEREAS, the City desires to have replaced the existing tower with a taller and technologically superior 150 foot monopole tower capable of supporting existing public safety communications facilities, as well as additional private cellular antennae; and

WHEREAS, a taller structure, capable of housing additional private cellular antennae, is consistent with the intent of the Federal Telecommunications Act of 1996, which promotes universal telecommunications coverage, removal of barriers to entry, and encourages collocation of multiple facilities on a single tower; and

WHEREAS, it is necessary to amend the zoning ordinance to permit monopole towers in the C-1, Central Business District; and

WHEREAS, the attached Ordinance No. 161, dated August 2, 2007, has been prepared by and recommended for adoption by the City Attorney, Dennis McGinty; and

WHEREAS, the Planning Commission did properly notice and conduct a public hearing on the proposed amendment at its regular meeting held August 14, 2007.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby recommend that the City Council approve Ordinance No. 161, to amend the Mason Zoning Ordinance to permit monopole telecommunications towers on publicly owned property.

RESOLUTION APPROVED UNANIMOUSLY

Report – Zoning & Development Department – Code Enforcement

Haywood spoke regarding the code enforcement report he submitted and presented to City Council. A brief discussion ensued.

Discussion – Five-Year Master Plan Review

Haywood informed the Commission that State law requires review of the Master Plan every five years following adoption to determine if any revisions are necessary. State law does not mandate a formal amendment or full rewrite of the document. Staff will review the plan and report the findings. A brief discussion ensued.

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. A brief discussion ensued.

PEOPLE FROM THE FLOOR

None.

ADJOURNMENT

The meeting adjourned at 7:40 p.m.

Martin A. Colburn, City Clerk