

**CITY OF MASON  
PLANNING COMMISSION MEETING  
MINUTES OF OCTOBER 9, 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, Hunt, Johnson, Lutz, Naeyaert, Reeser, Tornholm  
Absent: Commissioner: Armstrong  
Also present: David Haywood, Zoning & Development Director  
Deborah Cwierniewicz, Deputy Clerk

**APPROVAL OF MINUTES – PLANNING COMMISSION MEETING: September 11, 2007**

The Minutes of September 11, 2007, were approved as submitted.

**PEOPLE FROM THE FLOOR**

None.

**PUBLIC HEARING – Special Use Permit – Fitness Center and Drive-in Coffee Shop**

Tornholm opened the public hearing at 6:34 p.m. Applicant Ryan Carter and Roger Donaldson, architect for the proposed fitness center and drive-in coffee shop project, introduced themselves. Being there were no comments from the public, Tornholm closed the public hearing at 6:35 p.m.

**REGULAR BUSINESS**

**Resolution No. 2007-07 – A Resolution Approving a Special Use Permit, Preliminary and Final Site Plan for a Fitness Center and Drive-In Coffee Shop on Property Located on the West Side of Temple Street South of Ash Street**

Resolution No. 2007-07 was introduced by Johnson and seconded by Naeyaert. Haywood summarized his staff report regarding the requested special use permit and preliminary site plan review for the fitness center and drive-in coffee shop project. Discussion ensued. Mr. Donaldson briefly spoke regarding the project. Mr. Carter asked for a special meeting to be held for final site plan due to unpredictable weather and concrete work for the project. Discussion continued.

MOTION by Johnson, second by Droscha,  
to amend Resolution No. 2007-07 by inserting the additional condition, number eleven, as follows: 11) A photometric plan be included.

**MOTION APPROVED UNANIMOUSLY**

MOTION by Naeyaert, second by Johnson,  
to amend Resolution No. 2007-07 by inserting “and final site plan review” following the word “Preliminary” in the title, the first “whereas” paragraph, and the resolved paragraph.

**MOTION APPROVED UNANIMOUSLY**

**CITY OF MASON**  
**PLANNING COMMISSION RESOLUTION NO. 2007-07**  
**A RESOLUTION APPROVING A SPECIAL USE PERMIT,**  
**PRELIMINARY AND FINAL SITE PLAN FOR A FITNESS CENTER**  
**AND DRIVE-IN COFFEE SHOP ON PROPERTY LOCATED ON THE**  
**WEST SIDE OF TEMPLE STREET SOUTH OF ASH STREET.**  
**October 9, 2007**

**WHEREAS**, a request has been received from Winding Rivers, LLC for a special use permit, preliminary and final site plan approval to be allowed to operate a fitness center and drive-in coffee shop on property located on the west side of Temple Street south of Ash Street; and

**WHEREAS**, the subject property is further described as:

Part of parcel 33-19-10-09-400-003. A part of the Northeast  $\frac{1}{4}$  of Section 9, T2N, R1W, City of Mason, Ingham County, Michigan described as commencing at the East  $\frac{1}{4}$  of Section 9, thence N89°41'01"W 491.01 feet along the East-West  $\frac{1}{4}$  line to the west line of Temple Street; thence North 00°03'13"W 44.99 feet along said west line; thence northwesterly 222.14 feet along the arc of a 217.00 foot radius curve to the left whose chord bears N29°22'50"W 212.57 feet along said west line; thence N58°42'26"W 5.14 feet along said west line to the point of beginning; Thence S31°17'16"W 271.10 feet, thence S69°48'09"W 124.03 feet, thence N43°55'18"W 85.62 along Detention Pond, thence N31°17'16"E 346.36 feet; to the west line of Temple Street; thence S58°42'26"E 160.00 feet to the point of beginning, containing 1.25 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 of the Mason Code; and

**WHEREAS**, upon compliance with the conditions listed herein, the plans will comply with the special use permit basis for determination standards listed in Section 94-191(f) of the Mason Code; and

**WHEREAS**, a public hearing on the request was noticed and held at the Planning Commission's regular meeting of October 9, 2007, with testimony given and public comment solicited; and

**WHEREAS**, approval is granted with the condition that the applicant shall provide a copy of a soil erosion and sedimentation permit from the Ingham County Drain Commissioner prior to the issuance of a building permit; and

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

- 1) This special use approval does not become effective until final site plan approval.
- 2) In the event that the properties immediately to the east and west of the site develop the site access drives shall be installed to facilitate access between properties without relying on vehicles to return to Temple Street; and

**WHEREAS**, approval is granted with the condition that the applicant submit a revised site plan that shall include the following changes prior to final site plan review:

- 1) Clear vision triangles for the access points at Temple Street pursuant to Section 94-172(d)(3).
- 2) Properly labeled road right-of-way line and all other easements associated with the property, including the storm drain, detention pond system, and the dashed line 11 south of the proposed sidewalk.
- 3) The vicinity map clearly showing the proposed site in proximity to the surrounding vicinity. The map shall be drawn to scale.
- 4) The retention pond labeled on the site plan shall read "detention pond".

- 5) Details of the walls and gate of the solid waste enclosure consistent with the standards listed in Section 94-173(b) of the zoning ordinance.
- 6) Parking spaces with minimum dimensions of 10 feet wide and 20 feet deep.
- 7) At least one loading space with a minimum size of 12 feet by 24 feet shall be provided.
- 8) Future access driveways connecting to the properties immediately adjacent to the west and east of the site.
- 9) A landscape buffer zone A be shown along the Temple Street property line pursuant to the requirements of Section 94-241(f)(1).
- 10) That the comments received from the Department of Public Works Supervisor and the city engineer listed below are included in the revised site plan pursuant to their correspondences of September 27, 2007 and October 1, 2007:
  - The proposed sanitary sewer line along the south side of Temple Street shall be 8 inches in diameter and installed within an easement dedicated to the City.
  - Changes in storm sewer direction shall have a manhole or catch basin.
  - A pretreatment system will be required for the storm water discharge.
  - Catch basins shall be constructed of pre-cast concrete.
  - Trees shall not be installed over any utility lines.
  - Dimensions, pavement cross-section, and curb cut details for the MDOT Type "D" driveway.
  - A backflow device for irrigation and separate water meters.
  - The sanitary sewer line shall have additional clean-outs at intervals not greater than 90 feet.
  - The City of Mason standard detail sheet shall be attached as part of the construction plans.
  - The plans shall show the location of the nearest fire hydrant.

**NOW THEREFORE BE IT RESOLVED**, that the City of Mason Planning Commission does hereby approve the special use permit, preliminary, and final site plan review for a fitness center and drive-in coffee shop located on the west side of Temple Street south of Ash Street based on the site plan dated September 10, 2007.

Yes (8) Boyic, Droscha, Hunt, Johnson, Lutz, Naeyaert, Reeser, Tornholm

No (0)

Absent (1) Armstrong

RESOLUTION APPROVED UNANIMOUSLY

### **UNFINISHED BUSINESS**

Naeyaert commended the applicant, the architect, and Mr. Haywood for their efficiency.

### **NEW BUSINESS**

None.

### **CORRESPONDENCE**

Distributed.

**LIAISON REPORTS**

Naeyaert informed the Commission regarding current City Council business.

**ADMINISTRATOR'S REPORT**

Haywood informed Commissioners regarding current city business. A brief discussion ensued.

**PEOPLE FROM THE FLOOR**

None.

**ADJOURNMENT**

The meeting adjourned at 7:17 p.m.

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Martin A. Colburn, City Clerk