

**CITY OF MASON
REGULAR PLANNING COMMISSION MEETING
MINUTES OF DECEMBER 11, 2018**

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

Present: Commissioners: Barna, Droscha, Feintuch, Hagle, Reeser, Sabbadin, Waxman
Absent: Commissioner: Howe
Also present: Elizabeth A. Hude, AICP, Community Development Director

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Motion to approve October 9, 2018 minutes was made by Reeser, second by Sabbadin.

Yes (7) Barna, Droscha, Feintuch, Hagle, Reeser, Sabbadin, Waxman

No (0)

Absent (1) Howe

MOTION APPROVED

UNFINISHED BUSINESS

A. Development Update: Administrator's Report

NEW BUSINESS

A. Resolution 2018-16: Brian Brady of Red Oak Holdings, LLC is requesting approval of a Final Site Plan for proposed new construction of a 24,287 sq. ft., three-story, mixed-use building to include mercantile, business and single-family residential, on property located at 154 W. Maple Street, parcel 33-19-10-08-233-021, City of Mason, Ingham Co. The proposal calls for the existing structure, which has been vacant for many years, to be demolished.

Public Comments/Discussion:

Community Development Director Hude provided an updated staff report on the project. She stated that not much has changed since the original report. The new report reflects that the applicant now meets the City Ordinance because City Council passed an ordinance amending the height in the district. There were no changes externally in the site plan since this project received Special Use Permit and Preliminary Site Plan Approval. Director Hude recommended that there should be 24 onsite parking spaces with 20 spaces available offsite. Moving forward as a part of their building and right of way permits, staff will meet with the group to discuss construction schedule to ensure limited disruption to the traffic in the area. Based on the proposal, Director Hude noted that the plan meets the zoning requirements and she recommends the Planning Commission approve the Final Site Plan.

Commissioner Sabbadin referenced the Staff Report and asked whether lights would be on 24 hours a day. He also sought clarification as to why this was a part of the report.

Commissioner Waxman noted that lighting was included as an item in the staff report as a question for consideration. There are residents in the area and 24/7 lighting would be a change to the area.

Chris Weir, Studio Intrigue Architects and representative for the applicant, responded stating that there will be lighting for 24 hours a day on inside the front/alley for security, lighting in the vestibules, and lighting in the corridors enclosed for safety but not visible from outside.

Commissioner Reeser commented that it is important to consider courtesy in the construction process. During previous projects, trucks took up a lot of storefront parking. Not everyone has the ability to walk three blocks.

Vote:

MOTION by Waxman, second by Droscha to approve Resolution 2018-16.

Yes (7) Barna, Droscha, Feintuch, Hagle, Reeser, Sabbadin, Waxman

No (0)

Absent (1) Howe

MOTION APPROVED

B. Thank you: Outgoing Commissioners, Lori Hagle, Ed Reeser

Chair Sabbadin and Vice-Chair Waxman recognized both Commissioners Hagle and Reeser for their service.

Commissioner Reeser served more than ten years on the Planning Commission. Both Commissioners Hagle and Reeser got an opportunity to speak and reflect on their experience and service to the City of Mason through the Planning Commission.

LIAISON REPORT

Councilmember Droscha stated that City Council has switched the term for “City Administrator” to “City Manager” because it fits the job description better and other municipal governments use the term in a similar capacity.

Council has read for the first time (December 3, 2018) an Ordinance (Ordinance 223), which will be a moratorium on recreational marijuana businesses. The second reading will be at the next City Council meeting (December 17, 2018).

Council also approved a right of way permit for BAD Brew for a special event in January.

Commissioner Barna asked if Droscha sees a role for the Planning Commission in the discussion about recreational marijuana businesses. Planning Commission was not a part of the medical marijuana discussion. It sounds like cities can opt out, is this the plan?

Droscha responded stating the he is not sure the city is stating we (the City of Mason) are opting out altogether. What we (the City of Mason) are doing, as he understands, is waiting to see what the state actually does with the law and how they outline a mechanism to regulate the law. We (the City of Mason) do not have any idea how the state is going to act on this. This Ordinance is to see what shakes out at the state level first. Yes, at some point the Planning Commission could be involved.

Commissioner Waxman responded stating that he understood the proposed Ordinance is prohibiting businesses; therefore, this (the Ordinance) it is not a moratorium because it is prohibiting business. He went on stating that this is saying to 57% of Mason voters in a record turn out that their opinion does not matter.

Droscha responded saying the discussion is that we (the City of Mason) need more information from the state.

Commissioner Waxman agreed we need more information from the state, but the state does not anticipate any roll out of a regulatory structure until 2020. There is no regulatory structure to permit such a business. Creating such an ordinance prior to a regulatory structure is premature.

Commissioner Barna responded saying it is important to point out that the regulatory mechanism is not available for anyone until 2020. She added that while all voters who voted yes to recreational marijuana do not necessarily want businesses opening up without due consideration from the city.

ADJOURN

The meeting adjourned at 6:57 p.m.



Anne Klein Barna, Secretary