

**CITY OF MASON
REGULAR PLANNING COMMISSION MEETING
MINUTES OF JANUARY 15, 2019**

Sabbadin called the meeting to order at 6:31 p.m. in the Sycamore Room at 201 W. Ash Street, Mason MI.

Present: Barna, Droscha, Howe, Perrault, Sabbadin, Waxman
Absent: Shattuck (gave notice)
Also present: Elizabeth A. Hude, AICP, Community Development Director

OATH OF OFFICE

The City Clerk swore in Commissioners Sabbadin and Perrault.

ELECTION OF LEADERSHIP

Hude opened nominations for Chair.

Waxman nominated John Sabbadin for the position of Chair. Howe seconded.

Hude closed nominations for Chair.

Sabbadin: Yes (6) Barna, Droscha, Howe, Perrault, Sabbadin, Waxman
No (0)
Absent (1) Shattuck
JOHN SABBADIN ELECTED CHAIR

Hude opened nominations for Vice-Chair.

Droscha nominated Seth Waxman for the position of Vice-Chair. Howe seconded.

Hude closed nominations for Vice-Chair.

Waxman: Yes (6) Barna, Droscha, Howe, Perrault, Sabbadin, Waxman
No (0)
Absent (1) Shattuck
SETH WAXMAN ELECTED VICE-CHAIR

Hude opened nominations for Secretary.

Droscha nominated Anne Klein Barna for the position of secretary. Howe seconded.

Hude closed nominations for Secretary.

Barna: Yes (6) Barna, Droscha, Howe, Perrault, Sabbadin, Waxman
No (0)
Absent (1) Shattuck
ANNE KLEIN BARNA ELECTED SECRETARY

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Howe requested that his name be removed from a discussion point on page 3 of the December 11, 2018 minutes.

MOTION by Howe second by Droscha, to approve the corrected Planning Commission meeting minutes from December 11, 2018.

Yes (6) Barna, Droscha, Howe, Perrault, Sabbadin, Waxman

No (0)

Absent (1) Shattuck

PUBLIC HEARING

Resolution 2019-01: James Giguere of Giguere Homes is requesting preliminary plat approval to create twenty residential lots and one private park and one remaining parcel for future development in the City of Mason located on Parcel # 33-19-10-04-426-002.

Sabbadin opened the public hearing at 6:36 p.m.

Public Comments/Discussion:

Jon D. Kribs, representative for the Amy Doyle Trust, which owns property that abuts the proposed preliminary plat asked about the drainage plans for the proposed plat. He stated that the drainage is currently inadequate.

Community Development Director Hude responded that this issue originally came up when this application was received last year. There is one more phase to this application and construction plans will be provided in the future. This will give further detail about the drainage system. Mr. Kribs stated that there was supposed to be an existing natural easement to encourage proper drainage. Director Hude stated she would make a note of this and look further into the matter.

Ron Enger, engineer and surveyor, whose address is 805 North Cedar Street, spoke as a representative for Giguere Homes. He clarified that Mr. Kribs was inquiring about the West portion of the plat that abuts lots in Rayner Ponds Phase 3. He explained that area has a storm sewer pipe parallel to the west boundary line with three inlets to take water off the surface of the ground and take it to the pond. This should help the drainage in the corner of the subdivision. It will go to the pond on the Northside of the property. Rear yard drainage is also included in several locations in the plan.

David Parks, whose address is 848 Sanctuary Dr., came as a representative for the Pond Association. He stated that there are two associations within Rayner Ponds, the Homeowners Association and the Pond Association. He wanted to make sure that this development would be included in both associations.

Director Hude responded that the deed would need to be reviewed to make sure that new homeowners would be required to take part in both associations. It was confirmed already that deed suggested new homeowners in Rayner Ponds Phase 4 would be required to participate in the Homeowners Association. A copy of the letter

sent to Mr. Giguere on April 15, 2018 from the Rayner Ponds Estates Community Association (RPECA) referencing the deed requirement is included in the current packet.

Sabbadin closed the public hearing at 6:43 p.m.

Director Hude recommended approval of the proposed resolution without any further conditions.

Commissioner Droscha confirmed that we (the Planning Commission) will see this application again.

Director Hude confirmed that the applicant is required to submit a final plat application. The final plat is subject to site plan review and they will be required to include a construction schedule.

Vote:

MOTION by Waxman, second by Howe to approve Resolution 2019-01.

Yes (6) Barna, Droscha, Howe, Perrault, Sabbadin, Waxman

No (0)

Absent (1) Shattuck

MOTION APPROVED

UNFINISHED BUSINESS

A. Development Update: City Manager's Report

NEW BUSINESS

A. Meeting Schedule

The meeting schedule for the year was distributed.

B. Capital Improvement Program (CIP) Schedule Announcement

- i. Joint City Council/Planning Commission Workshop - Monday, February 11, 2019 @ 6:30 pm
- ii. Public Hearing – March 12 @ 6:30 pm

C. Review Orientation Packet

The Orientation Packets were distributed and the contents were explained and reviewed.

D. Training Opportunities

Staff is working the American Planning Association and Michigan State University Extension to bring training to the area for commissioners.

Commissioner Barna encouraged fellow members to attend training.

LIAISON REPORT

Councilmember Droscha stated that City Council said goodbye to Councilmember Mike Waltz and welcomed new Councilmember Jerry Schafer.

ADJOURN

The meeting adjourned at approximately 7:00 p.m.



Anne Klein Barna, Secretary