



PLANNING COMMISSION
TUESDAY, MAY 11, 2021
Electronic Meeting - 6:30 p.m.

AGENDA

In accordance with State Law, which has authorized remote participation in public meetings for a defined reason, it has been determined by the Mayor, in consultation with the City Manager (in accordance with Resolution 2021-08) that an electronic meeting is necessary to protect the public health. This was determined due to the fact that Ingham County Board of Commissioners, in accordance with PA 390 of 1976, declared that a "state of emergency" exists within our jurisdiction through May 31, 2021 (Resolution 21-219). Public participation is encouraged and procedures facilitating that participation are outlined in supplemental materials attached.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

- A. Approve Amended Minutes of Regular Planning Commission Meeting March 9, 2021
- B. Approve Minutes of the Regular Planning Commission Meeting April 13, 2021

5. UNFINISHED BUSINESS

- A. MI APA Training – Feedback and discussion on recent training sessions/future opportunities
- B. Master Plan RFP Update - https://www.mason.mi.us/master_plan/index.php

6. NEW BUSINESS

7. LIAISON REPORT

- A. Council Liaison Report
- B. City Manager's Report –[here](#)

8. ADJOURN



PLANNING COMMISSION ELECTRONIC MEETING INFORMATION

PLEASE TAKE NOTICE that the meeting of the City of Mason Planning Commission scheduled for **May 11, 2021, starting at 6:30 p.m.**, will be conducted virtually (online and/or by phone) due to health concerns surrounding Coronavirus/COVID-19.

The City of Mason will be using Zoom to host this meeting. A free account is required to use Zoom. Please take the time to download and set-up Zoom prior to the meeting. Zoom may be accessed here: <https://zoom.us/>

MEETING INFORMATION:

Topic: **Planning Commission Meeting**

Time: **May 11, 2021 6:30 PM** Eastern Time

Meeting ID: 833 0221 1024

Passcode: 76502

Join Zoom Meeting

<https://us02web.zoom.us/j/83302211024?pwd=LytkLzgyYkwzV1BsajB6V1p2ZDkxZz09>

- You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID identified above.
- Phone Information:
Dial (312) 626-6799 (Enter meeting ID when prompted.)

To comply with the **Americans with Disabilities Act (ADA)**, any citizen requesting accommodation to attend this meeting, and/or to obtain this notice in alternate formats, please contact Michigan Relay at <https://hamiltonrelay.com/michigan/index.html>.

Resources: More Questions? Please Contact our Customer Service Desk at 517.676.9155.

Note on Public Comments:

If you would like to provide comments beforehand, please send those comments in an email by 3:00 p.m. on the day of the meeting to stephanies@mason.mi.us. They will be read aloud by Chair.

If you would like to speak during the meeting, you can send your name and address to stephanies@mason.mi.us by 3:00 p.m. on the day of the meeting. You can still speak at the meeting if you do not notify us in advance.



General Procedures Related to Electronic Meetings

As required under Public Act 228 of 2020, the following procedures outline the accommodation of meetings held, in whole or in part, electronically by City Council or a City Board or City Commission. Additional procedures will be adopted at a later date, by the Council, to accommodate members that are eligible and cannot attend in person for meetings held on or after January 1, 2021.

Electronic Meeting Procedures for City Council, City Board or City Commission Members

- All attendees including City Council, City Board or City Commission Members will enter the meeting with a muted microphone.
- The meeting Chair's microphone will be unmuted to call the meeting to order.
- During initial roll call, each member will announce the physical location they are participating from by stating the county, city, township, or village and state which they are attending the meeting from.
- The meeting Chair will call for a motion and members will signify making a motion by either voice or the "Raise Hand" feature. The same process will be followed for a second to a motion. The meeting Chair will then acknowledge which member made the motion and which member seconded the motion.
- The meeting Chair will then ask if there is any discussion on the motion. Members will indicate a desire to discuss by either voice or the "Raise Hand" feature. The meeting Chair will then acknowledge the particular member granted the floor for discussion by name.
- Votes shall be taken by roll call.

Electronic Meeting Procedures for Public

- All public participants entering the meeting will automatically be muted upon entering.
- All public participants should either turn off or leave off their video camera. Only City Council, City Board or City Commission Members will be allowed to have their video cameras on. Your video camera will be turned off for you if you do not turn it off yourself.
- Public rules are displayed in the "Chat" Feature; however, the chat feature will not be turned on to allow for chat comments to be added.
- Public comment:
 - Public only will be allowed to address the members during Public Comments
 - Public is allowed three (3) minutes to speak.
 - Public must state the name and address slowly and clearly before they start to address the Council.
 - Public comments will be addressed in the following order:
 1. Those provided the day of the meeting and sent to the designated person in the meeting instructions by a certain time will be read during the meeting.
 2. Those using the Video Conference Portion (not calling on a telephone) will be asked to use the "Raise Your Hand" Feature in Zoom. The meeting Chair will call on individuals to speak and they will be unmuted at that time.
 3. Participants that are available only by phone, after the meeting Chair requests.
- Inappropriate or disruptive participants will not be allowed or tolerated and will be removed from the meeting.
- Due to the electronic nature of this type of meeting the meeting Chair, at his discretion, may adjourn the meeting with or without notice for any reason. Every attempt will be made to remain connected to the meeting, however two examples of abrupt adjournment may be computer connectivity issues or lack of appropriate participation.

ADDITIONAL ZOOM INSTRUCTIONS FOR PARTICIPANTS:

PHONE INSTRUCTIONS - to join the conference by phone

1. On your phone, dial the teleconferencing number provided above.
2. Enter the **Meeting ID number** (provide with agenda) when prompted using your touch- tone (DTMF) keypad.

VIDEOCONFERENCE INSTRUCTIONS – to watch and speak, but not to be seen

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provided above. The details include a link to “Join via computer” as well as phone numbers for a conference call option. It will also include the 9- digit Meeting ID.

To join the videoconference:

1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided above.
2. Enter the **Meeting ID number** when prompted using your touch- tone (DTMF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your 2- digit participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen, you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View Participant list – opens a pop-out screen that includes a “**Raise Hand**” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” shows the active speaker. “Gallery view” tiles all of the meeting participants.

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF MARCH 9, 2021
DRAFT**

Sabbadin called the meeting to order at 6:30 p.m. at Mason MI, via Zoom Teleconference.

Roll Call		Present	Absent	Location
Commissioner	Barna	X		Mason, Michigan
Council Liaison	Clark	X		Mason, Michigan
Vice-Chair	Howe	X*		
Commissioner	Husby	X		Mason, Michigan
Commissioner	Perrault	X		Mason, Michigan
Chair	Sabbadin	X		Mason, Michigan
Commissioner	Shattuck		X	No notice given
Commissioner	Waxman	X		Mason, Michigan
Secretary	Wren	X		Mason, Michigan

Also present: Elizabeth A. Hude, AICP, Community Development Director, Mason, Michigan; Marcia Holmes, Permit Specialist, Community Development; Stephanie Strickland Administrative Assistant, Community Development; Deb Stuart, City Manager; Thomas De La Fuente, PC Youth Advisor; Amber Nixon, 914 S Eugenia Drive, SUP

*Chair Sabbadin announced that Vice-Chair Howe joined the meeting at 6:38 pm.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

MOTION by Waxman second by Husby, to approve the Regular Planning Commission meeting minutes from the meeting on January 12, 2021.

Yes (7) Barna, Clark, Husby, Perrault, Sabbadin, Waxman, Wren

No (0)

Absent (2) Howe, Shattuck

MOTION PASSED BY ROLL CALL VOTE

PUBLIC HEARINGS

A. Resolution 2021-01: Approval of the Capital Improvements Plan for the Fiscal Years 2021-2027

Chair Sabbadin opened the Public Hearing at 6:34 p.m.

There were no public comments or discussion.

Chair Sabbadin closed the public hear at 6:34 p.m.

MOTION by Waxman, second by Wren to approve Resolution 2021-01.

DISCUSSION:

Council Liaison Clark requested to abstain from voting on the issue as he will be voting on this at the Council level and does not want to influence opinions of the Planning Commission.

REQUEST BY CLARK TO ABSTAIN

MOTION by Waxman, second by Barna to approve to allow Council Liaison Clark to abstain from voting on Resolution 2021-01.

Chair Sabbadin announced that Vice-Chair Howe joined the meeting at 6:38 p.m.

VOTE ON REQUEST BY CLARK TO ABSTAIN

Yes (7) Barna, Howe, Husby, Perrault, Sabbadin, Waxman, Wren
No (0)
Abstain (1) Clark
Absent (1) Shattuck

MOTION PASSED BY ROLL CALL VOTE

Sabbadin stated that the Planning Commission was not voting to approve the CIP; the vote is to approve a recommendation that City Council adopt the CIP as written. Director Hude confirmed that as correct.

Howe asked to clarify that this was the time to make any recommendations or request changes; he did not have any. Sabbadin confirmed that yes that was the case. Barna asked if there were any changes to the document that the commission had seen previously at the joint workshop with City Council. City Manager Stuart stated that additional information was added regarding the Columbia Street bridge pedestrian improvements and a placeholder was added in the following fiscal year for estimated costs of the improvements.

VOTE ON RESOLUTION 2021-01

Yes (7) Barna, Howe, Husby, Perrault, Sabbadin, Waxman, Wren
No (0)
Abstain (1) Clark
Absent (1) Shattuck

MOTION PASSED BY ROLL CALL VOTE

B. Resolution 2021-02: Amber Nixon has requested a Special Use Permit to increase capacity of a family day care from its currently licensed maximum of six children to allow up to a maximum of twelve children at 914 S Eugenia Drive, parcel 33-19-10-08-326-004, City of Mason, and Ingham County.

Chair Sabbadin opened the Public Hearing at 6:44 p.m. and invited Ms. Nixon to comment.

PUBLIC COMMENTS:

Ms. Nixon addressed the Commission stating that she appreciated being permitted to attend and hopes to be able to provide good quality care especially during the pandemic. She is getting a lot of requests for child care that is hard to find due to the pandemic and would like to expand.

Sabbadin closed the Public Hearing at 6:45 p.m.

MOTION by Waxman, second by Barna to approve Resolution 2021-02 allowing a Special Use Permit to Amber Nixon.

DISCUSSION:

Sabbadin stated that Director Hude had sent out additional materials just prior to meeting which included a statement from Ms. Nixon addressing the location of the trash receptacles and that they will be stored in the garage. Howe asked Ms. Nixon how long she had been in business; she responded five (5) to six (6) years. Howe stated he drove by the site and did not feel the proposal would affect the neighborhood or master plan and asked if there were any police, traffic or noise complaints; Hude responded that comments were included in the staff report and that there were no concerns from fire or police. Hude stated that she had visited the site around 5 p.m. and observed the traffic related to pick-up of children. She noted that as indicated in the applicant's narrative, Ms. Nixon was conscious of traffic and driveway usage and her proposal stated she would proactively address any complaints. Husby inquired if Ms. Nixon was currently licensed, to which she stated that she was and that her license would be changed after she submitted the approved SUP to LARA. There was a lengthy discussion regarding the staff report and the necessary requirements of the ordinance and building code regarding the use, screening of trash receptacles. Council Liaison Clark recommended the ordinance be amended to simplify the process for these types of uses different from large developments. Staff will continue to work with the applicant to ensure any further requirements will be satisfied.

VOTE ON RESOLUTION 2021-02

Yes (8) Barna, Clark, Howe, Husby, Perrault, Sabbadin, Waxman, Wren

No (0)

Absent (1) Shattuck

MOTION PASSED BY ROLL CALL VOTE

UNFINISHED BUSINESS

There was a brief discussion regarding the approval of the Joint City Council & Planning Commission Meeting Minutes from February 11, 2021. Hude indicated that the minutes were already approved by City Council, but she wanted to bring forth the topic in case there were any questions or concerns regarding the minutes. No concerns or comments made.

Discussion and reminder made for the Joint City Council and Planning Commission Meeting on Monday March 15, 2021 at 8 p.m. or immediately following the City Council meeting for the purpose of discussing the Master Plan Request for Proposals (RFP).

NEW BUSINESS

Staff reminded everyone of the upcoming Michigan Association of Planning Training. Discussion took place on registration and membership.

LIAISON REPORT

Clark reported that City Council passed Ordinance 233 – Code of Ethics. Other items being discussed with City Council included the demolition of Laylin Park Pavilion, snow removal, and face to face meetings which may resume in April depending on the restrictions.

Chair Sabbadin mentioned the City Manager’s report in the packet.

ADJOURN

The meeting adjourned at approximately 7:34 p.m.

Megan Wren, Secretary

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF MARCH 9, 2021**

DRAFT

Formatted: Centered

Sabbadin called the meeting to order at 6:30 p.m. at Mason MI, via Zoom Teleconference.

Roll Call	Present	Absent	Location
Commissioner Barna	X		Mason, Michigan
Council Liaison Clark	X		Mason, Michigan
Vice-Chair Howe	X*	*	
Commissioner Husby	X		Mason, Michigan
Commissioner Perrault	X		Mason, Michigan
Chair Sabbadin	X		Mason, Michigan
Commissioner Shattuck		X	No notice given
Commissioner Waxman	X		Mason, Michigan
Secretary Wren	X		Mason, Michigan

Formatted Table

Also present: Elizabeth A. Hude, AICP, Community Development Director, Mason, Michigan; Marcia Holmes, Permit Specialist, Community Development; Stephanie Strickland Administrative Assistant, Community Development; Deb Stuart, City Manager; Thomas De La Fuente, PC Youth Advisor; Amber Nixon, 914 S Eugenia Drive, SUP

*Chair Sabbadin announced that Vice-Chair Howe joined the meeting at 6:38 pm.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

MOTION by Waxman second by Husby, to approve the Regular Planning Commission meeting minutes from the meeting on January 12, 2021.

~~Yes (8) Barna, Clark, Howe, Husby, Perrault, Sabbadin, Waxman, Wren~~
 Yes (7) Barna, Clark, Husby, Perrault, Sabbadin, Waxman, Wren
 No (0)
 Absent (2) Howe, Shattuck

Formatted: Indent: Left: 0", First line: 0.5", Add space between paragraphs of the same style, Font Alignment: Baseline

~~MOTION PASSED BY ROLL CALL VOTE~~

Formatted: Font: Not Bold

~~MOTION PASSED BY ROLL CALL VOTE~~

Formatted: Font: Not Bold

PUBLIC HEARINGS

~~A. Public Hearing~~

Formatted: Font: Not Bold, Italic, No underline

Resolution 2021-01: Approval of the Capital Improvements Plan for the Fiscal Years 2021-2027

Chair Sabbadin opened the *Public Hearing at 6:34 p.m.*

Formatted: Font: Not Bold, Italic, No underline

There were no public comments or discussion.

Chair Sabbadin closed the public hear at 6:34 p.m.

MOTION by Waxman, second by Wren to approve Resolution 2021-01.

DISCUSSION:

Council Liaison Clark requested to abstain from voting on the issue as he will be voting on this issue at the Council level and does not want to influence opinions of the Planning Commission.

Formatted: Space Before: 0 pt, Line spacing: Multiple 1.05 li

REQUEST BY CLARK TO ABSTAIN

MOTION by Waxman, second by Barna to approve to allow Council Liaison Clark to abstain from voting on Resolution 2021-01 CIP.

Formatted: Space Before: 0 pt, Line spacing: Multiple 1.05 li

Chair Sabbadin announced that Vice-Chair Howe joined the meeting at 6:38 p.m.

VOTE ON REQUEST BY CLARK TO ABSTAIN

- Yes (7) Barna, Howe, Husby, Perrault, Sabbadin, Waxman, Wren
- No (0)
- Abstain (1) Clark
- Absent (1) Shattuck

Formatted: Indent: First line: 0.5", Space Before: 0 pt, Line spacing: Multiple 1.05 li

Formatted: Space Before: 0 pt, Line spacing: Multiple 1.05 li

MOTION PASSED BY ROLL CALL VOTE

Formatted: Font: Not Bold

Sabbadin stated that the Planning Commission was not voting to approve the CIP; the vote voting is to approve a recommendation that recommending it to the City Council adopt the CIP as written. Director Hude confirmed that as correct for adoption.

Formatted: Space Before: 0 pt, Line spacing: Multiple 1.05 li

Howe asked to clarify that this was the time to make any recommendations or request changes; he did not have any. Sabbadin confirmed that yes that was the case. Barna asked if there were any changes to the document. Barna questioned if there had been any changes to anything that the commission had seen previously at the joint workshop with City Council. City Manager Stuart stated that additional information was added regarding the Columbia Street bridge pedestrian improvements and a placeholder was added in the following fiscal year for estimated costs of the improvements.

Formatted: Space Before: 0 pt, Line spacing: Multiple 1.05 li

VOTE ON RESOLUTION 2021-01

~~MOTION by Waxman, second by Wren to approve the Capital Improvements Plan for the Fiscal years 2021-2027~~

- Yes (~~7~~⁸) Barna, ~~Clark~~, Howe, Husby, Perrault, Sabbadin, Waxman, Wren
- No (0)

Formatted: Indent: First line: 0.5", Space Before: 0 pt, Line spacing: Multiple 1.05 li

Formatted: Space Before: 0 pt, Line spacing: Multiple 1.05 li

Abstain (1) Clark
Absent (1) Shattuck

MOTION PASSED BY ROLL CALL VOTE

Formatted: Space Before: 0 pt, Line spacing: Multiple
1.05 li

Formatted: Font: Not Bold

Formatted: Space Before: 0 pt, Line spacing: Multiple
1.05 li

B. Resolution 2021-02: Amber Nixon has requested a Special Use Permit to increase capacity of a family day care from its currently licensed maximum of six children to allow up to a maximum of twelve children at 914 S Eugenia Drive, parcel 33-19-10-08-326-004, City of Mason, and Ingham County.

Formatted: Line spacing: Multiple 1.05 li

Chair Sabbadin opened the Public Hearing at 6:44 p.m. and invited Ms. Nixon to comment.

PUBLIC COMMENTS:

Ms. Nixon addressed the Commission stating that she appreciated being permitted to attend and hopes to be able to provide good quality care especially during the pandemic. She is getting a lot of requests for child care that is hard to find due to the pandemic and would like to expand.

Formatted: Line spacing: Multiple 1.05 li

Sabbadin closed the Public Hearing at 6:45 p.m.

Howe MOTION by Waxman, second by Barna to approve Resolution 2021-02 allowing a Special Use Permit to Amber Nixon.

Formatted: Line spacing: Multiple 1.05 li

DISCUSSION:

Sabbadin stated that Director Hude had sent out additional materials just prior to meeting which included a statement from Ms. Nixon addressing the location of the trash receptacles and that they will be stored in the garage. Howe asked Ms. Nixon how long she had been in business; she responded five (5) to six (6) years. Howe stated he drove by the site and did not feel the proposal would affect the neighborhood or master plan and asked if there were any police, traffic or noise complaints; Hude responded that comments were included in the staff report and that there were no concerns from fire or police.

Howe asked Ms. Nixon how long she had been in business; she responded five (5) to six (6) years.

Hude ~~stated~~discussed that she had visited the site around ~~5 p.m.~~5pm and observed the traffic related to pick-up of children. She noted that as indicated in the applicant's narrative, Ms. Nixon was conscious of traffic and driveway usage and her proposal stated she would proactively~~proactive to~~ address any complaints.

Husby inquired if Ms. Nixon was currently licensed, to which she stated that she was and that her license would be changed after she submitted the approved SUP to LARA.

There was a lengthy discussion regarding the staff report and the necessary requirements of the ordinance and building code regarding the use, screening of trash receptacles. Council Liaison Clark recommended the ordinance be amended to simplify the process for these types of uses different from large developments. Staff will continue to work with the applicant to ensure any further requirements will be satisfied.

Formatted: Space Before: 0 pt

VOTE ON RESOLUTION 2021-02

~~MOTION by Waxman, second by Barna to approve Resolution 2021-02 allowing a Special Use Permit to Amber Nixon.~~

Formatted: Line spacing: Multiple 1.05 li

~~Yes (8) Barna, Clark, Howe, Husby, Perrault, Sabbadin, Waxman, Wren~~

~~Yes (8) Barna, Clark, Howe, Husby, Perrault, Sabbadin, Waxman, Wren~~

No (0)

Absent (1) Shattuck

Formatted: Indent: Left: 0", First line: 0.5", Add space between paragraphs of the same style, Font Alignment: Baseline

Formatted: Space Before: 0 pt

MOTION PASSED BY ROLL CALL VOTE

Formatted: Font: Not Bold

Formatted: Indent: Left: 0.5", First line: 0", Space Before: 0 pt

Formatted: Font: Bold, Underline

UNFINISHED BUSINESS

There was a brief discussion regarding the approval of the Joint City Council & Planning Commission Meeting Minutes from February 11, 2021. Hude indicated that the minutes were already approved by City Council, but she wanted to bring forth the topic in case there were any questions or concerns regarding the minutes. No concerns or comments made.

Discussion and reminder made for the Joint City Council and Planning Commission Meeting on Monday March 15, 2021 at ~~8 p.m. 8pm~~ or immediately following the City Council meeting for the purpose of discussing the Master Plan Request for Proposals (RFP).

NEW BUSINESS

Staff reminded everyone of the upcoming Michigan Association of Planning Training. Discussion took place on registration and membership.

LIAISON REPORT

Clark reported that City Council passed Ordinance 233 – Code of Ethics. Other items being discussed with City Council included the demolition of Laylin Park Pavilion, snow removal~~Snow Removal~~, and face~~Face~~ meetings which may resume in April depending on the restrictions.

Chair Sabbadin mentioned the City Manager’s report in the packet.

ADJOURN

The meeting adjourned at approximately 7:34 p.m.

Formatted: Indent: Left: 0", First line: 0"

Megan Wren, Secretary

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF APRIL 13, 2021
DRAFT**

Sabbadin called the meeting to order at 6:31 p.m. at Mason MI, via Zoom Teleconference.

Roll Call		Present	Absent	Location
Commissioner	Barna		X	With notice
Council Liaison	Clark	X		Mason, Michigan
Vice-Chair	Howe	X*		
Commissioner	Husby	X		Mason, Michigan
Commissioner	Perrault	X		Mason, Michigan
Chair	Sabbadin	X		Mason, Michigan
Commissioner	Shattuck		X	No notice given
Commissioner	Waxman	X		Mason, Michigan
Secretary	Wren	X		Mason, Michigan

Also present: Elizabeth A. Hude, AICP, Community Development Director, Mason, Michigan; Stephanie Strickland, Administrative Assistant, Mason, Michigan; George Hayhoe, Capex Land, Inc.; Lisa Hayhoe

*Vice-Chair Howe joined the meeting at 6:36 p.m.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

MOTION by Husby, second by Waxman, to approve the Regular Planning Commission meeting minutes from the meeting on March 9, 2021.

Yes (6) Clark, Husby, Perrault, Sabbadin, Waxman, Wren

No (0)

Absent (3) Barna, Howe, Shattuck

MOTION PASSED BY ROLL CALL VOTE

APPROVAL OF MINUTES

MOTION by Waxman, second by Wren, to approve the minutes from the Joint CC/PC Meeting March 15, 2021.

Yes (6) Clark, Husby, Perrault, Sabbadin, Waxman, Wren

No (0)
Absent (3) Barna, Howe, Shattuck

MOTION PASSED BY ROLL CALL VOTE

PUBLIC HEARING

A. Resolution 2021-03: George Hayhoe, Cape Land, Inc., has requested to amend the zoning map by rezoning 1041 S. Jefferson St. (parcel 33-19-10-09-351-011) and 1123 S. Jefferson St. (parcel 33-10-10-09-351-015) from M-1: Light Manufacturing District to C-2: General Commercial District.

Chair Sabbadin opened the Public Hearing at 6:35 p.m.

Chair Sabbadin read the agenda item for the resolution and welcomed the applicant, George Hayhoe and invited him to speak. **Vice-Chair Howe joined the meeting at 6:36 p.m.*

George Hayhoe, owner of Capex Land, LLC introduced himself to the Commission. He briefly discussed his request to amend the zoning map from M-1 to C-2 General Commercial District. He provided information supporting his request in the application materials. Director Hude briefly commented that the rezoning was consistent with the master plan and that staff does support the rezoning as proposed. Clark commented that he wanted to be sure that it was noted that the PC Committee was not approving the resolution but that the PC was approving it for City Council to review it.

Chair Sabbadin closed the Public Hearing at 6:39 p.m.

MOTION by Waxman, second by Howe to approve the Resolution 2021-03 as written.

Yes (7) Clark, Howe, Husby, Perrault, Sabbadin, Waxman, Wren

No (0)

Absent (2) Barna, Shattuck

MOTION PASSED BY ROLL CALL VOTE

UNFINISHED BUSINESS

Sabbadin opened the discussion regarding a PC representative to be selected to participate in the interview and selection process for the Master Plan RFP that was presented at the CC/PC meeting in March. Waxman commented that he was interested. Sabbadin asked if others were interested in being nominated or selected; no one else stepped forward. Sabbadin confirmed Seth Waxman as the PC representative.

NEW BUSINESS

None.

LIAISON REPORT

Clark reported that the City Council has been very busy. Recently approved the CIP. Other items that CC is working on include Budget Meetings, a presentation from Homeless Connection, reviewing Ordinance

234 (Hayhoe re-zoning), approving Resolution 2021-07 (grant with Michigan DNR), and approving Resolution 2021-09 (Wastewater Treatment renovation). Clark also noted that Representative Elissa Slotkin is working to make some money available to counties and cities. This has allowed an opportunity for The Ingham County Fair Board to submit a proposal for a new two and a half million-dollar grandstand. Mayor Whipple with the blessing of CC sent a letter endorsing the proposal.

Regarding the City Managers Report, Sabbadin reminded PC that the City Manager's report was available to review on the webpage and by following link on the Agenda.

Meeting was adjourned at 6:49 p.m.

Megan Wren, Secretary