

**CITY OF MASON
SPECIAL CITY COUNCIL MEETING
MINUTES OF DECEMBER 18, 2008**

Clark called the meeting to order at 7:30 p.m. in the Community Room at 201 W. Ash Street, Mason, Michigan.

Present: Councilmembers: Bruno, Clark, *Mulvany, Naeyaert, Preadmore, Waltz, Whipple
Also present: Martin Colburn, City Administrator
Dennis McGinty, City Attorney
David Haywood, Zoning & Development Director
Deborah Cwierniewicz, Deputy City Clerk

PEOPLE FROM THE FLOOR

None.

HEARING OF APPEAL

Appeals of the Decision of the Planning Commission to Deny a Request to Amend the Approved Site Plan for the Village of Franklin Farms

Clark read the list of exhibits, the summary statement, and the chronology of events from the staff agenda report; Waltz added City Council Special Meeting Minutes dated March 6, 2000, to the list.

Clark opened the hearing of appeal for the appeals of the decision of the Planning Commission to deny a request to amend the approved site plan for the Village of Franklin Farms at 6:50 p.m.

James Bonfiglio of Esquire Development stated that he was the spokesperson for those who signed his letter of appeal, and stated support for permanently maintaining the entrance at the south end of Northbrook Street. Mr. Bonfiglio stated that the record provides support from City staff including the Zoning & Development Director, Fire Chief, Chief of Police, and Public Works Director for maintaining the entrance for safety purposes; Mr. Bonfiglio cited Section 176-4 of the Zoning Code, stating that there should be at least two access points to residential homes where there are more than 25 units.

Bridget Brennan of 1111 Carom stated support for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety.

Matt Fry of 1124 Carom Circle stated support for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety as well as the impact on more than 150 residents for the benefit of 5 residents.

William Shepard of 601 Carom Circle stated support for permanently maintaining the entrance at the south end of Northbrook Street.

Staci Carl of 615 Carom Circle stated support for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety.

Tori Fredline of 611 Carom Circle stated support for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety.

*Jim Mulvany arrived at 7:11 p.m.

Amanda Kemper of 1025 Franklin Farm Drive stated support for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety.

Matt Krysiak 1035 Franklin Farm Drive stated support for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety.

Carl Laitzenhauer of 944 Franklin Farm Drive stated support for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety.

Keith Hein of 1002 Eugenia Drive stated support for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety.

Dean Baker of 925 Franklin Farm Drive stated support for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety.

Danielle Brinn of 614 Carom Circle stated support for permanently maintaining the entrance at the south end of Northbrook Street.

Jennifer Cornell of 1101 Carom Circle stated support for permanently maintaining the entrance at the south end of Northbrook Street.

Abu Husain of 954 Franklin Farm Drive stated support for permanently maintaining the entrance at the south end of Northbrook Street.

Teresa Walker of 411 Carom Circle Drive stated support for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety.

John Adado of 854 Northbrook Drive stated concern regarding speeders that travel through the access. He bought his house with the understanding that the home was on a cul-de-sac.

Lisa Hanna of 910 Carom Circle stated support for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety.

Lester Strickler of 308 Carom Circle Drive stated support for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety.

Matthew Sartorius of 1103 Carom Circle Drive stated support for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety, adding that the impact of the majority should be the deciding factor.

Dan Price of 857 Northbrook stated opposition for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety for the children on the cul-de-sac area and asked the City to provide an alternate choice.

Stacy Adado of 854 Northbrook Drive stated opposition for permanently maintaining the entrance at the south end of Northbrook Street. Ms. Adado stated when they purchased their home that they were assured that the temporary access would be closed. She stated that the original contract needs to be honored; they have been waiting seven years.

Stacy Carl of 615 stated that she has been living in Franklin Farms Village for seven years and was never told the access would be closed.

Amanda Kemper of 1025 Franklin Farm Drive stated that she was never told the access would be closed. Ms. Kemper stated that she doesn't want her dead end street to be an open access.

704 Carom Circle 176 stated support for permanently maintaining the entrance at the south end of Northbrook Street, citing reasons of safety for the majority of the residents.

Sheryl Morris of 925 Eugenia stated that she is an original owner in the subdivision. Ms. Morris stated support for permanently maintaining the entrance at the south end of Northbrook Street, stating reasons of safety for the majority of the residents.

Clark closed the public hearing at 7:47 p.m. and adjourned the meeting for a brief recess. The meeting reconvened at 7:59 p.m.

MOTION by Bruno, second by Whipple,
to affirm the decision of the Planning Commission to close the entrance at the south end
of Northbrook Street.

Discussion ensued to direct staff to begin the process of extending Franklin Farm Drive to Kipp Road in 2009. It was suggested that Northbrook Drive remain open until the street to Kipp Road is completed. Discussion ensued that the original intent of the access was for emergency access.

MOTION by Mulvany, second by Naeyaert,
to amend the main motion to set the closing of the cul-de-sac to the time when
the Franklin Farm Drive extension has been completed to Kipp Road.
Yes (1) Mulvany
No (6) Bruno, Clark, Naeyaert, Preadmore, Waltz, Whipple
MOTION FAILED

VOTE ON MAIN MOTION:
MOTION APPROVED UNANIMOUSLY

MOTION by Whipple, second by Bruno,
to amend the agenda by inserting, "Give Direction to the City Administrator Regarding
the Extension of Franklin Farm Drive" as Agenda Item No. 6, and move the remaining
items accordingly.
MOTION APPROVED UNANIMOUSLY

Motion – Give Direction to the City Administrator Regarding the Extension of Franklin Farm Drive

MOTION by Whipple, second by Bruno,
to direct the City Administrator to bring a plan to City Council for extending Franklin Farm
Drive through to Kipp Road as soon as possible.
MOTION APPROVED UNANIMOUSLY

CORRESPONDENCE

Distributed.

PEOPLE FROM THE FLOOR

Dave Fellows of 1102 Carom Circle stated concern that an extension to Franklin Farm Drive would not alleviate traffic on Carom Circle.

Teresa Walker of 411 Carom Circle asked if the Council's decision is appealable and inquired about maintaining the Northbrook access until the Kipp Road extension is completed. Mr. Bonfiglio has the opportunity to request to maintain the Northbrook access until the Kipp Road extension is completed.

Matt Fry of 1035 Franklin Farm Drive asked about the purchase of property for the extension. Council stated that the property could be attained.

Bill Shepard of 601 Carom Circle stated concern for homeowners that have traffic issues and asked Council to assist.

ADJOURNMENT

The meeting adjourned at 8:56 p.m.

Martin A. Colburn, City Clerk

Leon Clark, Mayor