

**CITY OF MASON
PLANNING COMMISSION SPECIAL MEETING
MINUTES OF FEBRUARY 28, 2013**

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

Present: Commissioners: Barna, Cotter, Green, King, Naeyaert, Reeser, Sabbadin, Trotter, Waltz
Absent: Commissioner: None
Also present: Martin A. Colburn, City Administrator
David Haywood, Zoning & Development Director
Deborah J. Cwierniewicz, City Clerk

PEOPLE FROM THE FLOOR

None.

PUBLIC HEARING

Special Use Permit – 300 East Kipp Road – Disposal of Soils

Reeser opened the public hearing at 6:31 p.m.

John P. Fischer of J&J Properties of Mason, LLC stated that he is proposing to clean up the 300 East Kipp Road property to apply approximately 20,000 cubic yards of clean, compacted clay fill making the property suitable for future construction and improvements.

Being there were no further comments, Reeser closed the public hearing at 6:33 p.m.

REGULAR BUSINESS

Resolution No. 2013-05 – A Resolution Approving a Preliminary Site Plan and Special Use Permit to Dispose Approximately 20,000 Cubic Yards of Soils on Property at 300 East Kipp Road

Haywood provided a summary of his staff report and detailed description of the conditions of approval as presented in the resolution.

MOTION by Green, second by Naeyaert,
to consider Resolution No. 2012-05 read.

MOTION APPROVED UNANIMOUSLY

Resolution No. 2012-05 was introduced by Green and seconded by Naeyaert.

A brief discussion ensued regarding the use of clean fill as well as the route and weight of the gravel trains.

MOTION by Waltz, second by King,
to amend Item No. 2 in Resolution No. 2013-05 by striking the words, as much as practicable, and insert in its place, and Class A all season roads or other suitable route.

MOTION APPROVED UNANIMOUSLY

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2013-05
A RESOLUTION APPROVING A PRELIMINARY SITE PLAN AND SPECIAL USE
PERMIT TO DISPOSE APPROXIMATELY 20,000 CUBIC YARDS OF SOILS ON
PROPERTY AT 300 EAST KIPP ROAD**

February 28, 2013

WHEREAS, a request has been received from John Fischer, for preliminary site plan and special use permit approval to be allowed to dispose 20,000 cubic yards of soils at 300 East Kipp Road; and

WHEREAS, the subject property is further described as: All that part of South ½ of SW ¼ of Sec. 9 which lies East of MCRR RW and West of Barnes St., Sec. 9, T2N, R1W, City of Mason, Ingham County 24.99 acres; 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, approval is granted with the following conditions:

- 1) The hours of operation shall be limited to the hours of 7am to 5pm Monday thru Friday.
- 2) The truck traffic route shall be limited to Kipp Road and U.S. 127 and Class A all season roads or other suitable route, and shall not utilize South Barnes Street.
- 3) That a revised site plan be submitted labeling the site access point for truck and excavation equipment and that truck traffic shall be limited to this single point.
- 4) The applicant shall provide a revised site plan indicating where, what type and in what amount soil will be stockpiled.
- 5) That a City soil erosion and sedimentation permit is required prior to commencement.
- 6) The plans shall address the expectations of the Public Works Supervisor as stated in his memorandum of February 22, 2013.
- 7) The plan shall show 19 additional replacement trees as a result of site disturbance (one tree per 10,000 square feet) pursuant to Section 94-241(c)(8) of the Zoning Ordinance.
- 8) The special use permit shall expire on August 1, 2014, where the site shall be final graded per plan and final soil erosion controls established; now

THEREFORE BE IT RESOLVED, that the Mason Planning Commission does hereby approve a preliminary site plan and special use permit to dispose of approximately 20,000 cubic yards of soil on property located at 300 East Kipp Road based on the site plan dated February 15, 2013.

RESOLUTION APPROVED UNANIMOUSLY

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Deborah J. Cwierniewicz, City Clerk

Jim King, Secretary