

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF AUGUST 13, 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, Green, King, Naeyaert, Reeser, Trotter, Waxman, Waltz
Absent: Commissioner: Sabbadin (excused)
Also present: Martin A. Colburn, City Administrator
David E. Haywood, Zoning & Development Director
Deborah J. Cwiertniewicz, City Clerk

APPROVAL OF MINUTES: Regular Meeting Minutes of July 9, 2013

The Regular Meeting Minutes of July 9, 2013, were approved as submitted.

PEOPLE FROM THE FLOOR

None.

ANNOUNCEMENTS

- A special needs swing has been installed at Laylin Park
- Art Maul was commended for laying the cement slab for the shed at the Mason Community Garden

REGULAR BUSINESS

Resolution No. 2013-08 - A Resolution Approving a Preliminary and Final Site Plan to Allow the Renovation of a 17,730 Square Foot Building Located at 124-140 East Ash Street

MOTION by Naeyaert, second by King,
to consider Resolution No. 2013-08 read.

MOTION APPROVED UNANIMOUSLY

Haywood informed the Commission regarding the proposal to renovate the building located at 124 - 140 East Ash Street. Discussion ensued regarding holding preliminary and final site plan at the same meeting rather than holding final site plan review at the subsequent meeting following preliminary site plan review.

Mr. Ryan Henry, partner of Kincaid Henry Building Group, Inc., spoke regarding the history of the building located at 124-140 East Ash Street. It is currently designated a Brownfield property. Final site plan approval is being requested tonight due to three separate time-bound financial incentives coming from the State of Michigan that include final site plan approval. Two of the three incentives have final site plan approval and financing packages as part of their conditions.

Resolution No. 2013-08 was introduced by Green and seconded by Trotter.

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2013-08
A RESOLUTION APPROVING A PRELIMINARY AND FINAL SITE
PLAN TO ALLOW THE RENOVATION OF A 17,730 SQUARE
FOOT BUILDING LOCATED AT 124/140 EAST ASH STREET
August 13, 2013**

WHEREAS, a request has been received from RKH Investments, LLC for preliminary and final site plan approval to be allowed to renovate a 17,730 square foot building at 124/140 E. Ash St., said property having parcel numbers 33-19-10-09-110-007, 33-19-10-09-110-015, and 33-19-10-09-110-021.

WHEREAS, the subject property is further described as:

124 E. Ash St.:
E 2/3 OF LOT 2, BLOCK 17, SEC 9 T2N R1W, CITY OF MASON, INGHAM CO.

140 E. Ash St.:
W 2/3 OF LOT 3, BLOCK 17, SEC 9 T2N R1W, CITY OF MASON, INGHAM CO.

Alley 17:
N 41 FT OF LOT 9, BLOCK 17, SEC 9 T2N R1W, CITY OF MASON, INGHM CO.

WHEREAS, upon compliance with the conditions of approval, the plans will comply with the site plan review standards listed in Sections 94-227 of Chapter 94, Zoning, of the Mason Code.

WHEREAS, approval is granted subject to the following general conditions:

- 1) That site lighting be consistent with the lighting requirements listed in Section 94-177(e) of the zoning ordinance; and
- 2) The applicant meet the expectations of the Superintendent of Public Works' comments in his letter dated August 7, 2013; and
- 3) The applicant meet the expectations of the City Engineer's comments in his letter dated July 31, 2013; and
- 4) Tapping the water main in Ash Street shall be done live; and

WHEREAS, approval is granted subject to the following conditions being met prior to the issuance of a building permit:

- 1) The applicant provide an executed easement for the dumpster access; and
- 2) The applicant provide a revised site plan showing a privacy fence along the east and south edges of the parking lot on the south side of the alley; and
- 3) The applicant shall provide a revised site plan showing the required dumpster gate pursuant to Section 94-173(j)(6)f; and
- 4) The applicant obtain a soil erosion and sedimentation permit from the Zoning and Development Department prior to the issuance of a building permit; and
- 5) The applicant obtain Historic District Commission approval for improvements affecting the exterior appearance of the building; and
- 6) The applicant shall obtain an MDOT permit for work within the M-36 (Ash Street) right-of-way; and
- 7) The applicant provide a revised site plan showing the following:
 - Detail sheets for water, sewer and storm water construction
 - Detail sheet for meter placement and isolation valve locations; and

WHEREAS, approval is granted subject to the following conditions being met prior to the issuance of an occupancy permit:

- 1) The applicant shall submit an executed drainage facilities maintenance agreement between and City and responsible party to the private storm water management system prior to the issuance of an occupancy permit.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby approve a preliminary and final site plan for the renovation of a 17,730 square foot building located at 124/140 East Ash based on the plans dated June 22, 2013.

RESOLUTION APPROVED UNANIMOUSLY

Resolution No. 2013-09 – A Resolution Approving a Preliminary and Final Site Plan to Allow Efficiency Productions, Inc. to Construct a 13,000 Square Foot Building Addition to the Existing Industrial Manufacturing Facility Located at 685 Hull Road

MOTION by Naeyaert, second by Waltz,
to consider Resolution No. 2013-09 read.

MOTION APPROVED UNANIMOUSLY

Haywood informed the Commission regarding the proposal by Efficiency Productions, Inc. to construct a 13,000 square foot building addition to the existing industrial manufacturing facility located at 685 Hull Road. A lengthy discussion ensued regarding concerns of the wash bay and fire response due to a similar request submitted by the applicant in 2012.

Resolution No. 2013-09 was introduced by Green and seconded by Trotter.

Haywood explained that a building permit would not be issued until all conditions documented in the resolution are met.

MOTION by Waxman, second by King,
to amend Resolution No. 2013-08 by striking *Final Site Plan* throughout, approving a preliminary site plan.

Yes (4) Barna, King, Waltz, Waxman

No (4) Green, Naeyaert, Reeser, Trotter

Absent (1) Sabbadin

MOTION FAILED

MOTION by Waltz, second by Waxman,
to amend Resolution No. 2013-08 by inserting the following:

- 4) The applicant provide a list of chemicals and cleaners used in the wash bay area to the Zoning and Development staff; and

in the fifth paragraph, as No. 4, and adjust the remaining list accordingly.

MOTION APPROVED UNANIMOUSLY

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2013-09
A RESOLUTION APPROVING A PRELIMINARY AND FINAL SITE PLAN TO ALLOW EFFICIENCY
PRODUCTIONS, INC. TO CONSTRUCT A 13,000 SQUARE FOOT BUILDING ADDITION TO THE
EXISTING INDUSTRIAL MANUFACTURING FACILITY LOCATED AT 685 HULL ROAD
August 13, 2013**

WHEREAS, a request has been received from Efficiency Productions, Inc. (EPI) for preliminary final site plan approval to be allowed to construct a 13,000 square foot building addition to the existing manufacturing facility at 685 Hull Road, said property having parcel numbers 33-19-10-16-100-017 and 33-19-10-16-100-025.

WHEREAS, the subject property is further described as:

TAX ID#33-19-10-16-100-017: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 16, THENCE S89°53'41"E ALONG THE EAST-WEST 1/4 LINE 1165.25 FEET TO THE POINT OF BEGINNING, THENCE S89°53'41"E ALONG SAID 1/4 LINE 758.51 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CONRAIL RAILROAD, THENCE N07°08'04"W ALONG SAID RIGHT-OF-WAY LINE 498.7 FEET, THENCE ALONG SAID RIGHT-OF-WAY LINE 157.14 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 2861.25 FEET, A DELTA ANGLE OF 03°08'48" AND CHORD BEARING N08°41'01"W 157.12 FEET, THENCE N89°53'41"W 673.73 FEET, THENCE S00°04'38"E 109.89 FEET TO THE RIGHT-OF-WAY LINE OF AN EASEMENT, THENCE SOUTHERLY 117.65 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 89°52'39" AND CHORD BEARING S00°04'38"E 105.95 FEET, THENCE S00°04'38"E 434.16 FEET TO POINT OF BEGINNING, PART OF THE NORTHWEST 1/4, SECTION 16, T2N, R1W, CITY OF MASON, INGHAM COUNTY, MICHIGAN.

ALSO: TAX ID# 33-19-10-16-100-025: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 16, THENCE S89°53'41"E ALONG THE EAST-WEST 1/4 LINE 1923.76 FEET; THENCE N07°08'04"W ALONG THE WEST LINE OF CONRAIL RAILROAD 498.70 FEET, THENCE ALONG SAID WEST LINE 157.14 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 2861.25 FEET, A DELTA ANGLE OF 03°08'48" AND CHORD BEARING N08°41'01"W 157.12 FEET TO THE POINT OF BEGINNING, THENCE N89°53'41"W 673.75 FEET, THENCE S00°04'38"E 109.93 FEET, THENCE 116.29 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 88°50'28" AND CHORD BEARING N89°23'58"W 104.99 FEET, THENCE 57.50 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 43°55'31" AND CHORD BEARING S68°08'33"W, THENCE N89°53'41"W 57.14 FEET, THENCE N00°06'19"E 416.74 FEET, THENCE S89°53'41"E 534.20 FEET, THENCE 468.82 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 429.28 FEET, A DELTA ANGLE OF 62°34'21" AND CHORD BEARING S51°54'02"E 445.86 FEET, THENCE 10.89 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2861.25 FEET, A DELTA ANGLE OF 00°13'05" AND CHORD BEARING S10°23'37"E 10.88 FEET TO POINT OF BEGINNING, PART OF THE NORTHWEST 1/4, SECTION 16, T2N, RIW, CITY OF MASON, INGHAM COUNTY, MICHIGAN.

WHEREAS, upon compliance with the conditions of approval, the plans will comply with the site plan review standards listed in Sections 94-227 of Chapter 94, Zoning, of the Mason Code.

WHEREAS, approval is granted subject to the following general conditions:

- 1) That site lighting be consistent with the lighting requirements listed in Section 94-177(e) of the zoning ordinance; and
- 2) The applicant meet the expectations of the Superintendent of Public Works' comments in his letter dated August 7, 2013; and

WHEREAS, approval is granted subject to the following conditions being met prior to the issuance of a building permit:

- 1) The applicant shall provide a revised site plan showing the cul-de-sac right-of-way consistent with recorded deed descriptions of the street; and
- 2) The applicant shall provide a revised site plan showing sidewalk one foot inside the right-of-way; and
- 3) The applicant shall provide a revised site plan showing the wash bay covered and equipped with sanitary sewer, including pre-treatment; and
- 4) The applicant provide a list of chemicals and cleaners used in the wash bay area to the Zoning and Development staff; and
- 5) The applicant obtain a soil erosion and sedimentation permit from the Zoning and Development Department prior to the issuance of a building permit; and
- 6) The applicant shall provide a revised site plan showing the required 10' buffer yard along the west, north and east side of the north parcel and along the west, south and east sides of the south parcel to preserve existing vegetation; and

- 7) The applicant shall provide a storm water management plan per the Superintendent of Public Works' letter of August 7, 2013; and

WHEREAS, approval is granted subject to the following conditions being met prior to the issuance of an occupancy permit:

- 1) The applicant shall submit an executed drainage facilities maintenance agreement between and City and responsible party to the private storm water management system prior to the issuance of an occupancy permit.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby approve a preliminary site plan for the construction of a 13,000 square foot building addition to the existing manufacturing facility located 685 Hull Road based on the plans dated July 18, 2013.

Yes (7) Barna, Green, King, Naeyaert, Reeser, Trotter, Waltz

No (1) Waxman

Absent (1) Sabbadin

RESOLUTION APPROVED

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

CORRESPONDENCE

Distributed.

LIAISON REPORTS

Naeyaert informed commissioners regarding current City Council business.

DIRECTOR REPORT

Haywood informed the Commission regarding current Zoning & Development business.

ADMINISTRATOR'S REPORT

Colburn informed the Commission regarding current City business. A brief discussion ensued regarding construction of the Rayner Park Stage and Temple Street.

ADJOURNMENT

The meeting adjourned at 8:34 p.m.

Deborah J. Cwiertniewicz, City Clerk

Jim King, Secretary