

**CITY OF MASON  
PLANNING COMMISSION MEETING  
MINUTES OF OCTOBER 15, 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: Green, King, Naeyaert, Reeser, Sabbadin, Waxman, Waltz  
Absent: Commissioner: Barna (excused) Trotter (excused)  
Also present: Martin A. Colburn, City Administrator  
Deborah J. Cwierniewicz, City Clerk

**APPROVAL OF MINUTES: Regular Meeting Minutes of September 10, 2013**

The Regular Meeting Minutes of September 10, 2013, were approved as submitted.

**PEOPLE FROM THE FLOOR**

None.

**ANNOUNCEMENTS**

- Community Garden Update

**PUBLIC HEARING**

**Operation of a Bed and Breakfast at 604 South Barnes Street**

Reeser opened the public hearing at 6:32 p.m. Being there were no comments, Reeser closed the public hearing at 6:33 p.m.

**Resolution No. 2013-10 – A Resolution Approving a Preliminary Site Plan to Permit the Operation of a Bed and Breakfast at 604 South Barnes Street**

MOTION by Naeyaert, second by Waxman,  
to take Resolution No. 2013-10 from the table.  
MOTION APPROVED UNANIMOUSLY

Resolution No. 2013-10 was introduced by Waxman, and seconded by Green at the September 10, 2013 meeting. It was stated that proper notification was given for the public hearing and that no written comments were received. A brief discussion was held regarding bedroom and bathroom ratios as well as parking sufficiency.

Jettie Finetuch, applicant and resident of 604 South Barnes Street, stated that her request complies with Mason Code regarding the ratio of bedrooms to bathrooms and parking spaces.

MOTION by Naeyaert, second by Sabbadin,  
to approve the special use permit and preliminary site plan with the amendment to Resolution No. 2013-10 as follows:

- Approval is granted with the condition that the total number of rooming units be limited to four, and compliance with the standards listed in Section 94-192(7).

MOTION APPROVED UNANIMOUSLY

**CITY OF MASON  
PLANNING COMMISSION RESOLUTION NO. 2013-10  
A RESOLUTION APPROVING A PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT  
TO PERMIT THE OPERATION OF A BED AND BREAKFAST AT 604 SOUTH BARNES STREET  
September 10, 2013**

**WHEREAS**, a request has been received from Jettie Feintuch, for preliminary site plan and special use permit approval to be allowed to operate a bed and breakfast at 604 South Barnes Street; and

**WHEREAS**, the subject property is further described as: Lots 5 & 6, Block 25, Sec 9 T2N R1W, City of Mason, Ingham Co; 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 condition that the total number of rooming units be limited to four, and compliance with the standards listed in 94-192(7); and

**THEREFORE BE IT RESOLVED**, that the Mason Planning Commission does hereby approve a preliminary site plan special use permit for a bed and breakfast on property located at 604 South Barnes Street based on the site plan dated August 21, 2013.

**RESOLUTION APPROVED UNANIMOUSLY**

### **REGULAR BUSINESS**

#### **Master Plan Recommendation**

MOTION by Waltz, second by King,  
to recommend that City Council approve the final draft Master Plan dated October 11, 2013 for public distribution and public hearing as required by the Michigan Planning Enabling Act.

**MOTION APPROVED UNANIMOUSLY**

### **UNFINISHED BUSINESS**

None.

### **NEW BUSINESS**

None.

### **CORRESPONDENCE**

Distributed.

### **LIAISON REPORTS**

Naeyaert informed commissioners regarding current City Council business.

### **DIRECTOR REPORT**

Colburn informed the Commission regarding current zoning and development business.

### **ADMINISTRATOR'S REPORT**

Colburn informed the Commission regarding current City business.

### **ADJOURNMENT**

The meeting adjourned at 7:06 p.m.

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Deborah J. Cwierniewicz, City Clerk

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Jim King, Secretary