

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF DECEMBER 10, 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: King, Reeser, Sabbadin, Trotter, Waltz, Waxman
Absent: Commissioner: Barna, (excused) Green, (excused) Naeyaert (excused)
Also present: Martin A. Colburn, City Administrator
David Haywood, Zoning & Development Director
Deborah J. Cwierniewicz, City Clerk

APPROVAL OF MINUTES: Regular Meeting Minutes of November 12, 2013

The Regular Meeting Minutes of November 12, 2013, were approved as presented.

PEOPLE FROM THE FLOOR

Leon Clark, City of Mason Mayor, informed the Commission that it was the last meeting of Commissioner Waltz. He commended his diligence as a Planning Commissioner.

ANNOUNCEMENTS

- Planning Commission Special Meeting – December 19, 2014

REGULAR BUSINESS

Discussion – Used Vehicle Sales at Auto Body Shops throughout the Community

Staff was requested to provide information regarding the implications of Ordinance No. 195 involving auto sales as an accessory use to auto body repair shops, to analyze the impact of allowing used vehicle sales as an accessory use to auto body shops in other zoning districts in the city. Mr. Haywood presented his findings of evaluating the different zoning districts involved, the current uses allowed, and what the allowed uses would be under a special use permit, as requested by the Commission at its November 12, 2013, meeting. A brief discussion ensued. It was suggested to form an ad hoc committee to further consider the matter.

Members of the audience were offered the opportunity to speak to the matter.

Mr. Haywood stated that he spoke with Mr. Derry of Uptown Body Shop, who informed him that he is not interested in selling used cars.

Bruce Wiggington of Mason Auto Body stated that they have no interest in selling used cars. He stated concern that cars that are purchased for resale are totaled and require extensive repair are often not repaired properly or to the standards that they should be. He recommended not making any changes that would allow any and all body shops to sell used cars.

Daryl Benedict of Benedict Auto Body stated that it would be unconstitutional to prohibit an individual who holds a dealer's license to sell cars.

Eric Harter of Andrew's Automotive stated that there are various classes of vehicle licenses for the Commission to consider that could help with their deliberations.

Mark Howe, Mason DDA Chairperson, stated concern regarding the Master Plan and in consideration of the C-1 District. He asked that the Commission include a DDA member on the ad hoc committee, if one is formed, to represent the C-1 District.

Leon Clark, City of Mason Mayor, gave a brief background of why the City Council remanded consideration of used vehicle sales at auto body shops throughout the community to the Planning Commission. He intended that the Commission would discuss establishing standardized rules that would apply equally to similar businesses for consideration in the future.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

CORRESPONDENCE

Distributed. Discussion was held regarding the history of the site plan review process.

LIAISON REPORTS

Colburn informed commissioners regarding current City Council business.

DIRECTOR REPORT

Haywood 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 7:16 p.m.

Deborah J. Cwierniewicz, City Clerk

Jim King, Secretary