

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF MAY 13, 2014**

Sabbadin called the meeting to order at 6:34 p.m. in the Council Chambers at 201 W. Ash Street, Mason, Michigan.

Present: Commissioners: Barna, Fischer, Hude, King, Naeyaert, Sabbadin, Trotter, Waxman
Absent: Commissioner: Reeser (excused)
Also present: Martin A. Colburn City Administrator
David Haywood, Zoning & Development Director
Deborah J. Cwierniewicz, City Clerk

APPROVAL OF MINUTES:

Regular Minutes of April 15, 2014

The regular meeting Minutes of April 15, 2014, were approved as submitted.

PEOPLE FROM THE FLOOR

None.

ANNOUNCEMENTS

Thank you from Mason FireFighter Association for the success and record breaking Annual Pancake Breakfast. A new single generator with a 2,000 watt light for accident scenes, etc., was purchased.

REGULAR BUSINESS

A Resolution Approving a Final Site Plan to Amend Phase III of the Landings at Rayner Ponds Condominium Development to Convert the Remaining Undeveloped Land to Single Family Condominium Lots

Haywood addressed items that needed correction on the revised plan. Jeff Kyes of KEBS Inc. spoke to particulars of the project.

MOTION by Naeyaert, second by Waxman,
to consider Resolution No. 2014-03 read.
MOTION APPROVED UNANIMOUSLY

Resolution No. 2014-03 was introduced by Hude and seconded by Trotter.

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2014-03
A RESOLUTION APPROVING A FINAL SITE PLAN TO AMEND PHASE III OF THE LANDINGS
AT RAYNER PONDS CONDOMINIUM DEVELOPMENT TO CONVERT THE REMAINING
UNDEVELOPED LAND TO SINGLE FAMILY CONDOMINIUM LOTS
May 13, 2014**

WHEREAS, a request has been received from Rayner Ponds LLC for final site plan approval to be allowed to convert the remaining undeveloped land in Phase III of the Landings at Rayner Ponds Condominium Development to single family condominium lots; and

WHEREAS, the subject property is further described as:

A part of the South 1/2 of Section 4, T2N, R1W, City of Mason, Ingham County, Michigan, described as commencing at the Northeast corner of Lot 110, Rayner Ponds Estates No. 3, as recorded in Liber 50 of Plats, Pages 35, 36 and 37, Ingham County Records, being N00°28'58"E 1648.50 feet and S89°31'02"E 400.13 feet from the South 1/4 corner of said Section 4; thence N65°06'13"E 66.00 feet to the Easterly right of way line of Coppersmith Drive as recorded in Liber 2504 of Deeds, Page 860, Ingham County Records; thence along said right of way line Northwesterly 574.27 feet along the arc of a 508.00 foot radius curve to the left whose central angle is 64°46'13" and whose chord bears N57°16'54"W 544.18 feet; thence N89°40'00"W 204.08 feet to the point of beginning; thence continuing along said right of way line the following three courses, N89°40'00"W 257.46 feet; thence Northwesterly 316.82 feet along the arc of a 267.00 foot radius curve to the right whose central angle is 67°59'12" and whose chord bears N55°40'24"W 298.56 feet; thence Northwesterly 235.44 feet along the arc of a 333.00 foot radius curve to the left whose central angle is 40°30'32" and whose chord bears N41°56'04"W 230.56 feet; thence N30°23'38"E 201.73 feet; thence N00°20'00"E 163.13 feet to the East-West 1/4 line of said Section 4; thence along said East - West 1/4 line S89°40'00"E 560.78 feet; thence S00°28'58"W 675.27 feet to the point of beginning, containing 8.43 acres of land, more or less, and subject to any easements or rights of way of record. And Also A part of the Southwest 1/4 of Section 4, T2N, R1W, City of Mason, Ingham County, Michigan, described as beginning at a point N00°28'58"E 363.13 feet and N00°28'58"E 1.00 feet and N89°31'02"W 25.30 feet and N00°28'58"E 403.64 feet and N89°49'05"W 263.84 feet along the North line of the Griffin's Addition as recorded in Liber 45 of Plats, Pages 316, 317, and 318, Ingham County Records and N00°36'24"E 815.16 feet from the South 1/4 Corner of said Section 4; thence continuing N00°36'24"E 9.64 feet; thence N89°56'49"W 697.88 feet; thence N29°12'50"E 356.51 feet along the West line of Lot 48 of Assessor's Plat No 1, as recorded in Liber 12 of Plats, Page 44, Ingham County Records; thence N63°37'59"W 392.31 feet along the southeasterly extension of the lot line common to Lots 45 and 46 of said Assessor's Plat to the East right of way line of Okemos Road; thence along said right of way line N27°44'29"E 60.40 feet; thence S82°46'40"E 131.69 feet; thence N27°48'40"E 160.00 feet; thence N55°02'20"E 64.11 feet to the South right of way line of Coppersmith Drive, as recorded in Liber 2504 of Deeds, Page 860, Ingham County Records; thence along said right of way line the following three courses, Southeasterly 188.77 feet along arc of a 267.00 foot radius curve to the right whose central angle is 40°30'32" and whose chord bears S41°56'04"E 184.87 feet; thence Southeasterly 395.13 feet along the arc of a 333.00 foot radius curve to the left whose central angle is 67°59'12" and whose chord bears S55°40'24"E 372.36 feet; thence S89°40'00"E 284.59 feet; thence S00°00'00"W 256.49 feet; thence S61°20'45"W 128.51 feet to the point of beginning, containing 7.09 acres of land, more or less, and subject to any easements or rights of way of record. And Also A part of the South 1/2 of Section 4, T2N, R1W, City of Mason, Ingham County, Michigan, described as beginning at a point N00°28'58"E 363.13 feet and N00°28'58"E 1.00 feet and N89°31'02"W 25.30 feet and N00°28'58"E 403.64 feet and N89°49'05"W 263.84 feet along the North line of the Griffin's Addition as recorded in Liber 45 of Plats, Pages 316, 317, and 318, Ingham County Records and N00°36'24"E 409.70 feet from the South 1/4 corner of said Section 4; thence continuing N00°36'24"E 405.46 feet; thence N61°20'45"E 128.51 feet; thence N00°00'00"E 256.49 feet to the South right of way line of Coppersmith Drive, as recorded in Liber 2504 of Deeds, Page 860, Ingham County Records; thence along said right of way line the following two courses, S89°40'00"E 176.95 feet; thence Southeasterly 499.66 feet along the arc of a 442.00 foot radius curve to the right whose central angle is 64°46'13" and whose chord bears S57°16'54"E 473.48 feet to the Northeast corner of Lot 110, Rayner Ponds Estates No. 3, as recorded in Liber 50 of Plats, Pages 35, 36 and 37, Ingham County Records; thence along the North and West lines of said Rayner Ponds Estates No. 3 the following six courses, S65°06'13"W 135.00 feet; thence S12°16'47"E 134.11 feet; thence S12°57'13"W 134.11 feet; thence S35°00'45"W 100.73 feet; thence S45°32'42"E 135.00 feet; thence S44°27'18"W 66.00 feet; thence S90°00'00"W 80.00 feet; thence S45°00'00"W 55.00 feet; thence S90°00'00"W 185.47 feet; thence N00°00'00"E 115.03 feet; thence S90°00'00"W 256.36 feet to the point of beginning, containing 9.55 acres of land, more or less, and subject to any easements or rights of way of record. And Also A part of the South 1/2 of Section 4, T2N, R1W, City of Mason, Ingham County, Michigan, described as beginning at a point N00°28'58"E 363.13 feet from the South 1/4 corner of said Section 4; thence continuing N00°28'58"E 1.00 feet; thence N89°31'02"W 25.30 feet to a found iron deeded to be 198.00 feet North of the Northeast corner of Lot 16, Block 10, Griffin's Addition to the City of Mason as recorded in Liber 46 of Deeds, Pages 316 -318, Ingham County Records; thence N00°28'42"E 403.64 feet along the East line of Blocks 9 and 10 to the Northeast corner of Lot 8, Block 9, of said Griffin's Addition; thence N89°49'05"W 263.84 feet along the North line of said Griffin's Addition; thence N00°36'24"E 409.70 feet; thence S90°00'00"E 256.36 feet; thence S00°00'00"E 115.03 feet; thence N90°00'00"E 185.47 feet; thence N45°00'00"E 55.00 feet; thence N90°00'00"E 80.00 feet; thence S45°32'42"E 66.00 feet; thence S44°27'18"W 99.46 feet; thence S00°29'00"W 625.36 feet along Rayner Ponds Estates No. 3 as recorded in Liber 50 of plats, pages 35,36, & 37, Ingham County Records, and along Rayner Ponds Estates as recorded in Liber 36 of plats, pages 50 & 51, Ingham County Records; thence N89°14'20"W 251.50 feet to the point of beginning, containing 7.10 acres of land, more or less, and subject to any easements or rights of way of record.

WHEREAS, the applicant shall provide a revised master deed with the correct reference to unit numbers, and

WHEREAS, the applicant shall provide the basis for the surety provided to cover the installation of sidewalk, street trees and final lift of street asphalt prior to the issuance of building permits, and

WHEREAS, approval is granted with the condition that the applicant shall submit a revised site plan with the following changes **prior to final issuing building permits**:

- 1) The revised plans shall be prepared to the satisfaction of the City Engineer as outlined in his email of May 5, 2014, and
- 2) The plan shall show street trees having minimum separation of 60 feet, and
- 3) The plans shall show the correct unit numbers in the "Square Footage Chart" on the Site and Utility Plan sheet and "Proposed Lot Grades" on sheet four, and

WHEREAS, approval is based on the plans dated April 3, 2014, and

WHEREAS, upon compliance with the conditions listed herein, the plans will comply with the site plan review standards listed in Section 8.8 of Ordinance No. 135; and

NOW THEREFORE BE IT RESOLVED, that the Mason Planning Commission does hereby approve a Final Site Plan amendment to convert the remaining undeveloped land in Phase III of the Landings at Rayner Ponds Condominium Development to single family condominium lots.

RESOLUTION APPROVED UNANIMOUSLY

Discussion – Master Plan Implementation Strategy

Haywood informed the Commission regarding prioritizing the different strategies for implementing the different concepts in the Master Plan. He provided a list of strategies identified in Chapter 5 of the Plan. Discussion ensued regarding prioritizing the list of strategies, and considering how to accomplish the task, whether by the commission or an ad hoc committee.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

CORRESPONDENCE

Distributed.

LIAISON REPORTS

Naeyaert informed commissioners regarding current City Council business.

DIRECTOR REPORT

No report at this time.

ADMINISTRATOR'S REPORT

Colburn informed the Commission regarding current City business.

ADJOURNMENT

The meeting adjourned at 7:39 p.m.

Deborah J. Cwierniewicz, City Clerk

Jim King, Secretary