

**CITY OF MASON  
PLANNING COMMISSION MEETING  
MINUTES OF MAY 10, 2016**

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

Present: Commissioners: Brown, Fischer, Hude, Reeser Sabbadin, Scott, Waxman  
Absent: Commissioner: Barna (Excused), Hagle (Excused)  
Also present: David Haywood, Zoning & Development Director  
Deborah J. Cwierniewicz, City Clerk

**APPROVAL OF MINUTES:**

**Regular Minutes of April 12, 2016**

The regular meeting Minutes of April 12, 2016 were approved as submitted.

**PEOPLE FROM THE FLOOR**

None.

**ANNOUNCEMENTS**

A moment of silence was observed in memory of Rollin B. Dart, Dart National Bank Chairman Emeritus, who passed to eternal rest on May 7, 2016.

**PUBLIC HEARING**

**Special Use Permit – Mason First Church of the Nazarene**

Reeser opened the public hearing at 6:36 p.m.

Gregg Shaw of 1668 West Dansville Road spoke in support of the proposed baseball fields at the Recreational Outreach Center (ROC) behind his property.

Reeser closed the public hearing at 6:37 p.m.

**Resolution – Resolution Approving A Final Site Plan and Amending Planning Commission Resolution 2007-04 to Allow the Construction of Two Softball Fields at the First Church of the Nazarene Recreation Outreach Center on Property Located at 1706 Dansville Road**

Cynthia Richey, Mason First Church of the Nazarene ROC Program Director and Mary Kueppers, Mason First Church of the Nazarene ROC Board Member, presented the softball field plans and gave a brief explanation of the response to a need for softball fields in the city. Ms. Richey stated that it is planned to construct one field at this time.

MOTION by Waxman, second by Brown,  
to consider Planning Commission Resolution – Resolution Approving A Final Site Plan and Amending Planning Commission Resolution 2007-04 to Allow the Construction of Two Softball Fields at the First Church of the Nazarene Recreation Outreach Center on Property Located at 1706 Dansville Road read.

**MOTION APPROVED**

Introduced by Sabbadin and seconded by Hude, Planning Commission Resolution – Resolution Approving A Final Site Plan and Amending Planning Commission Resolution 2007-04 to Allow the Construction of Two Softball Fields at the First Church of the Nazarene Recreation Outreach Center on Property Located at 1706 Dansville Road.

**CITY OF MASON  
PLANNING COMMISSION RESOLUTION NO. 2016-03  
A RESOLUTION APPROVING A FINAL SITE PLAN AND AMENDING PLANNING  
COMMISSION RESOLUTION 2007-04 TO ALLOW THE CONSTRUCTION OF TWO  
SOFTBALL FIELDS AT THE FIRST CHURCH OF THE NAZARENE RECREATION  
OUTREACH CENTER ON PROPERTY LOCATED AT 1706 DANSVILLE ROAD  
May 10, 2016**

**WHEREAS**, a request has been received from the Mason First Church of the Nazarene, regarding parcel 33-19-10-200-016, for a final site plan approval and amendment to their existing special use permit to allow the construction of two softball fields on property located at 1706 West Dansville Road (M-36); and

**WHEREAS**, the proposed softball fields are proposed to be constructed on property legally described as:

A part of the Southeast ¼ and the Northeast ¼ of Section 10, T2N, R1W, Vevay Township, Ingham County, Michigan, described as beginning on the East-West ¼ line N 89d56'04" W 660.01 feet from the East ¼ corner; thence N 89d56'04" W 677.36 feet along the East-West ¼ line; thence S 00d32'50" E 989.83 feet along the East line of the West ½ of the Southeast ¼; thence N 67d44'53" W 683.76 feet; thence S 28d00'08" W 372.00 feet to the centerline of M-36 (Dansville Road); thence N 27d35'34" E 1800.93 feet; thence S 89d58'02" E 1072.55 feet; thence S 00d34'10" E 773.93 feet to the point of beginning, containing 44.11 acres of land, more or less, and subject to any easements or rights of way of record; 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**, the approval granted herein shall serve as an addendum to Planning Commission Resolution No. 2007-04.

**NOW THEREFORE BE IT RESOLVED**, that the City of Mason Planning Commission does hereby approve a final site plan and special use permit amendment for the construction of two softball fields on property located at 1706 West Dansville Road (M-36) based on the plans received on April 1, 2016.

**RESOLUTION APPROVED**

**REGULAR BUSINESS**

**Resolution – A Resolution Approving a Concurrent Preliminary and Final Site Plan to Allow H&H Welding and Repair, Inc. to Construct a 7,650 Square Foot Building Addition to the Existing Industrial Welding and Repair Facility Located at 700 Acme Drive**

A brief discussion ensued. Kim Stewart, Jerico Construction applicant, responded to questions regarding wetland boundaries.

MOTION by Waxman, seconded by Sabbadin,  
to consider Planning Commission Resolution – A Resolution Approving a  
Concurrent Preliminary and Final Site Plan to Allow H&H Welding and Repair,  
Inc. to Construct a 7,650 Square Foot Building Addition to the Existing Industrial  
Welding and Repair Facility Located at 700 Acme Drive, read.

**MOTION APPROVED**

Much discussion ensued regarding whether a condition to obtain Michigan Department of Environmental Quality (MEDQ) approval should be considered as well as approval by the Zoning Board of Appeals.

MOTION by Waxman, seconded by Brown,  
to amend Planning Commission Resolution – A Resolution Approving a  
Concurrent Preliminary and Final Site Plan to Allow H&H Welding and

Repair, Inc. to Construct a 7,650 Square Foot Building Addition to the Existing Industrial Welding and Repair Facility Located at 700 Acme Drive, by inserting a fifth paragraph as follows:

**WHEREAS**, approval is granted subject to review and approval by the Michigan Department of Environmental Quality (MEDQ).

**MOTION APPROVED**

Yes (7) Brown, Fischer, Hude, Reeser, Sabbadin, Scott, Waxman

No (0)

Absent (2) Barna, Hagle

**MOTION APPROVED**

MOTION by Waxman, seconded by Brown, to amend Planning Commission Resolution – A Resolution Approving a Concurrent Preliminary and Final Site Plan to Allow H&H Welding and Repair, Inc. to Construct a 7,650 Square Foot Building Addition to the Existing Industrial Welding and Repair Facility Located at 700 Acme Drive, by inserting language in the third paragraph as follows:

**WHEREAS**, approval is granted subject to a revised site plan showing the required barrier free parking spaces and parking space widths *with approval of a variance by the Zoning Board of Appeals* prior to the issuance of a building permit; and

Discussion was held regarding the parking space width amendment language in accordance with Mason Codes.

VOTE ON THE AMENDMENT:

Yes (0)

No (7) Brown, Fischer, Hude, Reeser Sabbadin, Scott, Waxman

Absent (2) Barna, Hagle

**MOTION FAILED**

Introduced by Sabbadin, seconded by Hude, Planning Commission Resolution – A Resolution Approving a Concurrent Preliminary and Final Site Plan to Allow H&H Welding and Repair, Inc. to Construct a 7,650 Square Foot Building Addition to the Existing Industrial Welding and Repair Facility Located at 700 Acme Drive.

#### CITY OF MASON

#### PLANNING COMMISSION RESOLUTION NO. 2016-04

#### A RESOLUTION APPROVING A CONCURRENT PRELIMINARY AND FINAL SITE PLAN TO ALLOW H&H WELDING AND REPAIR, INC. TO CONSTRUCT A 7,650 SQUARE FOOT BUILDING ADDITION TO THE EXISTING INDUSTRIAL WELDING AND REPAIR FACILITY LOCATED AT 700 ACME DRIVE

May 10, 2016

**WHEREAS**, a request has been received from H&H Welding and Repair, Inc. for concurrent preliminary and final site plan approval to be allowed to construct a 7,650 square foot building to the existing welding and repair facility at 700 Acme Drive, said property having the following legal description and parcel number 33-19-10-05-102-007:

PART OF NW 1/4 OF SEC 5, T2N R1W, CITY OF MASON, INGHAM COUNTY, MI  
DESC AS: COM AT PT ON E LN OF KERNS RD 1793.1 FT N & 663.5 FT E OF W  
1/4 COR OF SEC 5 –E 635.2 FT -S 360 FT –S0D04°W 464.2 FT -N79D17°W 264.8  
FT -N55D08°W 456.12 FT -N 514.05 FT TO POB EXC COM AT NW COR OF SEC  
5 -S88D56°58'E 661.5 FT ALNG N SEC LN - S0D23°42'W 1335.35 FT ALNG E LN  
OF KERNS RD -S54D34°22'E 330.02 FT TO POB - S89D32°32'E 367.58 FT -  
S0D27°28'W 124.01 FT -N78D53°32'W 264.8 FT -N54D34°22'W 130.99 FT TO

POB -ALSO THAT PART OF SD NW 1/4 DESC AS: COM AT NW COR OF SEC 5  
-S89D55'18"E 1300.01 FT ALNG N SEC LN -S0D34'55"E 1177.27 FT TO POB -  
S89D55'18"E 316 FT TO EXTN OF E LN OF KIM DR -S0D34'55"E 66 FT -  
N89D55'118"W 316 FT - N0D34'55"W 66 FT TO POB 10.11 ACRES; and

**WHEREAS**, upon compliance with the conditions of approval listed herein, the plans will comply with the standards of approval listed in Section 94-227 and 228 of Chapter 94, of the Mason City Code; and

**WHEREAS**, approval is granted subject to a revised site plan showing the required barrier free parking spaces and parking space widths with approval of a variance by the Zoning Board of Appeals prior to the issuance of a building permit; and

**WHEREAS**, the requirement to install sidewalk be deferred to City of Mason planned Kerns Road reconstruction, the proportional cost of which shall be invoiced to the applicant at the time of construction; and

**WHEREAS**, this final site plan approval is valid for a period of 12 months.

**WHEREAS**, approval is granted subject to review and approval by the Michigan Department of Environmental Quality (MEDQ) regarding wetlands.

**NOW THEREFORE BE IT RESOLVED**, that the City of Mason Planning Commission does hereby approve a final site plan for the construction of a 7,650 square foot building addition to the existing welding and repair facility located 700 Acme Drive based on the plans dated April 11, 2016.

**RESOLUTION APPROVED**

**Report – Mobile Food Vendor Ordinance**

Haywood reported on the status of the Mobile Food Vendor Ordinance. A brief discussion ensued.

**Discussion – Mobile Food Vendor Fees**

Brown stated that Council sets fees for the City. However, Planning Commission assessment will be considered. Discussion ensued regarding the rationale for a fee, as well as whether to exempt government agencies, schools, and non-profit organizations.

MOTION by Waxman, second by Hude,  
to recommend to City Council that the fee considered for a Mobile Food Vendor  
not exceed \$200

Yes (6) Brown, Hude, Reeser Sabbadin, Scott, Waxman

No (4) Fischer-[INSERT] (0)

Absent (2) Barna, Hagle

**MOTION APPROVED**

MOTION by Scott, second by Hude  
to exempt government agencies, schools, and non-profit organizations  
from paying a fee.

Yes (6) Brown, Hude, Reeser Sabbadin, Scott, Waxman

No (1) Fischer

Absent (2) Barna, Hagle

**MOTION APPROVED**

**Discussion – Collection Bin Ordinance**

Haywood elaborated on his report regarding collection bins and the request by Councilmember Clark to consider compiling an ordinance to regulate them. A brief discussion ensued regarding whether regulating collection bins is necessary and that it is the responsibility of the Code Enforcement Officer.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

None.

**CORRESPONDENCE**

Distributed.

**LIAISON REPORTS**

Brown informed commissioners regarding current City Council business.

**DIRECTOR REPORT**

No report at this time.

**ADJOURNMENT**

The meeting adjourned at 8:17 p.m.

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Deborah J. Cwiertniewicz, City Clerk

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Seth Waxman, Secretary