

**CITY OF MASON  
PLANNING COMMISSION MEETING  
MINUTES OF JULY 12, 2016**

Vice-chairperson Sabbadin called the meeting to order at 6:30 p.m. in the Council Chambers at 201 West Ash Street, Mason, Michigan.

Commissioner(s) present: Barna, Fischer, Hagle, Hude, Sabbadin, Waxman  
Commissioner(s) absent: Brown (excused), Reeser (excused), Scott (excused)  
Also present: David Haywood, Zoning & Development Director

**APPROVAL OF MINUTES:**

The regular meeting Minutes of June 14, 2016 were approved as submitted.

**PEOPLE FROM THE FLOOR**

None.

**ANNOUNCEMENTS**

Commissioner Fischer introduced his daughter Eva Fischer as an observer of the democratic decision making process.

Commissioner Waxman reported that he attended the open house for the new apartment lofts above the Vault Deli and commended the work of Revitalize Inc. and the owners, Jamie and Scott Robinson, for their efforts.

**REGULAR BUSINESS**

**Resolution - A Resolution Approving a Special Use Permit and Final Site Plan to Construct a 135 Square Foot Building Addition, Including Drive-Thru, Located at 227 North Cedar Street**

A lengthy discussion was held regarding specific concerns and requirements for the application. The Planning Commission identified the following:

- On-coming crossover traffic at drive-thru
- No lighting at rear of building
- One-way traffic would be best at Cedar Street with exit only
- Traffic flow is not a fatal flaw
- Shared use parking agreement is not necessary
- The martial arts studio opposes the proposal
- Not a safe path for pedestrians
- Not the best location for drive-thru
- There are other examples in town of similar drive-thru lanes near pedestrian crossings
- Is there a conflict still with Cedar Street traffic turning into the site
- There will likely be a decrease in pedestrian conflicts with drive-thru lane as opposed to vehicles backing out of parking spaces
- Children now in front of drive-thru lane instead of behind parked cars backing out

Additional information provided by the applicant in response to comments/concerns:

- The times at which the two tenants have cross-over hours are limited and generally opposite

- 50-60 percent of Little Caesars business is Friday and Saturday, 11am to 11pm
- Lighting on site is powerful enough to illuminate the rear parking area
- Drive-thru will result in more vehicles utilizing the North Street entrance

MOTION by Waxman, second by Barna,  
to introduce and consider read Planning Commission Resolution – A Resolution  
Approving a Special Use Permit and Final Site Plan to Construct a 135 Square Foot  
Building Addition, Including Drive-thru, Located at 227 North Cedar Street.

MOTION APPROVED UNANIMOUSLY

**CITY OF MASON  
PLANNING COMMISSION RESOLUTION**

**A RESOLUTION APPROVING A SPECIAL USE PERMIT AND FINAL SITE PLAN TO  
CONSTRUCT A 135 SQUARE FOOT BUILDING ADDITION, INCLUDING DRIVE-  
THRU, LOCATED AT 227 NORTH CEDAR STREET**

**July 12, 2016**

**WHEREAS**, a request has been received from Little Caesars for a special use permit and preliminary and final site plan approval to be allowed to construct a 135 square foot building addition, including drive-thru, at 227 North Cedar Street; and

**WHEREAS**, the subject property is legally described as: Lot 6 Exc W 6ft thereof and also lots 7, & 8, Block 6, Bush's Addn, Sec 5, T2NR1W, City of Mason, Ingham Co; and

**WHEREAS**, a public hearing on the request was noticed and held at the Planning Commission's regular meeting of June 14, 2016, with testimony given and public comment solicited in accordance with Section 94-101 of the Mason Code; and

**WHEREAS**, upon compliance with the conditions listed herein, the plans will comply with the site plan review standards listed in Section 94-227 and the special use permit basis of determination standards listed in Section 94-191(f) of the Mason Code; and

**WHEREAS**, upon compliance with the conditions listed herein, the plans will comply with of the Mason Code; and

**WHEREAS**, approval is granted with the condition that a joint use of parking areas be recorded with the Ingham County Register of Deeds in compliance with Section 94-291(f) to the satisfaction of the Zoning and Development Director; and

**WHEREAS**, the applicant shall provide a revised site plan showing a barrier free transition between the driveway pedestrian crossing and the pedestrian walkway at the east entrance on Cedar Street; and

**WHEREAS**, the applicant provide a revised site plan showing the fence in front of the front yard setback of North Street either eliminated or reduced to three feet tall or shorter; and

**NOW THEREFORE BE IT RESOLVED**, that the Mason Planning Commission does hereby approve a Special Use Permit and Preliminary and Final Site Plan to construct a 135 square foot building addition, including drive-thru, located on property at 227 North Cedar Street based on the revised site plan dated July 1, 2016.

A brief discussion ensued regarding the location of the resolution in the packet.

MOTION by Waxman, second by Hude,  
to table Planning Commission Resolution – A Resolution Approving a Special  
Use Permit and Final Site Plan to Construct a 135 Square Foot Building Addition,  
Including Drive-thru, Located at 227 North Cedar Street  
Yes (4) Barna, Hude, Fischer, Waxman,  
No (2) Hagle, Sabbadin  
MOTION APPROVED

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

None.

**CORRESPONDENCE**

Planning & Zoning News, June 2016 distributed.

**LIAISON REPORTS**

None.

**DIRECTOR REPORT**

Haywood informed the commission that the City Clerk would no longer be serving as the recording secretary to the Planning Commission, and that he would now be filling in as the recording secretary. Haywood further reported that city administration is considering discontinuing video recording and broadcasting of Planning Commission meetings as a cost savings measure and invited comments.

**ADJOURNMENT**

The meeting adjourned at 7:36 p.m.



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David E. Haywood, Zoning & Development Director



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Seth Waxman, Secretary