

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF APRIL 11, 2017**

Chairperson Reeser 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, Droscha, Feintuch, Hagle, Hude, Reeser, Sabbadin, Waxman
Commissioner(s) Absent: Howe
Also present: David Haywood, Zoning & Development Director
Deb Stuart, City Administrator

Motion was made by Sabbadin, second by Hude, to amend the April 11, 2017 Agenda by moving 8A to number 4.

Yes (8) Barna, Droscha, Feintuch, Hagle, Hude, Reeser, Sabbadin, Waxman
No (0)
Absent (1)

MOTION APPROVED

8. NEW BUSINESS

A. DISCUSSION – Villages at Franklin Farms: Parking

Hude noted that because she lives in Franklin Farms she will be abstaining from the vote and not participating in the discussion. Reeser agreed.

Haywood gave overview of the issues surrounding the parking and noted he was asking for guidance from the Planning Commission on how to proceed regarding whether this was an amendment to approved site plan. The applicant would like to add parking to a certain area of the complex due to additional use of that area. William Shepard spoke on behalf of Franklin Farms as the HOA (**What does this stand for?**) president. Haywood recommended that this was an administrative amendment that could be handled by Department Head signoff review once they have more details of the projects.

Motion was made by Waxman, seconded by Sabbadin to handle this amendment administratively once the HOA has provided detail plans and necessary documentation.

Yes (7) Barna, Droscha, Feintuch, Hagle, Reeser, Sabbadin, Waxman
No (0)
Absent (1)

Abstained (1)
MOTION APPROVED

PUBLIC COMMENT

None.

PRESENTATIONS

A. Anne Barna – Medical Marihuana Facilities Licensing Act

Barna gave an update on a recent training she participated in presented by the MML regarding Medical Marihuana Facilities. She noted that while the legislation that passed in Sept 2016 increases types of businesses associated with marihuana distribution, there is no action

required as you have to opt in to be subject to the legislation. The City can determine what types of businesses are allowed and what the fee would be to process the applications. Barna noted that zoning ordinance to allow the use and a police power ordinance. **Not a complete sentence ???** The training recommended adopting a resolution noting that you are not planning to adopt an ordinance to send a clear message.

APPROVAL OF MINUTES

Motion to approve March 14, 2017 minutes was made by Waxman, second by Hagle.

Yes (8) Barna, Droscha, Feintuch, Hagle, Hude, Reeser, Sabbadin, Waxman

No (0)

Absent (1)

MOTION APPROVED

CORRESPONDENCE

Planning and Zoning News, February 2017, was received.

UNFINISHED BUSINESS

A. Discussion – Off-street Parking Ordinance Amendment

Haywood gave an update on the tracked amendments incorporated from the previous meeting. Waxman noted that he would like to strike 94-292 f2 to encourage property owners to work together with limited requirements. Feintuch expressed concern about striking that section and other Commissioners agreed. Haywood expressed the concern also about striking. He noted that it is difficult to track without the register of deeds record. Hude expressed concern over striking the loading and unloading zones and noted that it is important that we enforce this issue. Droscha noted it is important to accommodate when possible delivery trucks and noted that businesses in the downtown often have delivery trucks on the street.

Motion was made by Waxman, seconded by Sabbadin on recommending to City Council the draft ordinance. Much discussion took place regarding this issue and there was concern about lack of public engagement, the amount of changes without legal issues, and justification for all changes.

Waxman withdrew his motion.

Waxman suggested a workshop to engage the public. Hude suggested social media for a survey to get some additional impact. Sabbadin noted he agrees that he is ready for public comment, input from the Chamber, DDA, and social media outlets. The Commissions needs to identify key stakeholders. Haywood agreed. He referred to an article from American Planning with key trends. Site plans with indication of parking review.

Reeser suggested forming a Subcommittee to discuss workshop goals, summary of why the changes were made, and analysis of the reasons certain items were selected. Waxman volunteered to lead that group. He requested creating resolutions for site plans as soon as possible. **Barna- facility of meeting, collecting data – sorry, don't understand this point.** Hude can assist. An update from Subcommittee should be on the May agenda.

B. Discussion – Planning Commission Work Program

Haywood gave an overview of the proposed work plan. Barna recommended an action plan be developed for the current year. Droscha suggested adding infrastructure needs such as fiber or internet access.

NEW BUSINESS

B. Resolution – A Resolution Approving the Capital Improvements Plan for the Fiscal Years 2017-2023

Stuart thanked the Commissioners for their participation in the workshop and noted the updates made since the last meeting. She recommended the Commission move to approve the resolution. **Waxman to introduce, seconded by Sabbadin to introduce the resolution.**

Droscha, Waxman, moved to approved resolution.

LIAISON REPORTS

Droscha gave an update on the City Council.

Haywood expressed his appreciation for the Commission and City of Mason. Reeser noted Haywood's great work. Waxman said Haywood's guidance has been so valuable both inside of meeting and outside. Hude and Droscha also expressed their appreciation.

ADJOURN

The meeting adjourned at 8:17 p.m.

Seth Waxman, Secretary