

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF AUGUST 15, 2017**

Chairman Reeser called the meeting to order at 6:32 p.m. in the Council Chambers at 201 West Ash Street, Mason, Michigan.

Commissioner(s) Present: Barna, Droscha, Feintuch, Hagle, Howe, Reeser, Sabbadin, Waxman
Commissioner(s) Absent: Hude
Also present: Deb Stuart, City Administrator

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Motion to approve May 9, 2017 minutes was made by Waxman, second by Howe.
MOTION APPROVED UNANIMOUSLY

UNFINISHED BUSINESS

Waxman reported that the Parking Committee has not met, but he has reviewed the Parking Ordinance and recent request for parking exceptions. He would like to discuss this more once a dedicated staff person is on board.

NEW BUSINESS

Resolution 2017-04 – Recommending the City Council Adopt an Ordinance to Amend Section 94-131 (b) to Personal Service Establishments

MOTION by Waxman, second by Howe, to approve Resolution 2017-04.

Stuart reported on the desire by Salon 130 to relocate their Salon into a 0-1 Zoning District which is currently not allowed under the Zoning Ordinance. Since there is already a salon in existence within this zone, the owners of Salon 130 are requesting a consideration of whether the existing Zoning Ordinance could be interpreted to allow their salon. If not, they are requesting that the ordinance be amended to allow for salons in the 0-1 District.

Stuart went over the report from Land Plan and noted that it was not currently allowed within the O-1 District and staff was recommending an amendment to the Ordinance to allow for it.

The property owner and owner of Salon 130 spoke in support of the project. Howe noted Salon 130s contribution to the community and congratulated them on their success.

Discussion followed regarding the impact of the change on other areas and overall support for a salon to be an allowable use.

MOTION APPROVED UNANIMOUSLY

Resolution 2017-05 – Approval of the Final Site Plan, With Contingencies, to Construct a New 5,052 Square Foot New Mixed Use Property Located at 160 East Ash Street

MOTION by Waxman, second by Droscha, to approve Resolution 2017-05.

Stuart reported that Mason Square Properties is requesting preliminary and final site plan approval to renovate the existing building on the property located at 160 East Ash Street (M366). The intended/proposed use of the additional space is mixed use with a restaurant on the first floor and residential on the second floor. Stuart then introduced Don Heck, City Engineer, who was the lead on the analysis of this request.

Heck provided an overview of his findings and recommendations. There was discussion related to parking and the requirements of the ordinance. Howe, Barna and Waxman raised concerns about the lack of available parking spaces.

MOTION by Waxman, second by Howe, to amend Resolution 2017-05 to note the Planning Commission waives the parking requirement as allowed within the Ordinance due the location in the C-1 District.

AMENDMENT MOTION APPROVED UNANIMOUSLY

MAIN MOTION APPROVED UNANIMOUSLY

LIAISON REPORTS

Droscha reported on City business and development projects. Stuart noted that Elizabeth Hude will be joining our team in September as the Community Development Director and has submitted her resignation to the City Council of her position on the Planning Commission Board.

ADJOURN

The meeting adjourned at 7:31 p.m.

Seth Waxman, Secretary