

**CITY OF MASON  
SPECIAL PLANNING COMMISSION MEETING  
MINUTES OF April 24, 2018**

Sabbadin called the meeting to order at 7:00 p.m. in the Council Chambers at 201 W. Ash Street, Mason, Michigan.

Present: Commissioners: (6) Barna, Droscha, Feintuch, Hagle, Howe, Sabbadin  
Absent: Commissioners: (2) Reeser, Waxman  
Also present: Elizabeth A. Hude, AICP, Community Development Director

**PUBLIC COMMENT**

Steve Howard, 608 S. Lansing Street asked why the hotel development needed a private road? Hude responded that it was necessary to create the required frontage and access to the property from Kipp Road.

Deb Stuart, City Administrator and resident at 502 Riverwalk, stated that the hotel development was consistent with the city's economic development strategy. A feasibility study done based on business travel to the area was sufficient to support a national chain hotel, which are typically four stories. The use is consistent with the findings of the study and she encourages support.

Keith Hein, 1002 Eugenia Drive raised questions about the reason for the road and if it was necessary to unlock the land or if the intent was to put a road through to the north. He fought the road going through 20 years ago. As part of the changing of the ordinance, did we review the masterplan? Staff confirmed that a review of the masterplan was a part of the process for changing the ordinance.

**UNFINISHED BUSINESS**

- A. Mason Hospitality Group LLC is seeking approval of a Special Use Permit and Preliminary Site Plan Review for permission to construct a private road with access to a new four-story, 44,376 sq. ft., 72-room hotel and conference center on vacant property located on the north side of West Kipp Road and west of US-127. The parcel is zoned C-2 General Commercial District.
  - 1) Resolution 2018-03 – Approve Special Use Permit and Preliminary Site Plan Review to Construct a Private Road with Access to a New Four-story, 44,373 sq. ft., 72-room Hotel and Conference Center on Vacant Property Located on the North Side of West Kipp Road and West of US-127

Bob Ford provided an overview of the new information provided to staff and the Planning Commission since the last meeting – traffic data, a drawing revision correcting an error at the intersection of Kipp Road and Franklin Farms Drive, water line connection to Eugenia Drive.

*Droscha motioned to approve Resolution 2018-03. Howe seconded.*

As part of the discussion, staff read letters received from commissioners Reeser, Waxman and the Chamber of Commerce supporting the approval of the hotel.

Barna stated that this is a preliminary plan, the major issues have been addressed and the developer will have the opportunity to address the smaller issues as noted in the LandPlan report at the final site plan review. She would like to see the plan for a safe way to walk to other locations and businesses in the final site plan. She is not recommending this as a condition, just stating a

preference.

Yes (6) Barna, Droscha, Feintuch, Hagle, Howe, Sabbadin

No (0)

Absent (2) Waxman, Reeser

MOTION PASSED

**NEW BUSINESS**

**ADJOURN**

The meeting adjourned at 7:24 p.m.

  
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Lori Hagle, Secretary