



PLANNING COMMISSION MEETING

MINUTES OF JULY 10, 2018

Call to Order:

Sabbadin called the meeting to order at 6:31 p.m. in the Council Chambers at 201 W. Ash Street, Mason, Michigan.

Roll Call:

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

Public Comments:

None.

Approval of Minutes:

Motion to approve June 12, 2018 minutes was made by Howe, second by Waxman.

MOTION APPROVED UNANIMOUSLY

Public Hearings:

A. Resolution 2018- 10 – Brian Brady, Red Oak Holdings, LLC has submitted a request for a special use permit and preliminary site plan approval for new construction of a 24,287 sq. ft., three-story, mixed-use building to include mercantile, business and single-family residential, on property located at 154 W. Maple Street, parcel # 33-19-10-08-233-021, City of Mason, Ingham Co.		
OPEN: 6:34 P.M.	CLOSED: 6:39 P.M.	No comments from the public.
PC Discussion: Chris Weir, 15613 Chandler, Bath, MI, the architect and representative for the applicant, asked that the matter be tabled to the August meeting to allow further investigation into height of building.		
Vote: MOTION made by Waxman, second by Feintuch to postpone discussion and vote on Resolution 2018-10 to the August meeting. Yes (6) Droscha, Feintuch, Hagle, Howe, Sabbadin, Waxman No (0) Absent (2) Barna, Reeser <u>MOTION PASSED</u>		
B. Resolution 2018- 11 – James Giguere of Giguere Homes is requesting preliminary plat approval to create nineteen (19) residential lots and one private park to be located on parcel # 33-19-10-04-401-005, 13.5+/- acres in the City of Mason.		
OPEN: 6:40 P.M.	CLOSED: 6:45 P.M.	Public Comments received.
Public comments/Discussion: 1. Ron Enger of 4685 W. Columbia Rd., engineer and applicant's representative, provided an overview of the project. Nineteen lots will have frontage off of Victoria Circle, ending as a cul-de-sac off at the north end of		

property. The single-family subdivision would require all public utilities to ensure that wetlands are preserved.

2. Michael Fryer – Resident, 56 Harrogate St., is a Geologist with over 25 years of training in oil company, is concerned with the drainage in the area and the impact of this new subdivision. Coppersmith properties currently have pool and sump problems. There were no problems prior to the Sanctuary units being added. Suggested the sub-surface soils be checked for glacial gravel. Worried that if that type of soil is disturbed, residents close to the proposed project will have similar issues to area near Sanctuary units.
3. Brad Lawnsberry – Resident, 803 Sanctuary Drive, asked if the new residents will become members of the homeowners' association (HOA) as well as if they will contribute to maintaining the lake and parks. In order to have access to parks and lakes, residents must be members of the HOA. Chairman Sabbadin stated that the question would need to be addressed with Giguere Homes and depend upon the deed restrictions for the property.

PC Discussion:

1. Hude stated that a master grading/drainage plan for the subdivision will need to be provided and that future lots will be required to build according to that plan to reduce or eliminate potential drainage problems in the area. The final plan will need to include details of who is responsible for the maintenance of the private park; asked if lots one and 10 could absorb some of the park to ensure the lawn areas are maintained.
2. Droscha asked about the concerns raised regarding soil and drainage. Enger stated that the ground water issues and the issues regarding sumps will need to be investigated; soil borings and monitoring wells will be considered. The geological issues will also need to be addressed by the county drain commission.

Vote:

MOTION made by Waxman, second by Hagle to approve Resolution 2018-11.

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

No (0)

Absent (2) Barna, Reeser

MOTION PASSED

Unfinished Business:

- A. Development Updates

The Administrators Report was distributed.
- B. Workplan Update
 1. Census project is finished and included in the Administrators Report
 2. Community Development department offered a candidate the position of Assistant and candidate turned the position down. Position is being re-posted.
 3. Hotel site plans are currently in the Community Development office and are expected to be on the next planning meeting agenda in August.
 4. Hude will be on vacation from July 25 through July 31, 2018.

New Business:

None.

Liaison Report:

- A. Droscha stated that the Council reviewed the food truck ordinance as well as the off-road vehicle ordinance. No action has been taken at this time.
- B. Hude added that a firm has been selected for the feasibility study on the library. The CADL will be paying 50% of the cost of the study.

Adjourn:

The meeting adjourned at 6:54 p.m.



Lori Hagle, Secretary

