



PLANNING COMMISSION MEETING

MINUTES OF SEPTEMBER 25, 2018

SPECIAL MEETING

Call to Order:

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

Roll Call:

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

Public Comments:

None.

New Business:

Resolution 2018-13 Teresa Wren, Kean Properties, LLC submitted an application for Final Site Plan Review proposing the renovation of an existing two-story building that has sustained extensive fire damage. The plan includes a 1st floor restaurant and 2nd floor apartments. The basement previously contained restaurant storage but will be renovated to include a proposed office or bar and storage for the proposed restaurant. The property is located at 402 S. Jefferson Street.

Teresa Wren, of Kean Properties LLC, of 529 Vanderveen Dr. Mason presented an overview of the proposed project. She presented two visuals of the project and a memo from the MCSA Group, Inc. This memo detailed proposed options that were considered for adding an elevator to provide access to the basement of the building, which were all deemed infeasible. Each option would compromise either the historic significance of the building or impact the amount of usable/rentable space reducing the leasing opportunities.

Barna expressed concern about the use in the basement and the lack of accessibility to those in wheelchairs. Barna posed questions regarding the Americans with Disabilities Act (ADA) requirements for historic buildings. Staff noted that there were allowances and exceptions to ADA for historic buildings and that those would be reviewed further by the building inspector.

Howe commented that the address is incorrect on the application. Staff noted that the correct address was listed in the Resolution and on the plans. Howe further disclosed that his employer does have a financial interest in the project.

Vote:

MOTION made by Reeser, second by Droscha to approve Resolution 2018-13.

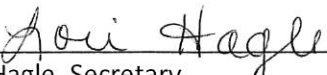
Yes (6) Barna, Droscha, Feintuch, Howe, Sabbadin, Reeser

No (0)

Absent (2) Hagle, Waxman

Adjourn:

The meeting adjourned at approximately 7:03 p.m.


Lori Hagle, Secretary

