

CITY OF MASON

201 West Ash St.
Mason, MI 48854-0370

City Hall (517) 676-9155
Fax (517) 676-1330

PLANNING COMMISSION MEETING - COUNCIL CHAMBER Tuesday, February 12, 2013

6:30 p.m.

Agenda

1. Call to Order
2. Roll Call
3. Approval of Minutes: January 15, 2013
4. People from the Floor
5. Announcements
6. Public Hearing
 - A. Special Use Permit – 1140 S. Jefferson St./S. Cedar St. – Michigan State University Federal Credit Union, drive-thru
 - B. Rezoning – 114 North Mason Street – R2F (Two Family Residential) to RM (Multiple Family Residential)
7. Regular Business
 - A. Resolution 2013-03 – A Resolution Approving a Preliminary Site Plan to construct a 7,900 Square Foot Credit Union Facility, Including Drive-thru, Located at 1140 South Jefferson Street and South Cedar Street
 - B. Resolution 2013-04 – A Resolution Recommending the City Council Adopt an Ordinance to Rezone 0.258 Acres of Land located at 114 North Mason Street from R2F Two Family Residential to RM Multiple Family Residential
 - C. Report – Master Plan Update
8. Unfinished Business
9. New Business
10. Correspondence
11. Liaison Reports
12. Director Report
13. Administrator Report
14. Adjournment

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF JANUARY 15, 2013**

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

Present: Commissioners: Barna, Cotter, Green, King, Naeyaert, Reeser, Sabbadin, Trotter, Waltz
Absent: Commissioner: None
Also present: Martin A. Colburn, City Administrator
David Haywood, Zoning & Development Director
Deborah J. Cwiertniewicz, City Clerk

APPROVAL OF MINUTES: DECEMBER 11, 2012

The Minutes of December 11, 2012, were approved as submitted.

UNFINISHED BUSINESS

None.

ELECTION OF CHAIRPERSON, VICE-CHAIRPERSON, AND SECRETARY

Cwiertniewicz opened nominations for Chairperson.

Nomination by King,
to elect Ed Reeser as Chairperson.

As there were no other nominations for Chairperson, Cwiertniewicz closed the nominations.

ED REESER UNANIMOUSLY ELECTED CHAIRPERSON

Cwiertniewicz opened nominations for Vice Chairperson.

Nomination by Waltz,
to elect John Sabbadin as Vice Chairperson.

As there were no other nominations for Vice Chairperson, Cwiertniewicz closed the nominations.

JOHN SABBADIN UNANIMOUSLY ELECTED VICE CHAIRPERSON

Cwiertniewicz opened nominations for Secretary.

Nomination by Reeser,
to elect Jim King as Secretary.

As there were no other nominations for Secretary, Cwiertniewicz closed the nominations.

JIM KING UNANIMOUSLY ELECTED SECRETARY

PEOPLE FROM THE FLOOR

None.

ANNOUNCEMENTS

- Benefit Dinner/Dance/Silent Auction for the Family of the late Leslie Fire Chief Scott Dunmore – Leslie High School – January 19, 2013

PUBLIC HEARING

Rezoning – 312 North Street – O-1(Office) M-2(General Manufacturing) to C-1

Reeser opened the public hearing at 6:37 p.m. and closed the public hearing at 6:38 p.m. as there were no comments.

REGULAR BUSINESS

Resolution No. 2013-01 - An Ordinance to Amend the Use District Map, as Adopted Pursuant to Section 94-62 of the Mason Code, to Rezone 3.18 Acres of Land Located at 312 North Street from O-1 Office/M-2 General Manufacturing to C-1 Central Business

MOTION by Naeyaert, second by Waltz,
to consider Resolution No. 2012-01 read.

MOTION APPROVED UNANIMOUSLY

Resolution No. 2012-01 was introduced by Naeyaert and seconded by Waltz

CITY OF MASON

PLANNING COMMISSION RESOLUTION NO. 2013-01

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCE NO. 192
AN ORDINANCE TO REZONE 3.18 ACRES OF LAND LOCATED AT 312 NORTH STREET
FROM O-1 OFFICE/M-2 GENERAL MANUFACTURING TO C-1 CENTRAL BUSINESS**

January 15, 2013

WHEREAS, a rezoning request has been received from Donald Heck of Wolverine Engineering & Surveyors, Inc., to rezone parcel 33-19-10-05-453-016 consisting of 3.18 acres of land located at 312 North Street from O-1 Office/M-2 General Industrial to C-1 Central Business; and

WHEREAS, the subject property is further described as: A part of the East ½ of the Southeast ¼ of Section 5, T2N, R1W, City of Mason, Ingham County, Michigan, described as beginning at a point which is N00d01'04"W 760.47 feet along the North-South ¼ line and N89d44'03"E 1416.60 feet along the North line of North Street from the South ¼ Corner of Section 5; thence N00d23'30"W 268.00 feet; thence N17d34'41"W 236.33 feet; thence S85d51'19"E 344.89 feet; thence S00d13'22"E 467.10 feet to the North line of North Street; thence S89d44'03"W 272.61 feet along said North line to the point of beginning containing 3.18 acres of land more or less and subject to any easements or rights of way of record.

WHEREAS, The request to rezone is consistent with the standards of approval for zoning ordinance amendments listed in Section 94-396(a) of the Mason zoning ordinance, based on the following findings of fact:

1. That the request to rezone the property is consistent with Objective #4 and #13 of the Commercial Development Goal of Chapter Two
2. That the request to rezone the property is consistent with Objective #3 of the Industrial Development Goal of Chapter Two
3. That the request to rezone the property is consistent with "downtown center" area description of the Commercial Areas component of the Future Land Use Strategy in Chapter Three of the Master Plan
4. That the subject property is currently served by the necessary public utilities
5. That there are no significant negative environmental impacts related to the rezoning request
6. That the land uses permitted in the O-1 Office zoning district will not adversely affect the value of the surrounding property.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby recommend that the City Council adopt Ordinance No. 191 to rezone 0.3 acres of land located at 210 State Street from O-1 Office to C-1 Central Business.

RESOLUTION APPROVED UNANIMOUSLY

Resolution No. 2013-02 – A Resolution Approving a Preliminary and Final Site Plan to Allow ServiceMaster to Construct a 9,488 Square Foot Building located at 210 State Street

Haywood elaborated on his report regarding the preliminary and final site plan review to allow ServiceMaster to Construct a 9,488 Square Foot Building Located at 210 State Street.

MOTION by Naeyaert, second by King,
to consider Resolution No. 2013-02 read.

MOTION APPROVED UNANIMOUSLY

Resolution No. 2013-02 was introduced by Naeyaert and seconded by Waltz

A lengthy discussion ensued regarding the RV dump station on the plans. Aaron Tobias and Dan Tobias of Century Construction spoke on behalf of applicant.

The meeting recessed at 7:58 p.m. and reconvened at 8:01 p.m. to allow commissioners to compose an amendment to the resolution on the floor.

MOTION by Naeyaert, second by Waltz,
to amend Resolution No. 2013-02 by stipulating that the "RV type dump station"
be administratively reviewed for proper construction in accordance with Mason
Code and that a dye study be performed.

Yes (7) Barna, Green, Reeser, Sabbadin, Trotter, Waltz

No (2) Cotter, King

MOTION APPROVED UNANIMOUSLY

CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2013-02
A RESOLUTION APPROVING A PRELIMINARY AND FINAL SITE
PLAN TO ALLOW SERVICEMASTER TO CONSTRUCT A 9,488
SQUARE FOOT BUILDING LOCATED AT 210 STATE STREET
January 15, 2013

WHEREAS, a request has been received from Century Construction for concurrent preliminary and final site plan approval to be allowed to construct a 9,238 square foot building, utilizing existing foundations, at 210 State Street, said property having parcel number 33-19-10-08-231-004.

WHEREAS, the subject property is further described as:

LEGAL DESC: (per Exhibit A of Land Contract as recorded in Liber 2656 Page 805)
Commencing in the West line of State Street in the City of Mason at a point 80 feet
Southeasterly from the intersection of the Westerly line of State Street with the centerline
produced, of Sycamore Street, formerly Mill Street, running thence South 32°14' East in
said Westerly line of State Street 17.6 feet, South 52°06' East in said Westerly line of State
Street 64 feet, to the intersection of said Westerly line of State Street with the
Southeasterly line of Lot 4, Block 51, Original Plat, City of Mason, Ingham County,
Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36,
Ingham County Records, said point being identical with the intersection of said Westerly
line of State Street with the Northwesterly line of Lot 1, Block 6, City of Mason, running
thence South 44° West along the Northwesterly line of said Lot 1, and the Southeasterly
line of said Lot 4, 63.59 feet, thence Southerly to the Northeast corner of Lot 5, Block 51,
thence West along the North line of Lots 5 and 6, Block 51, to a point 12' East of the
Northwest corner of said Lot 5, Block 51, thence South to the North line of Maple Street,
thence West on the North line of Maple Street 66 feet, at a point 54 feet West of the
Southwest corner of Lot 5, Block 51, thence North 99 feet, thence North 15°29' West 92

feet, thence North 60°56' East 159 feet to the place of beginning: Also all that part of Lot 1, Block 6, lying South and West of State Street, formerly the State Road, together with all that part of the alley dividing Block 6, being South and West of State Street, and being adjacent to Lot 1 on the South: together with a perpetual right of way or easement, to be used in common with the owners of the land on the Northwesterly side of the above premises, to remain free and unobstructed as a driveway over and along a strip of land 15 feet wide adjacent to and adjoining the above described land along the Northwesterly side thereof, also right to construct and maintain a tile sewer and drain across said adjoining land Northwesterly to Sycamore Creek.

WHEREAS, upon compliance with the conditions of approval, the plans will comply with the site plan review standards listed in Sections 94-226 and 94-227 of Chapter 94, Zoning, of the Mason Code.

WHEREAS, approval is granted subject to the following general conditions:

- 1) That site lighting be consistent with the lighting requirements listed in Section 94-177(e) of the zoning ordinance; and
- 2) The applicant meet the expectations of the City Engineer's comments in his letter dated January 9, 2013; and
- 3) The applicant meet the expectations of the Superintendent of Public Works' comments in his letter dated January 11, 2013; and
- 4) That the "RV type dump station" be reviewed by staff for proper construction in accordance with existing ordinances and that a dye study be performed; and

WHEREAS, approval is granted subject to the following conditions being met prior to the issuance of a building permit:

- 1) The applicant obtain a soil erosion and sedimentation permit from the Zoning and Development Department prior to the issuance of a building permit; and
- 2) The applicant shall provide a revised site plan that demonstrates adequate maneuvering space for the west side garage doors, or a recorded easement or parking agreement with the adjacent property owner; and
- 3) The applicant shall provide a revised site plan that shows where storm water from the roof drains will be directed; and

WHEREAS, approval is granted subject to the following conditions being met prior to the issuance of an occupancy permit:

- 1) The applicant shall submit an executed drainage facilities maintenance agreement between and City and responsible party to the private storm water management system prior to the issuance of an occupancy permit.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby approve a preliminary and final site plan for the construction of a 9,238 square foot building on existing foundation located at 210 State Street based on the plans dated December 18, 2012 and January 4, 2013.

Yes (6) Barna, Reeser, Sabbadin, Trotter, Waltz

No (3) Cotter, Green, King

RESOLUTION APPROVED

Discussion – Master Plan Update

Haywood gave a brief update of the Master Plan and spoke regarding the committee's public outreach campaign to educate the residents on the plan. Commissioners asked for notice when the plan is released to the public and for a red-line copy.

UNFINISHED BUSINESS

Reeser introduced new commission members.

NEW BUSINESS

None.

CORRESPONDENCE

Distributed.

LIAISON REPORTS

Naeyaert informed commissioners regarding current City Council business.

DIRECTOR REPORT

Haywood informed the Commission regarding current planning matters.

ADMINISTRATOR'S REPORT

Colburn informed the Commission regarding current City business.

ADJOURNMENT

The meeting adjourned at 8:32 p.m.

Deborah J. Cwiertniewicz, City Clerk

Jim King, Secretary

City of Mason

201 W. Ash St.
P.O. Box 370
Mason, MI 48854-0370
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MEMORANDUM

TO: Planning Commission

FROM: David E. Haywood, Zoning & Development Director 

SUBJECT: Preliminary Site Plan Review – 1140 S. Jefferson St. (MSUFCU)

DATE: February 8, 2013

The applicant is requesting preliminary site plan approval to demolish the existing structures on the subject site and construct a credit union facility, including drive-through, on property located at 1140 South Jefferson Street and property to the west on South Cedar Street. The parcel is zoned C-2 General Commercial. Section 94-142(d)(4) permits uses with vehicular drive-through services by special use permit.

LAND USE AND ZONING:

The surrounding land uses and zoning are as follows:

	Current Land Use	Zoning	Future Land Use
North	Office	O-1 (Office)	Residential
East	Vacant land and residential	RS-1 (Single Family Residential), M-1 (Light Manufacturing)	Residential, Mixed Use
South	Vacant building, Commercial	C-2 (General Commercial)	Commercial
West	Office	O-1 (Office)	Residential

SITE PLAN REVIEW:

Note: This request was originally for preliminary site plan and special use permit approval. Typically a public hearing is scheduled for the same night as the preliminary site

plan review. However, due to a publication error, the Ingham County Community News did not publish the requested public hearing notice. A special meeting was attempted, but not successful in the minimum quorum necessary. As a result, MSUFCU requested to defer the public hearing to the regularly scheduled Planning Commission meeting on March 12, 2013, provided the preliminary site plan would be reviewed and comments provided on February 12, 2013. Therefore, at the February 12 meeting, it will be necessary to inform the public that the public hearing noticed to individual property owners and occupants within the vicinity (300 feet) of the subject property will be deferred to March 12 to afford proper public notice as required by State law and ordinance. Although Section 94-191(e) requires a preliminary site plan be submitted with a special use permit request, nothing in the Zoning Ordinance prohibits issuing preliminary approval before special use permit approval.

Plan Details:

The application indicates the hours of operation will be 7:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 3:00 p.m. Saturday. Approval is recommended with the condition that the drive-through hours be limited to that listed above.

The site plan does not provide the current zoning and land use for the properties east and west of the subject site. Approval is recommended with the condition that this is shown on the final site plan.

The proposed development is shown crossing two separate parcels of land. Developments, structures, etc. are required to be on contiguous property. If the parcels are not combined, the proposed structures and related improvements will need to be radically altered from the proposed locations to meet the setback standards for each parcel. Therefore, approval is recommended with the condition that all of the land subject to the proposed improvements be combined to a single parcel prior to the issuance of a building permit.

Final site plans will need to be sealed by

Height, Bulk, Density, and Area Requirements:

The proposal meets the height, bulk, density and area requirements of the Code, with one exception. The side yard setback along the south property line adjoining the residential property should be shown as 20 feet, pursuant to Section 94-121(c)(1)a and Table 100-1. Approval is recommended with the condition that this shown on the final site plan.

The site plan shows an ATM drive up canopy structure located inside the required front yard setback, which is required to be 50 feet. Footnote #11 of Table 100-1, Lot Dimension Regulations, authorizes the Planning Commission to reduce the required front yard setback by a maximum of 50 percent upon finding that the reduced setback is in keeping with the predominant development patterns in the immediate area and such reduction would encourage a more uniform, unified and orderly development pattern. The section of South Jefferson Street in the vicinity of the site is in transition and the comparable surroundings are that of a mix of residential and vacant commercial. The existing development pattern follows what is residential

on either side of the subject site. However, the property to the south is planned for commercial and the next parcel south is a functionally obsolete building. The development pattern in the vicinity is likely to evolve. It is arguable that if the Planning Commission approves the “predominant” pattern proposed by the applicant, then each request in the future would follow this “trend”. This decision is up to the discretion of the Planning Commission. The Resolution is written in favor of the applicant with respect to this setback

Off-Street Parking & Circulation:

The proposed site plan meets the parking lot, spacing and maneuvering aisle standards listed in Article IX of the Mason zoning ordinance.

The proposed lighting plan meets the standards for light intensity. However, the light levels are slightly elevated at the SE corner of the site that may impact the residence to the south of that area. Approval is recommended that the light source LB-25 on the photometric sheet be obscured by a small evergreen tree or other screening method that adequately screens this lamp from view at all times of the year. Alternatively a different lamp or height may be utilized to lower the light intensity in this area. Approval is recommended with this condition.

Office uses must be provided with one parking space for every 200 square feet of usable floor area. The site plan indicates that there is 5,700 square feet of usable floor area, which calculates to 29 required parking spaces. Section 94-241(i)(1)(f) gives the Planning Commission the authority to require that all parking areas in excess of 120% of the minimum of parking spaces required shall be constructed of pervious surfaces. Based on this standard the applicant would have to make all parking spaces in excess of 35 pervious. The site plan shows this adequately. All spaces provided meet the minimum area and dimension requirements as well as the Americans with Disabilities Act requirements for number of barrier-free spaces, location and dimensions.

Landscaping:

The landscape plan and parking lot landscaping meet the requirements of the Section 94-241 of the Mason zoning ordinance, with one exception, the north property line. Table 100-4 requires a buffer zone A between the subject parcel and the O-1 (Office) zoned property to the north. The site plan does not show any landscaping along the north property line. Approval is recommended that the site plan be revised to show the landscape standards listed in Section 94-241(f)(1)a.

Section 94-241(c)(8) requires that one tree be planted for each 10,000 square feet of disturbed area of the site, or fraction thereof. At 2.08 acres, assuming 80 percent of the site is disturbed, 8 trees are required to be planted in addition to the other normally required landscaping. Credit may be given for existing trees/vegetation that is preserved. The site plan shows a large canopy tree that is to be preserved near the east storm water detention area. Therefore, 7 trees should be required.

Signs:

The applicant is proposing to install a new freestanding pole sign on site, 30 feet from the road right-of-way. Section 58-127(c)(2) permits signs 30 square feet in area no closer than 10 feet from the road right-of-way. For signs in excess of 30 square feet, two and one-half feet of additional setback is required for each five square feet of additional sign area. Therefore, the proposed sign at 70 square feet meets the free standing sign area requirement.

The proposed signage for the building shows two wall signs on the front “corners” of the building. Section 58-127(c)(3) states “One wall sign shall be permitted per ground level store”. The applicant is proposing two. Similarly, the canopy signs over the ATM drive-thru are limited to one sign. The Approval is recommended with the condition that the applicant submit a revised site plan that shows one wall sign each for the main building and ATM canopy in accordance with Chapter 58, Signs or apply and be granted a variance prior to the issuance of a building permit for signage, including the eastern freestanding sign.

All other aspects of the proposed site signage meet the requirements of Chapter 58, Signs.

Construction Schedule:

The applicant has provided a construction schedule indicating that the project will start in the spring of 2013 and be completed in the spring of 2014.

PUBLIC SERVICES AND FACILITIES:

Streets, Traffic, and Site Access:

South Cedar Street is a two-lane street. South Jefferson Street is a two lane street north of the subject site and with a center turn lane south of the subject site. Both streets are under the jurisdiction of the City of Mason. No changes are proposed to either street.

Section 94-176(f) states that the Planning Commission may require front or rear service drives, “...where feasible and practical, and where the lack of such drive would result in inappropriately spaced access points that are contrary to... public safety and welfare”. The applicant is proposing a future access drive at both the north and south property lines to provide access to the adjacent site upon future development.

Staff recommends approval be granted with the condition that installation of said access drives shall be required within 12 months upon the development of an access drive on the adjacent property.

Water, Sanitary Sewer and Storm Water Management:

The site is not served by the necessary public utilities. The Department of Public Works Supervisor has issued comments with regard to the proposed water, sanitary sewer and storm sewer systems on the site. Approval is recommended with the condition that a revised site plan

be submitted that addresses the items listed in his memo dated February 7, 2013, prior to final site plan approval.

The Fire Chief has provided comment recommending that the hydrant being relocated be replaced with a double 5 inch Storz hydrant. Approval is recommended with this condition.

The City Engineer has provided comments in his letter dated January 28, 2013. His comments are similar to the Public Works Supervisor and Fire Chief. Approval is recommended that the applicant provide a revised site plan addressing the comments listed in the City Engineer's letter prior to final approval.

Additional Agency Comments:

Comments from the remaining agencies are attached. No additional concerns have been received regarding this site plan review at this time.

ANALYSIS:

It appears that the site and proposed use will comply with the site plan review standards listed in Sections 94-227 of the Code, provided the previously noted conditions are met.

In addition to these standards, Section 94-191(f) of the Mason Code provides the Basis of Determination for Special Use Permits. These standards must be met before a Special Use Permit can be approved. The standards and staff commentary regarding compliance follow:

- (1) *Be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of adjacent property or the zoning district in which it is proposed.*

The location is currently zoned for commercial use. The use appears to be harmonious with the general surroundings and character of the immediate vicinity.

- (2) *Not be hazardous or disturbing to uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole.*

Provided the mitigating improvements listed in this staff report and accompanying resolution, staff is not aware of any additional conflicts of a hazardous or disturbing nature associated with the proposed use.

- (3) *Be served adequately by essential facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools.*

The use is proposed in an area currently served by public water, sanitary sewer and other necessary facilities.

- (4) *Not create additional requirements at public cost for public facilities and services.*

It does not appear that the proposed use will create additional public costs.

- (5) *Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property, or the general welfare by noise, fumes, glare, or odors.*

Staff is not aware of any conflicts of this nature.

- (6) *Not be located such that it will directly or indirectly have a substantial adverse impact on the natural resources of this city.*

Staff is not aware of any conflicts of this nature.

- (7) *Be in compliance with other applicable local, county, state, or federal rules and regulations.*

It appears that the proposed use is in compliance, provided the specified conditions of approval are met.

RECOMMENDATION:

The Planning Commission approve Resolution No. 2013-03.

Attachments:

1. Resolution 2013-03
2. Application
3. Owner Authorization Letter – J&J Properties of Mason, January 9, 2013
4. Applicant's acknowledgement of deferment of SUP review to March 12, 2013
5. Agency Comments
 - a. City of Mason Chief of Police
 - b. City Engineer
 - c. City of Mason Fire Chief
 - d. City of Mason Public Works Supervisor
 - e. City of Mason City Administrator/Public Works Director
 - f. City of Mason POTW Supervisor
6. Site Plan

Introduced:
Seconded:

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2013-03**

**A RESOLUTION APPROVING A PRELIMINARY SITE PLAN TO CONSTRUCT A
7,900 SQUARE FOOT CREDIT UNION FACILITY, INCLUDING DRIVE-THRU,
LOCATED AT 1140 SOUTH JEFFERSON STREET AND SOUTH CEDAR STREET**

February 12, 2013

WHEREAS, a request has been received from Michigan State University Federal Credit Union, for preliminary plan approval to be allowed to construct a new fast food restaurant, with drive-thru, at 1140 South Jefferson Street and South Cedar Street; and

WHEREAS, the subject property is further described as:

Overall Legal Description: The Original Monuments On The Boundaries Of Parcels 1 And 2 Were Recovered In The Field And The Overall Exterior Boundary (Based On Found Original Monuments) Being More Particularly Described As Follows: A Parcel Of Land Lying Within The Southeast 1/4 Of The Southeast 1/4 Of Section 8, Township 2 North, Range 1 West, City Of Mason, Ingham County, Michigan, Described As: Commencing At The Southeast Corner Of Said Section 8; Thence North 89°55'35" West 297.33 Feet Along The South Line Of Said Section 8; Thence North 00°09'05" East 201.52 Feet Parallel With The East Line Of The Southeast 1/4 Of The Southeast 1/4 Of Said Section 8 To A Found Capped Iron #28414 And The Point Of Beginning; Thence North 89°56'17" West 197.98 Feet To A Found 1/2" Rod; Thence North 00°03'03" East 201.47 Feet Along The Easterly Right-Of-Way Line Of Cedar Street To A Found 1/2" Rod; Thence South 89°57'02" East 198.06 Feet To A Found 1/2" Rod; Thence South 89°55'11" East 297.61 Feet Through A Found 1/2" Rod; Thence South 00°09'05" West Along The East Line Of Said Section 8; Thence North 89°54'57" West 297.34 Feet Through A Capped Iron #28414 To A Found Capped Iron #28414; Thence South 00°08'28" West 30.55 Feet To The Point Of Beginning.

WHEREAS, upon compliance with the conditions listed herein, the plans will comply with the site plan review standards listed in Section 94-227 of the Mason Code; and

WHEREAS, approval is granted with the following **general conditions**:

- 1) The hours of operation for the drive-thru (not including ATM) be limited to the hours of 7am to 6pm Monday through Friday and 9am to 3pm Saturday, and
- 2) The installation of access drives described herein shall be required within 12 months upon the development of access drives on adjacent properties, and
- 3) That a special use permit is granted prior to or concurrently with final site plan approval, and
- 4) That a minimum of 11 parking spaces shall be maintained as pervious surface for the duration of the special use permit, and
- 5) That a City of Mason soil erosion and sedimentation permit will be required prior to the issuance of a building permit, and

WHEREAS, approval is granted with the condition that the applicant shall submit a revised site plan with the following changes **prior to final site plan approval**:

- 1) The plan shall show the zoning and current land uses on adjacent properties to the west and east of the subject property, and
- 2) The plans shall address the expectations of the Public Works Supervisor as stated in his memorandum of February 7, 2013, and
- 3) The plans shall address the expectations of the City Engineer as stated in his letter of January 28, 2013, and
- 4) The plans shall address the expectations of the Fire Chief as stated in his memorandum of February 3, 2013, and
- 5) The plan shall show a 20 foot side yard setback adjacent to the residential property to the south, and
- 6) The plan shall show a method of obscuring the parking lot light pole marked LB-25 that adequately screens light for the residential property to the south by use of vegetation or alteration to the light pole or source, and
- 7) The plan shall show the required landscape buffer yard dimension on the perimeter of the entire site and the required landscaping materials along the north property line consistent with the standards in 94-241(f)(1)a, and
- 8) The plan shall show 7 additional replacement trees as a result of site disturbance (one tree per 10,00 square feet) pursuant to Section 94-241(c)(8) of the Zoning Ordinance, and
- 9) The plans shall show a reduction in the number of wall signs for both the principal building and the ATM canopy to one wall sign each, or be granted a variance by the Sign Board of Appeals prior to the issuance of a building permit for signage, and

WHEREAS, approval is granted with condition that the applicant provide the following **prior to the issuance of an occupancy permit**:

- 1) An executed Drainage Facilities Maintenance Agreement, and
- 2) The two subject parcels having parcel numbers 33-19-10-08-476-002 and 33-19-10-08-476-039 shall be combined to a single parcel.

NOW THEREFORE BE IT RESOLVED, that the Mason Planning Commission does hereby approve a Special Use Permit and Final Site Plan to construct a new fast food restaurant, including drive-thru, located on property located at 730 N. Cedar Street based on the site plan dated June 11, 2008.

Yes ()

No ()

CLERK'S CERTIFICATION: I hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the Mason Planning Commission at its regular meeting held Tuesday, February 12, 2013, the original of which is part of the Planning Commission minutes.

Deborah J. Cwierniewicz, Clerk
City of Mason
Ingham County, Michigan



APPLICATION – SITE PLAN REVIEW/SPECIAL USE PERMIT

City of Mason

Planning Department • 201 W. Ash Street • Mason, MI 48854

Phone: 517/676-9155 • Fax: 517/676-1330

www.mason.mi.us

Applicant– Please check one of the following:	
<input type="checkbox"/>	Preliminary Site Plan Review
<input type="checkbox"/>	Final Site Plan Review
<input checked="" type="checkbox"/>	Special Use Permit*
* includes Preliminary Site Plan Review	

PLANNING DEPARTMENT USE ONLY	
Application Received:	<u>Jan. 16, 2013</u>
Tax ID:	<u>08-476-022 and 08-476-039</u>
Fee:	<u>\$ 275.00</u>
Receipt #:	_____

I. APPLICANT INFORMATION

Name Ms. April Clobes, Executive V.P./COO

Organization Michigan State University Federal Credit Union

Address 3777 West Road, East Lansing, Michigan 48823

Telephone Number 517-333-2254 Facsimile Number 517-333-2227

Interest in Property (owner, tenant, option, etc.) Purchase Agreement

Note: If applicant is anyone other than owner, request must be accompanied by a signed letter of authorization from the owner.

II. PROPERTY INFORMATION

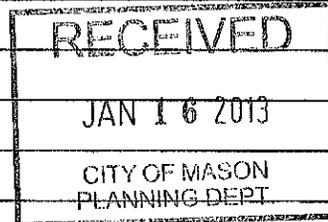
Owner John Fischer Telephone Number _____

Property Address Parcel 1 - 1140 S. Jefferson; Parcel 2 - ~~200 S. Cedar St.~~

Legal Description: If in a Subdivision: Subdivision Name _____ Lot Number _____

If Metes and Bounds (can be provided on separate sheet): _____

See attached Schedule A and Sheet LS1.1



APPLICANT CERTIFICATION

By execution of this application, the person signing represents that the information provided and the accompanying documentation is, to the best of his/her knowledge, true and accurate. In addition, the person signing represents that he or she is authorized and does hereby grant a right of entry to City officials for the purpose of inspecting the premises and uses thereon to verify compliance with the terms and conditions of any Special Use Permit and/or Site Plan approval issued as a result of this application.

Signature April M Clobes Date 1/16/13

III. **REQUEST DESCRIPTION**

A. **Written Description** – Please use this section to describe the use or uses proposed. Attach additional pages, if necessary.

Full-service credit union branch office with four (4) attended drive-up lanes and free-standing, accessory ATM canopy structure with two (2) drive-up ATM's.

B. **Available Services**

Public Water YES NO
Public Sanitary Sewer YES NO

Paved Road (Asphalt or Concrete) YES NO
Public Storm Sewer YES NO

C. **Estimate the Following**

Traffic Generated 500 trips/day

Total Employees 15 Shifts 1

Population Increase 0

Employees in Peak Shift 15

Hours of Operation 7:00 AM to 6:00 PM

Total Bldg. Area Proposed 7888

Monday through Friday
Saturday 9:00 AM to 3:00 PM

Parking Spaces Provided 46

D. **Project Phasing**

This project will be completed in: One Phase Multiple Phases – Total No. of Phases: _____

Note: The phases of construction for multi-phase projects must be shown on the site plan

IV. **APPLICATION MATERIALS**

The following are checklists of items that generally must be submitted with applications for Preliminary Site Plan Review, Final Site Plan Review, and Special Use Permits. Applicants should review Articles VI and VII of Chapter 94 of the Mason Code for a complete listing of application requirements. All site plan drawings must comply with the requirements of Section 94-226(d) of the Zoning Ordinance. Incomplete applications will not be processed.

- Completed application form
- 20 copies of site plan drawings (**30 copies for Special Use Permits**)
- 1 – 11" x 17" copy of the site plan
- Legal description
- Proof of ownership/owner authorization
- Construction schedule for proposed project
- Construction calculations for utilities
- Fee (see below)
- Any other information deemed necessary

Application Fee – all requests must be accompanied by a fee, as established by the City Council. The fee schedule for Preliminary Site Plan Reviews, Final Site Plan Reviews, and Special Use Permits is as follows (As of October 16, 2006):

<u>Preliminary Site Plan Reviews</u>	\$200.00
<u>Final Site Plan Review</u>	\$100.00
<u>Special Use Permits</u> (includes preliminary site plan review)	\$275.00
<u>Engineering Review</u>	\$220.00*

*minimum fee for projects increasing demand on public utilities, fees are billed to applicant upon completion of review

V. APPLICATION DEADLINES

Preliminary Site Plan/Special Use Permit Review – Applications for Preliminary Site Plan Review may be submitted at any time. Complete applications must be received a minimum four (4) weeks prior to a Planning Commission meeting to be placed on the agenda. Upon receipt of a complete application, a public hearing will be scheduled for the next regularly scheduled meeting (for Special Use Permits only). The Planning Commission has the final authority to approve, approve with conditions or deny an application for Preliminary Site Plan/Special Use Permit Review. The Planning Department staff will issue a letter to the applicant advising of any changes or revisions that may be necessary prior to making application for Final Site Plan Review.

Final Site Plan Review – Complete applications must be received a minimum of four (4) weeks prior to a Planning Commission meeting to be placed on an agenda. The Planning Commission has the final authority to approve, approve with conditions or deny an application for Final Site Plan Review. Planning Commission meetings are held on the second Tuesday after the first Monday of every month, unless the Tuesday is a Township recognized holiday, in which case the meeting is held on the following day (Wednesday).

VI. STAFF REPORT

The Planning Department Staff will prepare a report to the Planning Commission regarding an application for Preliminary Site Plan Review, Final Site Plan Review or Special Use Permit. The report will explain the request and review whether it complies with the zoning standards of the Mason Code. Staff will present the findings of that report during the Planning Commission meeting. An applicant who wishes to obtain one (1) copy of that report, at no cost, prior to the meeting must provide a written request to the Planning Department. The report is generally complete on the Friday before the meeting and can be mailed to the applicant or picked up by the applicant in the Planning Department.

M= MEASURED
D= DESCRIBED

SECTION CORNER
F.I.
FOUND PROPERTY IRON

SCHEDULE A - LEGAL DESCRIPTIONS:

AS STATED ON THE COMMITMENT FOR TITLE INSURANCE, TRANSNATION TITLE AGENCY OF MICHIGAN, TITLE NO. 98732LANS (EFFECTIVE DATE NOVEMBER 16, 2012).

PARCEL 1:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 1 WEST, CITY OF MASON, INGHAM COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE EAST SECTION LINE NORTH 00 DEGREES 04 MINUTES 31 SECONDS EAST 232.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS WEST 297.00 FEET PARALLEL WITH THE SOUTH SECTION LINE OF SAID SECTION 8; THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS EAST 171.00 FEET PARALLEL WITH THE EAST SECTION LINE OF SAID SECTION 8; THENCE SOUTH 89 DEGREES 55 MINUTES 35 SECONDS EAST 297.00 FEET PARALLEL WITH SAID SOUTH SECTION LINE TO A POINT ON SAID EAST SECTION LINE; THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS WEST 171.00 FEET ALONG SAID EAST SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 2:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 1 WEST, CITY OF MASON, INGHAM COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS WEST 297.00 FEET ALONG THE SOUTH SECTION LINE OF SAID SECTION 8; THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS EAST 201.50 FEET PARALLEL WITH THE EAST SECTION LINE OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS WEST 198.00 FEET PARALLEL WITH SAID SOUTH SECTION LINE TO THE EASTERLY RIGHT OF WAY LINE OF CEDAR STREET; THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS EAST 201.50 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 55 MINUTES 35 SECONDS EAST 198.00 FEET PARALLEL WITH SAID SOUTH SECTION LINE; THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS WEST 201.50 FEET PARALLEL WITH SAID EAST SECTION LINE TO THE POINT OF BEGINNING.

OVERALL LEGAL DESCRIPTION:

THE ORIGINAL MONUMENTS ON THE BOUNDARIES OF PARCELS 1 AND 2 WERE RECOVERED IN THE FIELD AND THE OVERALL EXTERIOR BOUNDARY (BASED ON FOUND ORIGINAL MONUMENTS) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 WEST, CITY OF MASON, INGHAM COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE NORTH 89°55'35" WEST 297.33 FEET ALONG THE SOUTH LINE OF SAID SECTION 8; THENCE NORTH 00°09'05" EAST 201.52 FEET PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 TO A FOUND CAPPED IRON #28414 AND THE POINT OF BEGINNING; THENCE NORTH 89°56'17" WEST 197.98 FEET TO A FOUND 1/2" ROD; THENCE NORTH 00°03'03" EAST 201.47 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CEDAR STREET TO A FOUND 1/2" ROD; THENCE SOUTH 89°57'02" EAST 198.06 FEET TO A FOUND 1/2" ROD; THENCE SOUTH 89°55'11" EAST 297.61 FEET THROUGH A FOUND 1/2" ROD; THENCE SOUTH 00°09'05" WEST ALONG THE EAST LINE OF SAID SECTION 8; THENCE NORTH 89°54'57" WEST 297.34 FEET THROUGH A CAPPED IRON #28414 TO A FOUND CAPPED IRON #28414; THENCE SOUTH 00°08'28" WEST 30.55 FEET TO THE POINT OF BEGINNING.

SCHEDULE B - SECTION II EXCEPTIONS:

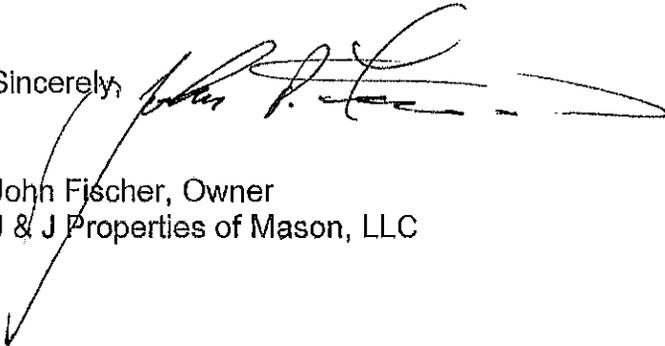
January 9, 2013

City of Mason
111 N. Rogers
Mason, MI 48854

RE: Parcels 33-19-10-08-476-022 & 33-19-10-08-476-039

Please allow this letter to serve as permission for MSUFCU to apply for building approvals and variances relative to development of the parcels noted above. MSUFCU currently is under contract to purchase said parcels.

Sincerely,


John Fischer, Owner
J & J Properties of Mason, LLC

David Haywood

From: greg mckenzie [gmckenzie@danielsandzermack.com]
Sent: Wednesday, February 06, 2013 9:31 AM
To: April Clobes; Pat McPharlin
Cc: Nicole Kolodica; David Haywood
Subject: MSUFCU Mason site plan meetings

April/Pat, the final resolution on Mason PC meetings is as follows: Feb 12 6:30 PM and we will be seeking prelim site plan approval contingent on the special use being approved at a later meeting. We should receive the PC decisions on the setback and residential screening issues that the PC must decide at the 2-12 meeting. We also should get any input and their "feelings" about the special use and any concerns. The public hearing for the spec use will be noticed for the Mar 12 PC mtg with the special use and final site plan approvals expected at that meeting. No special meetings are scheduled. We should receive City staff reports at the end of this week but possibly not until Monday per David Haywood.
GREG

Gregory A. McKenzie, AIA, Vice President

**DANIELS AND
ZERMACK**

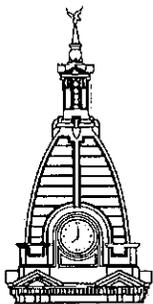
ASSOCIATES, INC. Architects and Interior Designers

2080 South State Street, Ann Arbor, MI 48104-4696

(734) 761-2090 (734) 761-6607 FAX

www.danielsandzermack.com

Note: Because data stored on electronic media can deteriorate or be modified, either purposely or accidentally, without detection and without the knowledge or consent of the originator, Daniels and Zermack cannot and does not warrant the accuracy or integrity of any electronic data transmitted. Electronic drawings may not be to scale. By acceptance and use of these files, recipient agrees to hold Daniels and Zermack harmless from any and all claims relating to accuracy or completeness. In the event of any dispute over the contents, the original hard copies shall prevail and are available from Daniels and Zermack.



Mason Police Department

201 W. Ash St.
P.O. Box 370
Mason, MI 48854-0370

JOHN STRESSMAN
Chief of Police

Office: (517) 676-2458
Fax: (517) 244-9024
MASON_PD@ingham.org

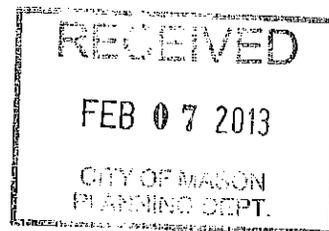
MEMORANDUM

To: David Haywood
Planning and Development Director

From: John Stressman
Chief of Police

Date: January 25, 2013

Ref: Special Use Permit
1140 South Jefferson Street



I have reviewed the Special Use Permit for 1140 South Jefferson Street and have no comments at this time.

If you have any questions, please contact me.

JS/jal

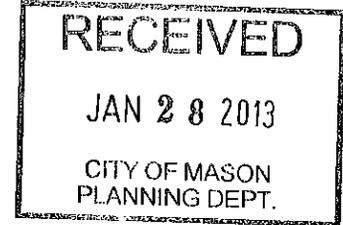


Wolverine Engineers & Surveyors, Inc.

312 North Street • Mason, Michigan 48854 • 517.676.9200 • Fax 517.676.9396

January 28, 2013

Mr. David Haywood, Zoning & Development Director
City of Mason
201 W. Ash Street
Mason, MI 48854



RE: 1140 S. Jefferson Street
Michigan State University Federal Credit Union (MSUFCU) – Special Use
Permit

Dear Mr. Haywood:

We have received and reviewed the site plan for the MSUFCU as prepared by Bergmann Associates LLC and dated January 15, 2013 which was provided as a part of the Special Use Permit Application.

Overview

In general, an approximately 7,900 square foot building is proposed on a 2.08 acre parcel of land located north of Kipp Road with driveway access proposed from Cedar Street on the westerly side and Jefferson Street on the easterly side.

The site plan proposes the construction of a new credit union building with drive through lanes and a separate ATM canopy. The plan proposes 46 parking spaces and is adjacent to the Independent Bank property to the south.

Site Utilities

The site plan proposes the extension of a six (6) inch sanitary sewer lead from the westerly side of Cedar Street. In accordance with the City of Mason standards, the lead materials will need to be SDR 23.5 PVC. The Cedar Street sanitary sewer size and material is 8" PVC Truss.

Based upon the plan it appears that a crossing of Cedar Street will be required. A detail of the proposed crossing and replacement materials will be required on the final site plan.

Mr. Haywood
January 28, 2013
Page 2 of 2

A six (6) inch water main is proposed to be extended from the existing water main located on the easterly side of Cedar Street. The water is proposed to be split for irrigation, domestic and fire protection once near the proposed building. The need for a post indicator valve on the 6 inch fire suppression line should be confirmed with the City of Mason Fire Chief.

All proposed site grading appears to direct the storm water runoff to catch basins along the perimeter which then drain to detention basins located on the property. Given that this site plan is intended to assist in the Special Use Permit application process, it is understandable that not all details for the detention basin have been provided herein. However, it should be noted that calculations and the configuration of the outlet control structures will be needed pursuant to final site plan approval.

General Comments

It is understood that the plans as presented were prepared exclusively for the Special Use Permit Application process. Prior to final site plan approval detailed plans for the soil erosion and sedimentation control measures will be required.

On Plan Sheets ST1.2 and ST1.3 we would recommend adding the names of the abutting streets.

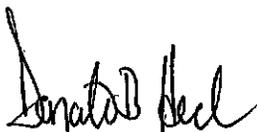
Based upon the plans as presented, we do not anticipate the need for any State of Michigan permits for the construction of the site utilities.

At this time, from an engineering perspective, we take no exception to the Special Use Permit request for the proposed MSUFCU located at 1140 South Jefferson.

If you have any questions or have additional comments, please do not hesitate to call.

Sincerely,

WOLVERINE ENGINEERS & SURVEYORS, INC.



Donald B. Heck, P.E.

DBH:ood

C:\MYFILES\CITY OF MASON\012813\LT DHAYWOOD REZONE.DOC

CITY OF MASON FIRE DEPARTMENT



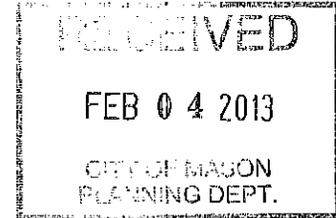
CHIEF KERRY MINSHALL
221 W. ASH
MASON, MI 48854
PH: 517-244-9025
FAX: 517-244-9028

To: David E. Haywood
Zoning & Development Director

From: Kerry Minshall *Km*
Fire Chief

Date: February 3, 2013

Re: Site Plan Review
1140 South Jefferson Street, Mason



I have reviewed the submitted site plan for MSUFCU and have visited the property at 1140 South Jefferson Street.

In regard to the hydrant relocation, since it has to be dug up and moved I would like the hydrant replaced. The current standard for a new hydrant has a 5" Storz universal outlet or double 5" Storz outlets. Mr. Baker should have the specifics about the hydrant.

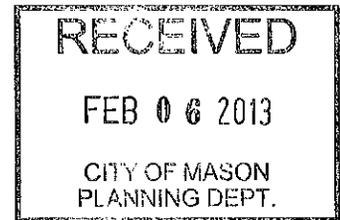
Property and building access is adequate for the fire department.

At this time I do not have any other concerns pertaining to the Site Plan that would prohibit this project from moving forward.

If you have any questions, please contact me.



Memo



To: David Haywood, Zoning and Development Director
From: Kenneth Baker, Superintendent of Public Works
Date: February 7, 2013
Re: Site plan review for MSU Federal Credit Union

My comments on the proposed plans dated 1/15/2012 for the construction of a new bank for MSUFCU in the City of Mason.

Below are comments about what will have to be addressed before a final approval.

My comments are after reading the City Engineer's letter dated January 28, 2013.

Storm Water

The storm water for this site will need a storm water management plan and a maintenance agreement.

There are standards that have to be met for our storm water permit. Below are the requirements.

Treat the first one inch of runoff from the entire site. Or Treat the runoff generated from 90 percent of all runoff-producing storms? *The MDEQ's memo dated March 24, 2006 providing the 90 percent annual non-exceedance storm statistics. Available at*

http://www.michigan.gov/documents/deq/lwm-hsu-nps-ninety-percent_1984011.pdf

Each site must reduce post- development total suspended solids loadings by 80 percent or achieve a discharge concentration of total suspended solids not to exceed 80 milligram per liter?

Post-construction runoff rate and volume of discharges are not to exceed the pre-development rate and volume for all storms up to the two-year, 24-hour storm at the site? At a minimum, pre- development is the last land use prior to the planned new development or redevelopment.

Potable Water

There need s to be more detail on how they are going to relocate the hydrant on this site.

All bends in the water main need to be mega lugged and thrust blocked and pipe wrapped for corrosion control.

There should be a back flow preventer inside the building to isolate the facility for the sprinkler system.

Some details for meter installation should be shown. Where in the building will the meter be placed (This will help when ordering the meter and setters for this facility. (Piping direction for installing the meter vertical or horizontal).

There are two large diameter wells on this site and they will need to be abandoned properly.

Sewer

I agree with the comments from our City Engineer.

I would like to see how they plan to cross Cedar Street for the sewer tap.

I am available for further discussion.

MEMORANDUM

To: David Haywood, Zoning and Development Director

From: Marty Colburn, City Administrator & DPW Director

CC: Don Heck, City Engineer
Sam Bibler, POTW Superintendent
Ken Baker, DPW Superintendent

Date: February 7, 2013

Re: Site Plan Review, 1140 South Jefferson Street, Michigan State University Federal Credit Union Expansion

I have had an opportunity to do an initial review of the Site Plan/Special Use Request from Michigan State University Federal Credit Union. Several items that relate to the Public Works were otherwise noted by the City Engineer and the POTW and DPW Superintendents. With regard to the water and wastewater use and disposal, I would point out that sufficient information to demonstrate that the storm water drains to the detention area were not included. Due to the vast amount of impervious coverage of this property, my concern is whether there are enough storm water storage areas and capacity.

I would also request additional information regarding the ingress/egress located on South Cedar Street, such that the dimensions and proximity to the neighbors to the south be included to ensure safe distances.

No specific responsible professional engineer or other competent professional with sealed plans was included in this review, although a reference to companies with associated data is available.

Although the plans appear to meet maximum percentages of lot coverage by all structures, due to the nature of the land use, there is intensive impervious bituminous. Again, this raises concerns for the appropriate data on the retention of the water on the property.

There is little buffer between this project and the neighbors to the south or west with any landscaping.

David Haywood

From: Sam Bibler
Sent: Friday, February 08, 2013 6:50 AM
To: David Haywood
Subject: 1140 S. Jefferson Site Plan Review

David, I have reviewed the site plan for the MSU Federal Credit Union and I can see no issues that will effect the POTW's normal operations. If you have any questions or concerns, please contact me. Sam

City of Mason

201 W. Ash St.
P.O. Box 370
Mason, MI 48854-0370
www.mason.mi.us



City Hall 517 676-9155
Police 517 676-2458
Fax 517 676-1330
TDD 1-800-649-3777

MEMORANDUM

TO: Planning Commission

FROM: David E. Haywood, Zoning & Development Director 

SUBJECT: 114 North Mason Street (Feintuch) – Rezoning

DATE: January 11, 2013

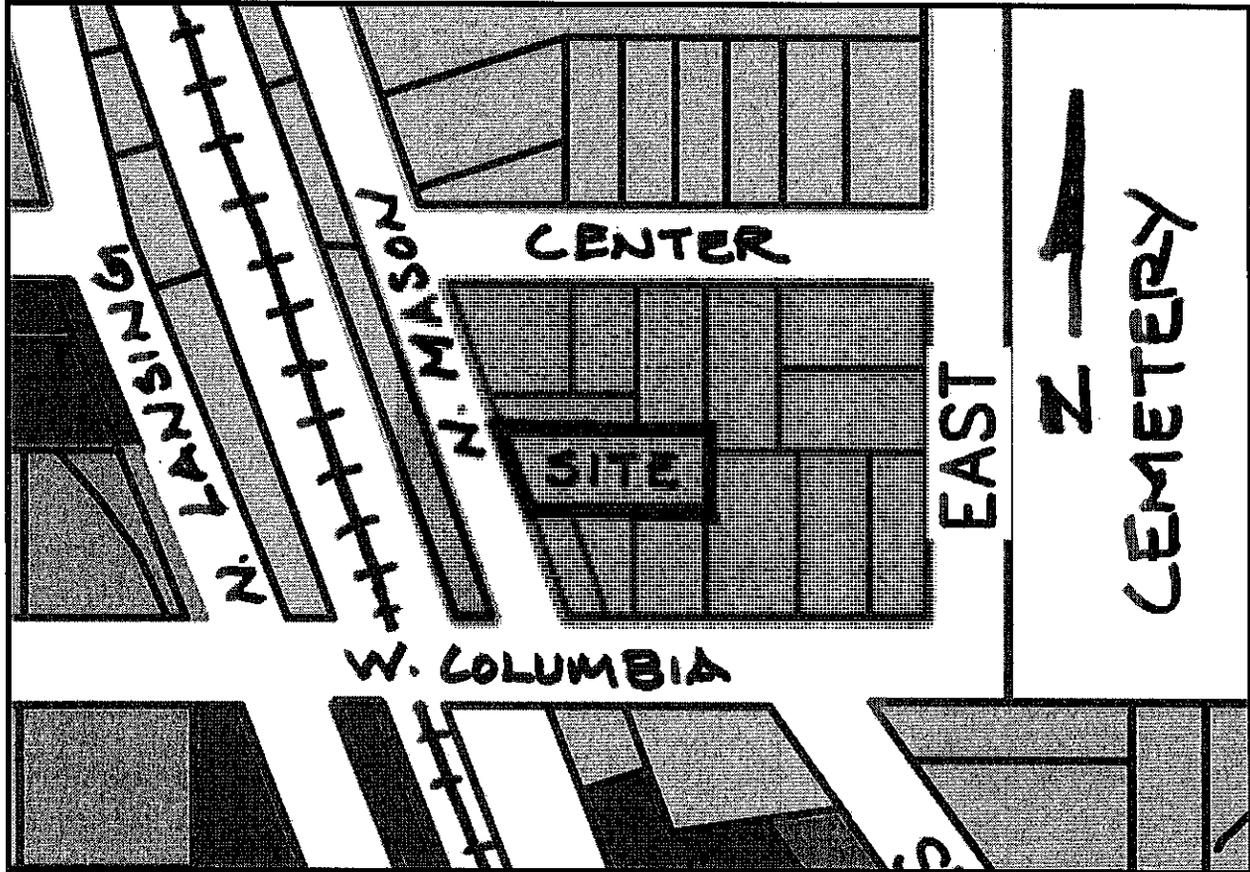
Staff is in receipt of a request from Jeanette Feintuch to rezone approximately ___ acres of land from R2F (Two Family Residential) to RM (Multiple Family). The subject property is located at 114 North Mason Street.

EXISTING LAND USE AND ZONING:

The character of the area in the vicinity exists of a mix of zoning districts, land uses, and future land use classifications, primarily between residential and commercial. The site is bordered by David Automotive to the north, residential uses to the east and south, and the Depot Diner to the west. The current land uses and zoning for the immediately adjacent properties are as follows:

	Current Land Use	Zoning	Future Land Use
North	Commercial	R2F (Two Family Residential)	Commercial
East	Residential	R2F (Two Family Residential)	Residential
South	Residential	R2F (Two Family Residential)	Residential
West	Commercial	C-1 (Central Business)	Commercial

The following is an excerpt from the City Zoning Map that shows the current zoning of the subject site and the surrounding properties.



LEGEND	
	RS-1 SINGLE FAMILY RESIDENTIAL DISTRICT
	RS-2 SINGLE FAMILY RESIDENTIAL DISTRICT
	RS-3 SINGLE FAMILY RESIDENTIAL DISTRICT
	AG SINGLE FAMILY AGRICULTURAL DISTRICT
	MH SINGLE FAMILY MOBILE HOME DISTRICT
	R2F TWO FAMILY RESIDENTIAL DISTRICT
	RM MULTIPLE FAMILY RESIDENTIAL DISTRICT
	O1 OFFICE DISTRICT
	O2 SPECIALIZED OFFICE DISTRICT
	C1 CENTRAL BUSINESS DISTRICT
	C2 HIGHWAY COMMERCIAL DISTRICT
	M1 LIGHT MANUFACTURING DISTRICT
	M2 GENERAL MANUFACTURING DISTRICT
	PUD PLANNED UNIT DEVELOPMENT DISTRICT

The subject parcel is also located within the Downtown Development Authority (DDA) District. Please see the attached map showing the vicinity of the site relative to the DDA District. Nothing in the Master Plan discourages residential zoning in the DDA District.

The text of the Zoning Ordinance describes the intent and purpose of the respective zoning districts. The following represents the intent and purpose of the existing R2F Two Family Residential and proposed RM Multiple Family Residential zoning districts, as stated in the Code.

R2F Two Family Residential – “It is the primary purpose of this district to provide opportunities for two-family residential development patterns and lifestyles. It is the intent of this district that development ensure a stable and healthy residential environment with suitable open spaces and to prohibit uses that undermine this intent.”

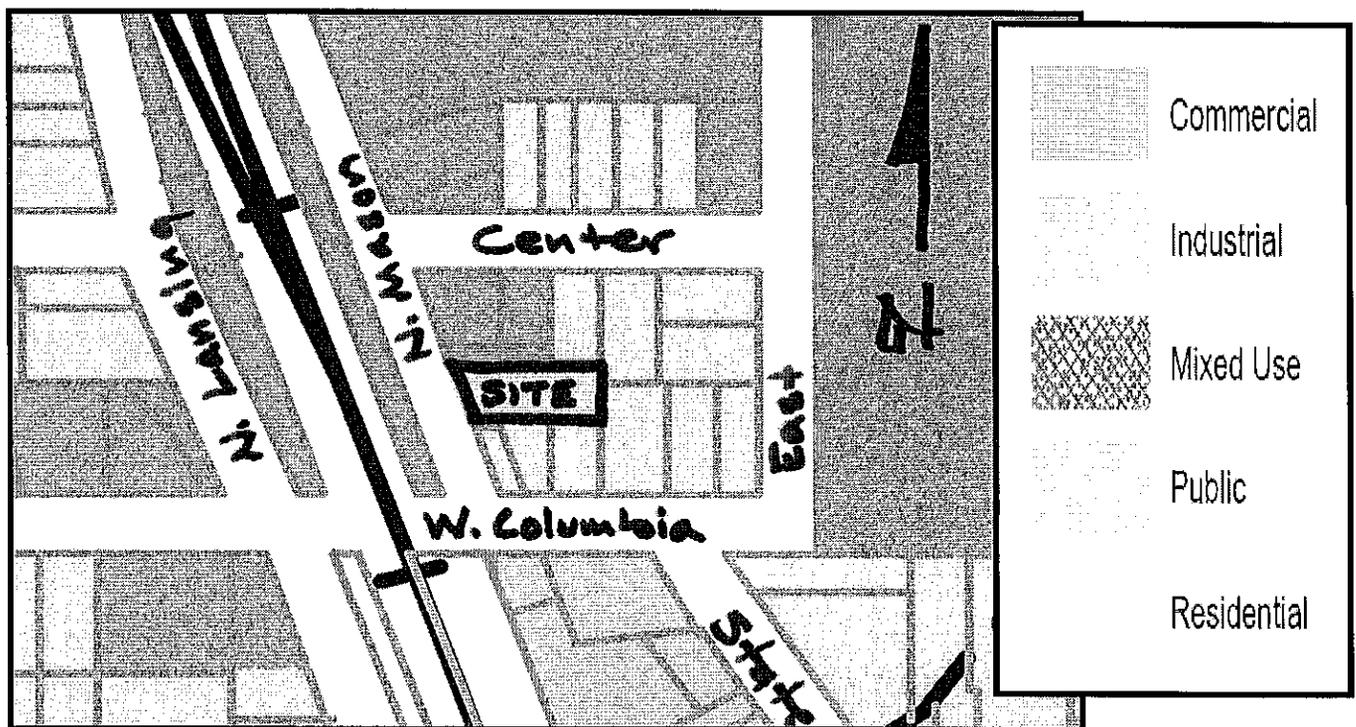
RM Multiple Family Residential – “It is the primary purpose of this district to provide housing opportunities and lifestyles in the form of multiple family dwellings, such as apartments and townhouses. It is the intent of this district that development ensure a stable and healthy residential environment with suitable open spaces and to prohibit uses that undermine this intent.”

The following table provides a “snapshot” comparison of the existing R2F and proposed RM zoning districts, including the uses allowed in the respective districts. Those uses that are allowed in both districts are highlighted.

	Existing Zoning R2F Two Family Residential	Proposed Zoning RM Multiple Family Residential
Uses Permitted by Right	<p>Single family dwelling</p> <p>Public or private park land (non-commercial)</p> <p>Day care, foster care (up to 6 individuals)</p> <p>Two-family dwelling</p>	<p>Single family dwelling</p> <p>Public or private park land (non-commercial)</p> <p>Day care, foster care (up to 6 individuals)</p> <p>Two-family dwelling</p> <ul style="list-style-type: none"> Multiple-family dwellings (up to 8 dwellings per building)
Permitted Accessory Uses	<p>Accessory structures as defined in Section 94.173(c)</p> <p>Home occupations</p> <p>Rooming houses</p> <ul style="list-style-type: none"> Family day care home (up to 7 children) 	<p>Accessory structures as defined in Section 94.173(c)</p> <p>Home occupations</p> <p>Rooming houses</p>
Uses Permitted by Special Use Permit	<p>Religious institutions</p> <p>Day care/foster care (6 to 12 individuals)</p> <p>Public buildings including non-residential governmental, utilities, etc</p> <p>Public or private educational uses</p> <p>Planned residential developments</p> <p>Bed and breakfast</p> <p>Public or private recreation facilities</p>	<p>Religious institutions</p> <p>Day care (6 to 12 individuals)</p> <p>Public buildings including non-residential governmental, utilities, etc</p> <p>Public or private educational uses</p> <p>Planned residential developments</p> <p>Bed and breakfast</p> <ul style="list-style-type: none"> Multiple-family dwellings (more than 8 units per building) <p>Public or private recreation facilities</p>

A request for rezoning is an amendment to the zoning ordinance and Mason Code of Ordinances. Section 94-396(a) provides the following standards that the Planning Commission must consider when evaluating an amendment to the zoning ordinance:

1. **Compliance with the Master Plan of the city.** There are two future land use designations within the vicinity of the site, residential and commercial. Below is an excerpt of the Future Land Use Map showing the future land use classification of the subject site and properties in the immediate vicinity.



Residential Development Goal

The following is the goal and objectives listed for the Residential Development in the Master Plan.

“GOAL: Establish a residential environment that recognizes the varied economic and family structure conditions of current and future residents and affords persons and families with healthy and stable surroundings that nurture personal growth.”

“Objectives:

- 1) *Identify areas for future residential use that, with appropriate levels of public services and surrounding land use conditions, encourage healthy residential environments.*
- 2) *Provide opportunities for varied housing types and patterns to address the varied housing needs of current and future residents.*

- 3) *Discourage residential development that relies on on-site sewage disposal. In the absence of public sewer, coordinate housing densities with the natural carrying capacity of the land.*
- 4) *Encourage innovative residential development that incorporates mixed housing forms, the preservation of natural resource systems and open spaces, and the preservation of the City's rural and small-town character.*
- 5) *Prevent random commercial encroachment into established residential neighborhoods.*
- 6) *Encourage the upkeep of residential structures and yards, and the rehabilitation of blighted areas.*
- 7) *Encourage the preservation of historically significant dwellings.*
- 8) *Discourage main thoroughfares through residential areas and the use of residential streets for commercial or industrial traffic."*

Future Land Use Strategy

Residential Areas

Attached with this staff report is the Future Land Use Strategy for residential development as outlined in Chapter Three of the Master Plan. The following is a comparison of the requested zoning district to that strategy.

The Residential Future Land Use Strategy is summed up as the following:

- The majority of the land developed for housing is characterized by single family dwellings, with multiple family limited to the south central and northeast portions of the City
- The plan recommends continued opportunities for new and varying, integrate housing options
- The plan intends to accommodate varying development densities
- The plan recognizes that the current proportion of the City's dwelling units in multiple family and manufactured housing reflects a comfortable mix, the plan does not support large new developments of this nature.
- The plan supports a mixed-density development pattern, special care must be exercised during rezoning and development plan review to ensure compatibility
- Compatibility can be encouraged through reasonable density transitions, landscaping, etc.

It is not expected that rezoning to multi-family for the subject parcel or if expanded to the immediate parcels to the east and south would upset the City's comfortable mix of residential housing.

Commercial Areas

The subject property is located in the "Downtown Center" commercial planning area. The description of the Downtown Center includes the following: "The Plan strongly supports the continued role of the Downtown Center as a thriving center of commercial and community activity within the greater fabric of the City".

2. ***What, if any, identifiable conditions related to the proposed amendment have changed which justify the proposed amendment?*** There does not appear to be any changes in the vicinity.
3. ***What, if any, error in judgment, procedure or administration was made in the original chapter which justifies the petitioner's change in zoning?*** There is no known error of this sort.
4. ***What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition?*** The applicant has provided an analysis of the number of housing units in each structure in the general vicinity. Staff has not verified the claims made. However, many in the vicinity are likely to be two-unit structures and a few are known to have at least three units. The source of the base map is not clear. The written notes are those of the applicant. If the information is accurate it does appear that there are structures in the vicinity that have multiple units. However, it is unclear how many units there are in each of the "multiple units".

The question here is, is the requested district appropriate for the given location keeping in mind the goals, objectives and land use strategy described in the Master Plan? Additionally, the Planning Commission must ask itself, if the request is appropriate for the subject property, are we willing to see RM zoning on other properties in the vicinity. Permitting RM zoning on one parcel where there is no other RM zoning (regardless of existing zoning) in the general vicinity will establish a precedent by the PC that the continuance is at least plausible in the general vicinity.

There does not appear to be any area of the Master Plan that discourages multiple-family zoning in the general vicinity of the subject property.

5. ***What is the impact of the amendment on the ability of the city and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the petition is approved?*** There appears to be no impact of this type. The site is currently served with the necessary public utilities.
6. ***Does the proposed amendment adversely affect the value of the surrounding property?*** Whether the request adversely affects the value of the surrounding property is up to the discretion of the Planning Commission. However, staff would argue that many of the structures are currently zoned for two family and many may have multiple units each. Additional residential units will bring more supporting value to local businesses in the vicinity.
7. ***Are there any significant environmental impacts which would reasonably occur if the petitioned zoning change and resulting allowed structures were built?***

- a. Surface water drainage problems.*
- b. Wastewater disposal problems.*
- c. Adverse effect on surface or subsurface water quality.*
- d. The loss of valuable resources, such as forest, wetland, historic sites, wildlife, mineral deposits or valuable agricultural land.*

Based on the correspondence from the City Engineer, Public Works Director, Public Works Supervisor and the Publicly Owned Treatment Works Supervisor, there are no known environmental impacts of this type.

- 8. The ability of the property in question to be put to a reasonable economic use in the zoning district in which it is presently located.* It is reasonable, as the property is designated residential on the Future Land Use Map, that multiple-family zoning is a legitimate land use given the existing commercial density in the larger Downtown Center planning area.

PUBLIC SERVICES AND FACILITIES:

Streets and Traffic:

This site has its frontage on North Mason Street. In the vicinity of the site, North Mason Street is a paved two-lane street and is under the jurisdiction of the City of Mason.

Public Water/Sanitary Sewer/Storm Sewer:

Public water, sanitary sewer, and storm sewer are available to the site via North Mason Street.

Additional Agency Comments:

Comments from additional agencies are attached. No additional concerns or objections to the request noted.

NOTIFICATIONS:

Fifty-one notices were sent to property owners and occupants within 300 feet of the subject site. At the time of this report no written comments were received.

RECOMMENDATION:

The Planning Commission approve Resolution No. 2013-04.

Attachments:

1. Resolution No. 2013-04
2. Draft Ordinance
3. Application
4. Future Land Use Strategy for Residential Development
5. Agency comments
 - a. City Engineer
 - b. Ingham County Drain Commissioner
 - c. City of Mason Fire Chief
 - d. City of Mason Chief of Police
 - e. City of Mason, City Administrator/Director of Public Works
 - f. City of Mason Public Works Supervisor
6. Site Plan
7. Downtown Development Authority District Map

Introduced:
Seconded:

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2013-04**

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE
TO REZONE 0.258 ACRES OF LAND LOCATED AT 114 NORTH MASON STREET FROM
R2F TWO FAMILY RESIDENTIAL TO RM MULTIPLE FAMILY RESIDENTIAL**

February 12, 2013

WHEREAS, a rezoning request has been received from Jeanette Feintuch to rezone parcel 33-19-10-05-479-008 consisting of 0.258 acres of land located at 114 North Mason Street from R2F Two Family Residential to RM Multiple Family Residential; and

WHEREAS, the subject property is further described as: Lot 6 and the South 1 Rod of Lots 7 and 10, Block 1, Smith and Pease Addition, City of Mason, State of Michigan, Ingham County.

WHEREAS, The request to rezone is consistent with the following standards of approval for zoning ordinance amendments listed in Section 94-396(a) of the Mason zoning ordinance, which provide the following findings of fact:

1. *Compliance with the master plan of the City.*

A. The proposed zoning district meets the Residential Development Goal Objectives in the following way:

- That the existing public services provided to the site, and the surrounding land use conditions, encourage healthy residential environments, and
- The RM district will provide opportunities for varied housing types and patterns (single, two-family, and multiple-family) to address the varied housing needs of current and future residents, and
- The public facilities currently serving the site discourage residential development that relies on on-site sewage disposal, and
- The RM district affords the opportunity for mixed housing forms and the preservation of natural resource systems and open spaces, and
- By allowing multiple family residential near the City center, relieves the development pressure at the rural perimeter of the City, which contributes to the preservation of the City's rural and small-town character, and
- Would not contribute to random commercial encroachment into established residential neighborhoods, and

B. The requested zoning district meets the Future Land Use Strategy for residential development of the Master Plan in the following way:

- The Future Land Use Map identifies the subject property as residential, and
- The subject property provides an adequate buffer between the commercial property in the vicinity and the remaining residential neighborhood to the east, and
- The proposed district provides for a varying residential options by permitting single-, two- and multi-family residences, and
- The proposed district would not add an adverse amount of multiple-family housing to the “comfortable mix” of multiple-family developments of this nature, and
- The proposed district would support the existing mix-density development pattern of the City, and
- Multiple-family is a reasonable density transition between the commercial and industrial uses to the west and south to the mixed residential uses to the east, and

C. The requested zoning district meets the Future Land Use Strategy for commercial development of the Master Plan, in that increased densities in residential in the subject site and immediate vicinity would likely support the commercial businesses in the vicinity, and

2. ***What, if any, identifiable conditions related to the proposed amendment have changed which justify the proposed amendment?*** There does not appear to be any changes in the vicinity.
3. ***What, if any, error in judgment, procedure or administration was made in the original chapter which justifies the petitioner’s change in zoning?*** There is no known error of this sort.
4. ***What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition?*** Permitting RM zoning on one parcel where there is no other RM zoning in the general vicinity will establish a precedent by the PC that the continuance of this district is at least plausible in the general vicinity.
5. ***What is the impact of the amendment on the ability of the city and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the petition is approved?*** There appears to be no impact of this type. The site is currently served with the necessary public utilities.
6. ***Does the proposed amendment adversely affect the value of the surrounding property?*** The proposed amendment will not adversely affect the value of the surrounding property.

7. **Are there any significant environmental impacts which would reasonably occur if the petitioned zoning change and resulting allowed structures were built?**
- a. **Surface water drainage problems.**
 - b. **Wastewater disposal problems.**
 - c. **Adverse effect on surface or subsurface water quality.**
 - d. **The loss of valuable resources, such as forest, wetland, historic sites, wildlife, mineral deposits or valuable agricultural land.**

Based on the correspondence from the City Engineer, Public Works Director, Public Works Supervisor and the Publicly Owned Treatment Works Supervisor, there are no know environmental impacts of this type.

8. **The ability of the property in question to be put to a reasonable economic use in the zoning district in which it is presently located.** It is reasonable, as the property is designated residential on the Future Land Use Map, that multiple-family zoning is a legitimate land use given the existing residential and commercial density in the larger Downtown Center planning area.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby recommend that the City Council adopt Ordinance No. ___ to rezone 0.258 acres of land located at 114 North Mason Street from R2F Two Family Residential to RM Multiple Family Residential.

Yes ()

No ()

CLERK'S CERTIFICATION: I hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the Planning Commission at its regular meeting held Tuesday, February 12, 2013, the original of which is part of the Planning Commission minutes.

Deborah J. Cwiertniewicz, Clerk
City of Mason
Ingham County, Michigan



APPLICATION - REZONING

City of Mason

Planning Department • 201 W. Ash Street, Mason, MI 48854

Phone: 517/676-9155 • Fax: 517/676-1330

www.mason.mi.us

Applicant- Please indicate the following:	
Current Zoning District(s):	RAF
Requested Zoning District(s):	RM

PLANNING DEPARTMENT USE ONLY	
Application Received:	JAN. 15, 2013
Tax ID:	05-479-008
Fee:	300.00
Receipt #:	100138610

I. APPLICANT INFORMATION

Name JEANETTE FEINTUCH

Organization ESTATE OF DAVID FEINTUCH

Address 604 S BARNES, MASON

Telephone Number 517-881-4106 Facsimile Number _____

Interest in Property (owner, tenant, option, etc.) OWNER

Note: If applicant is anyone other than owner, request must be accompanied by a signed letter of authorization from the owner.

II. PROPERTY INFORMATION

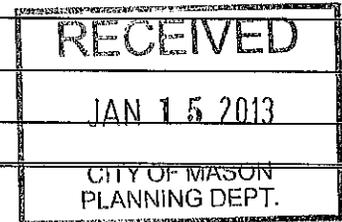
Owner ESTATE OF DAVID FEINTUCH Telephone Number 517-881-4106

Property Address 114 MASON ST, MASON

Legal Description: If in a Subdivision: Subdivision Name _____ Lot Number _____

If Metes and Bounds (can be provided on separate sheet): 33-19-10-05-479-008

LOT 10 AND THE SOUTH 2 ROD OF LOTS 7 + 10, BLOCK 2, SMITH & PEASE ADDITION, CITY OF MASON, STATE OF MICHIGAN, INGHAM COUNTY



APPLICANT CERTIFICATION

By execution of this application, the person signing represents that the information provided and the accompanying documentation is, to the best of his/her knowledge, true and accurate. In addition, the person signing represents that he or she is authorized and does hereby grant a right of entry to City officials for the purpose of inspecting the premises to determine compliance with the requirements of the Zoning Code district requested by the applicant and compliance with conditions precedent to the granting of the Zoning District change requested.

Signature JEANETTE FEINTUCH Date 1/14/13

III. **REQUEST DESCRIPTION**

A. **Site Area**

Indicate the size of the site subject to the request for change of zoning:

In square feet (if under one (1) acre): 66 W x 170 N = 11,220 sf

In acres (if over one (1) acre): _____

B. **Master Plan**

Future Land Use Designation (from Master Plan): _____

Does the proposed Zoning District conform to this designation? YES NO

C. **Available Services**

Public Water YES NO

Paved Road(s) (Asphalt or Concrete) YES NO

Public Sanitary Sewer YES NO

Public Storm Sewer YES NO

Note: Health Department Certification may be required where public water and/or sanitary sewer are not available

D. **Current Use**

Are there any structures currently on the property? YES NO

If so, describe the number of structures and how the structures are used (attach additional sheets, if necessary):

ONE SINGLE FAMILY HOME

~~E.~~ **Soils Data**

Has soil bearing capacity and septic suitability of the ground been tested? YES NO

If so, attach 30 copies. Note: such testing may be required if conditions warrant.

IV. **APPLICATION MATERIALS**

The following is a checklist of items that generally must be submitted with applications for Rezoning. The applicant must submit ~~30 copies~~. Incomplete applications will not be processed.

- Completed application form
- Plot Plan of area proposed for Rezoning (see "A" below)
- Legal description of area proposed for Rezoning
- Proof of ownership or owner authorization to request Rezoning
- Fee (see "B" below)
- Any other information deemed necessary

A. **Plot Plan**

The Plot Plan shall be drawn to a readable scale and shall show all of the following information:

1. Existing structures and parking areas, with setback dimensions from property lines
2. Survey pins or monuments
3. All easements on the property
4. Overhead and underground utilities
5. Floodplain and wetlands
6. Topography (where land characteristics have a bearing on the request)
7. Surface drainage, indicated by directional arrows
8. Existing zoning and use of surrounding properties

B. Application Fee \$300.00 All requests must be accompanied by a fee, as established by City Council. (Effective October 16, 2006)

V. APPLICATION DEADLINES

Complete applications must be received at least 45 days in advance of a Planning Commission meeting. A public hearing will be scheduled at the next Planning Commission meeting after the 45 day period. At that time the Planning Commission will make a recommendation to the City Council, which has the final authority to approve or deny an application for Rezoning.

Planning Commission meetings are held on the second Tuesday after the first Monday of every month. The City Council will consider recommendations from the Planning Commission at their regular meeting on the third Monday of the month. If any Monday is a City recognized holiday, the meeting is held on the following day (Tuesday).

VI. STAFF REPORT

The Planning Department Staff will prepare a report to the Planning Commission regarding an application for Rezoning. The report will explain the request and review whether it complies with the standards in the Zoning Code and the Master Plan. Staff will present the findings of that report during the Planning Commission meeting. An applicant who wishes to obtain one (1) copy of that report, at no cost, prior to the meeting must provide a written request to the Planning Department. The report is generally complete on the Friday before the meeting and can be mailed to the applicant or picked up by the applicant in the Planning Department.

STATE OF MICHIGAN PROBATE COURT COUNTY OF INGHAM	LETTERS OF AUTHORITY FOR PERSONAL REPRESENTATIVE	FILE NO. 06- 1723 -DE
--	---	------------------------------

Estate of David Feintuch, deceased

TO:

Name, address, and telephone no. Jeanette Anna Feintuch 604 S. Barnes Mason, MI 48854 517-881-4106
--

You have been appointed and qualified as personal representative of the estate on 3-28-06. You are authorized to do and perform all acts authorized by law except as to the following: Date

- Real estate or ownership interests in a business entity excluded from your responsibilities in your acceptance of appointment
- Restrictions and limitations:

These letters expire: N/A
3-28-06
Date

GEORGE M. STRANDER

Judge (formal proceedings)/Register (informal proceedings) Bar no.

SEE NOTICE OF DUTIES ON SECOND PAGE

George A. Sullivan P21139
Attorney name (type or print) Bar no.
160 E. Ash St., P.O. Box 147
Address
Mason, MI 48854-0147 517-676-2002
City, state, zip Telephone no.

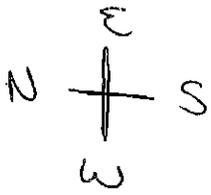
I certify that I have compared this copy with the original on file and that it is a correct copy of the original, and on this date, these letters are in full force and effect.

Date _____ Deputy register _____

Do not write below this line - For court use only

A TRUE COPY:
MARY LARUE
DEPUTY PROBATE REGISTER

114 MASON ST



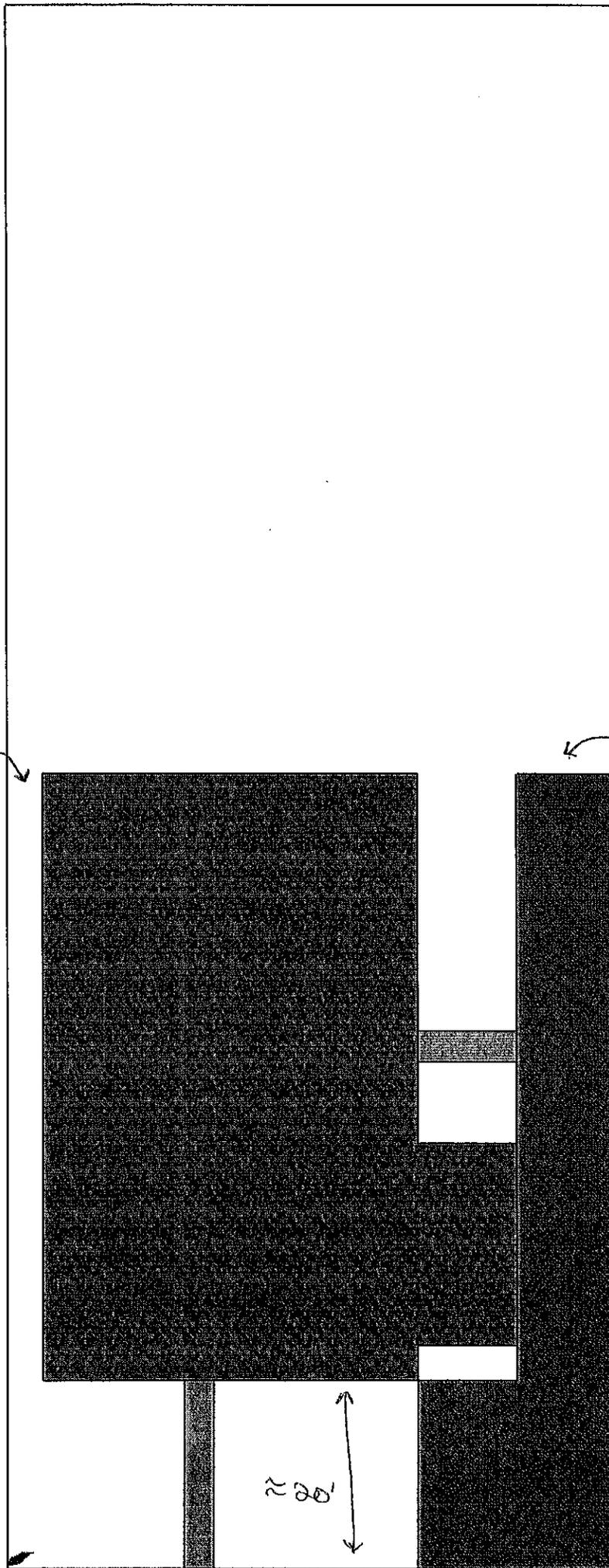
≈ 3'

≈ 8'

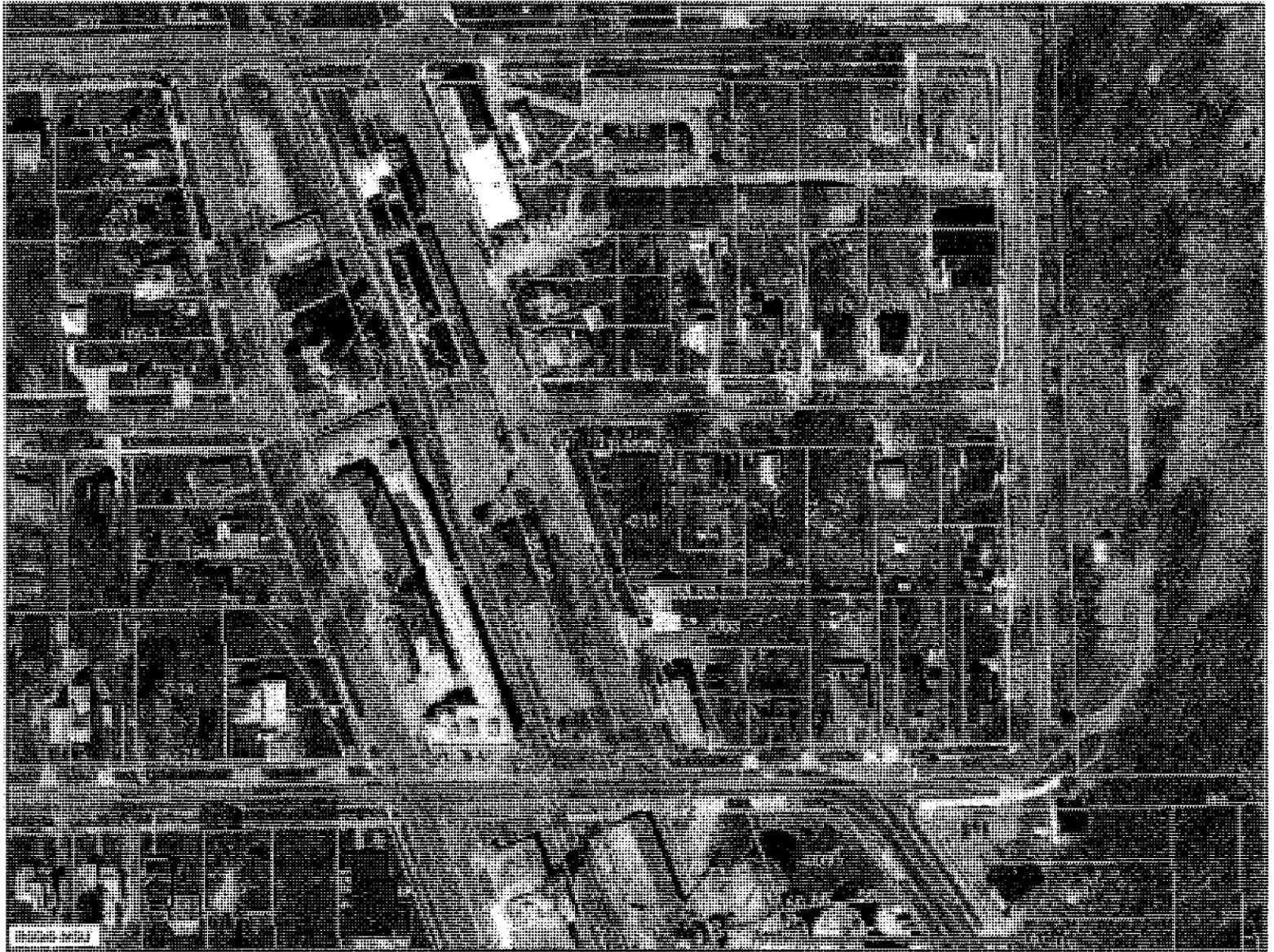
LOT DEPTH 170'
LOT FRONT 66'

≈ 20'

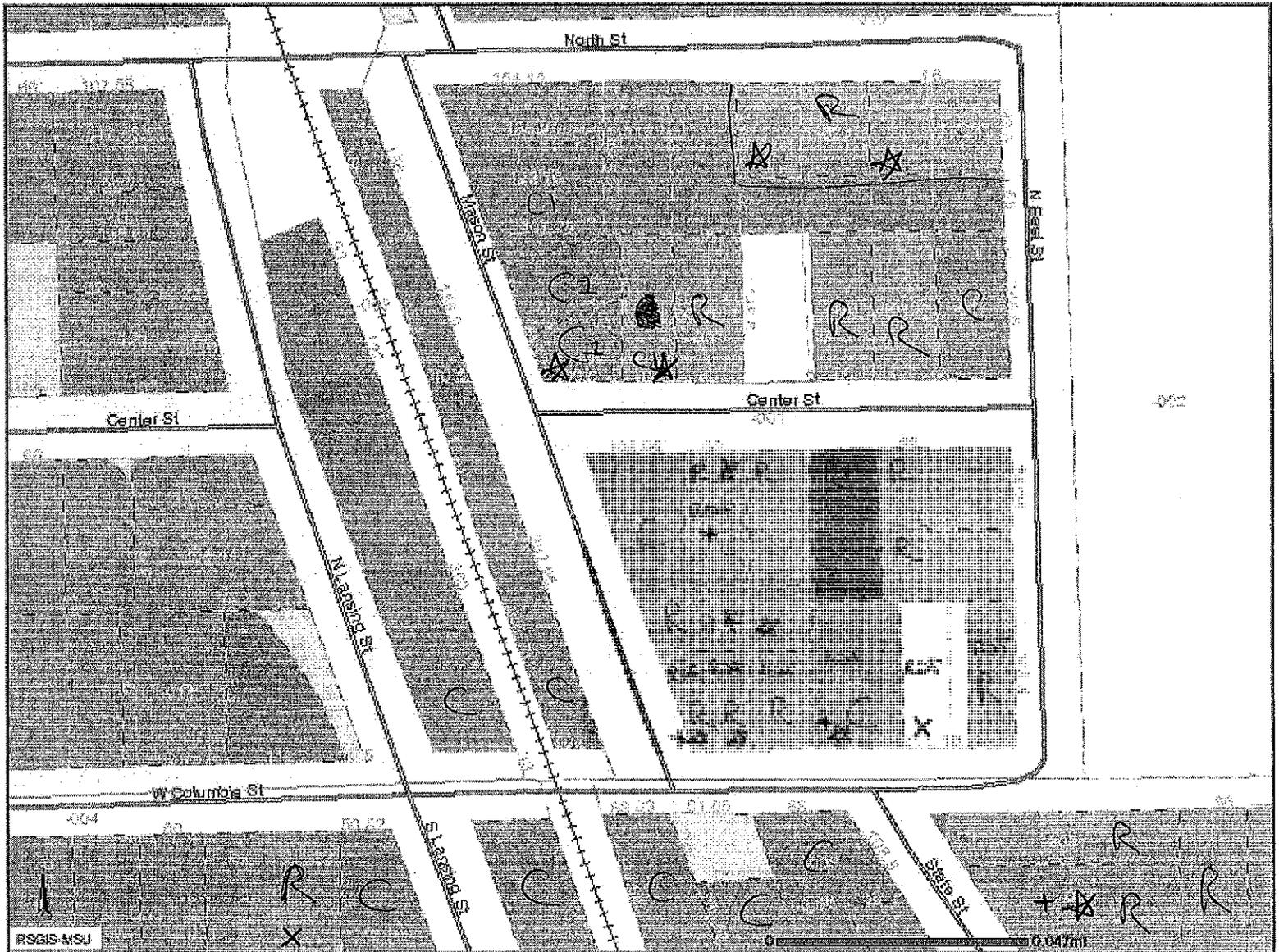
← sidewalk



Buildings Map



Property Class Map



⌘ = RENTAL, NON-OWNER OCCUPIED

+ = MULTIPLE UNITS

X = THESE STRUCTURES HAVE BEEN TORN DOWN BUT WHILE THEY STOOD THEY WERE ALSO NOT SINGLE FAMILY STRUCTURES.

classification is established to recognize the presence of these facilities, the critical services they provide to the City and regional area, and the Plan's support for their continued presence in the community.

The classification of properties as Public Areas is not intended to prohibit the conversion of these properties to alternative uses if sites of facilities become outdated or otherwise undermine the continued delivery of the public service in a cost-effective and sound manner. The conversion of such properties should generally coincide with the planned use of immediately surrounding properties to ensure compatibility. However, the conversion of the City and County owned park land or Fair Grounds to alternative uses is strongly discouraged as is any change to the function of the County Courthouse and its historical integrity. Conversion of the Fair Grounds to a park is compatible with the overall planned land use pattern for the City.

The presence of the Mason-Jewett airport in the Mason Planning Area presents unique conditions. The airport presents benefits to the surrounding communities. It facilitates regional access to the area and provides recreational pilots with the opportunity to pursue their interest. The airport encourages consumer spending in local business areas and encourages a stronger tourist economy. However, the proximity of the airport to the City itself and the increasing residential development in the area highlight the sensitive relationship between airport facilities and surrounding land use patterns. Future proposals for expansion or other changes in airport operations should be evaluated carefully within the framework of the existing and planned future land use pattern for the Mason Planning Area.

Residential Areas

The Future Land Use Strategy identifies the largest portion of the Mason Planning Area as "Residential Area." The majority of the land developed for housing is characterized by single family dwellings, with multiple family dwellings primarily limited to the south central and northeast portions of the City. The Plan recommends continued opportunities for new and varying housing options and that the options be integrated with one another to encourage a cohesive community.

The Residential Area is to accommodate varying development densities. Because of the City's interest in facilitating an integrated and cohesive community, the Future Land Use Strategy does not specify particular areas for specific density ranges. The Future

Land Use Strategy encourages a mixed housing pattern of varying densities composed of predominantly single family dwellings, along with an appropriate mix of two-family and multiple family dwellings. Where comparatively large housing projects are proposed, the Plan supports the integration of these varying housing options on the project site. However, the Plan also recognizes that the current proportion of the City's dwelling units in multiple family and manufactured housing community developments (approximately 32.5% and 9.6% respectively) reflects a comfortable housing mix and exceeds the proportionate mix state-wide. The Plan does not support large new developments of this nature. To the extent that there is expansion of manufactured housing development in the City, such expansion should be limited in location to similar high-density housing areas.

As the Plan supports a mixed-density development pattern, special care must be exercised during rezoning and development plan review proceedings to ensure compatibility between existing and new development. This compatibility can be encouraged through reasonable density transitions, landscaping and screening, and other site design measures. The development densities and scale of future housing projects should be coordinated with available levels of public services including sewage disposal, potable water, and road infrastructure.

The provision of opportunities for new residential development on existing vacant and/or agricultural land should not detract from the importance of appropriate maintenance and improvements to the City's existing housing stock and neighborhood quality of life. It is the residents of Mason that shape its character and the quality and stability of the City's housing affects all persons and families residing within. The City's existing residential neighborhoods impact the real and perceived character of the City as a whole, thereby affecting the City's overall stability as a place of commerce and housing. The quality of the City's housing stock affects abutting and nearby property values. When deterioration becomes excessive, individuals and families lose a sense of pride in their community. Redevelopment of existing neighborhoods that may undergo excessive decline should be considered as a means to improve the City's housing environment. Such redevelopment includes encouraging the maintenance of existing homes; encouraging the enhancement of older, historic homes; as well as constructing new "in-fill" housing.

The outer regions of the Mason Planning Area classified as "Residential" are primarily characterized by active farm operations. Their residential classification is not intended to suggest that the farm operations are inappropriate or should otherwise be converted to residential use. Local farming activities have a positive impact in defining the overall character of the City and the greater Mason Planning Area. On the other hand, the Plan recognizes that some farm activities may not be compatible with encroaching high density residential areas. The Plan further recognizes that the long-term viability of these nearby farm operations may slowly decline due to the presence of the City and its future growth and development. Except where specifically recommended elsewhere in this Plan, residential development is the preferred alternative use where farm operations may give way to development. In light of the operational characteristics of large-scale intensive livestock operations, such uses are strongly discouraged in or near the City. Potential new residents in the Mason Planning Area should recognize that the traditional smells, noises, pesticide applications, and generally recognized agricultural activities associated with responsible farming may well continue on a long term basis.

In addition to the Plan's support for varied housing densities, the Plan supports varied development patterns to address housing preferences and market conditions. Two such options include "open space communities" and "traditional neighborhood design."

Open Space Communities: The residents of Mason have clearly expressed an interest in maintaining the City's small town character. This character is shaped in part by the abundant open spaces including farmsteads, open fields, farmlands, woodlots, and natural wildlife habitats that surround the City's urban fabric. As the City incrementally expands, the potential to undermine this small-town character and the area's natural resources significantly increases. Residents are concerned about being surrounded by suburban development that will eventually make it difficult to define Mason as different from nearby communities. Residents are equally concerned about the impact of suburban expansion on area creeks, wetlands, floodplains and other open spaces. While some of these resources are regulated by state and/or federal law, such as wetlands of five acres or more in size, the preservation of other open spaces are subject to the decisions of local officials and developers.

Development patterns that incorporate the preservation of open spaces are strongly encouraged. To this end, the Plan supports opportunities for what is frequently referred to as "clustering" and "open space communities." This form of development provides for the clustering of dwellings on a portion of the development parcel, so that the balance of the parcel can be retained in an open space status. The open space can include natural areas such as woodlands and wetlands, wildlife habitats, park areas, and in some cases, farmland. These open space areas can be reserved by the use of conservation easements, deed restrictions, or similar tools. Open space communities have been shown to be economically viable and perhaps more profitable than typical low-density subdivision developments, while simultaneously enhancing nearby property values and the preservation of the local environmental integrity. This form of development may be particularly beneficial in the outlying portions of the Mason Planning Area.

Traditional Neighborhood Design: There is another development alternative to typical subdivision design that is very different from open space communities yet is equally effective in fostering the preservation of Mason's small-town character. This form of development is frequently referred to as "traditional neighborhood design" (TND) and incorporates and fosters a unique sense of neighborhood. The principles of TND are reflected in traditional village development patterns, many of which are evident in Mason's core area. TND supports comparatively high density residential development centered around a town square consisting of a central public space devoted to commercial and civic uses. The residences include a mix of housing styles including single family, townhouses and apartments. Streets are very "walkable" and pedestrian linkages are evident throughout. Streets typically follow a grid-like pattern and alleys are encouraged instead of driveways.

These village development patterns are generally recognized as offering an exciting alternative to otherwise sprawling subdivisions of little character. These village nodes provide convenient consumer services, foster a sense of mutual caring for one another, and embody a sense of vitality and identity. They offer opportunities for cost-effective public services and housing for all family stages. The higher density residential development within these village patterns encourages less encroachment of housing in the more rural and farm-based surroundings.

What may be equally effective in accommodating residential development while preserving the overall small town character of the City is the incorporation of a sense of unique identity within each evolving neighborhood. This may be accomplished through housing design, open space buffers, pedestrian-friendly circulation and linkages to nearby civic areas, and other development tools.

Mixed – Use Areas

In addition to differentiating between areas of the City for commercial, industrial, public and residential use, the Future Land Use Strategy establishes a number of planned "mixed-use" areas. As the phrase implies, these areas are recognized as being potentially appropriate for one or more land use types depending upon market conditions and the character and merits of specific development proposals. These areas are characterized by one or more conditions that support a heightened degree of flexibility as to their use and development. These include: 1) a surrounding land use pattern of a mixed character; 2) the absence of significant existing residential development; and 3) proximity to the highway interchanges and/or Mason-Jewett airport.

In light of the potential mixed-use development of these areas, special care must be exercised during all phases of the review and approval of specific development proposals. This will ensure that the arrangement of such uses and the interface between them enhances their compatibility and the viability of each. Where light industrial uses may be pursued, they should generally be limited to those with minimal external impacts such as service-oriented industries, communication and information technologies, and manufacturing operations that focus on the assembly of pre-made parts. Where commercial uses are pursued, emphasis should be upon non-retail development such as offices, lodging facilities, and conference centers. Commercial uses of a convenience nature, such as fast-food restaurants, service stations and convenience stores are generally discouraged unless they are intended to foster ease of access for neighborhood residents and local workers.

Five mixed-use areas are identified on the Future Land Use Map. Their locations, and recommended land use programs are as follows:

1) Cedar Street Interchange: This mixed use area is immediately southeast of the Cedar Street/US-127 interchange, situated between US-127 and the Cedar Street business corridor and extending south. Its development could be based upon one or a combination of uses including residential, re-

tail, office, industrial and institutional. However, it must be recognized that existing access from Cedar Street is limited due to, in part, the site's limited frontage and the presence of the Cedar Street boulevard just south of the interchange. Any future use of the site must be evaluated for access compatibility. Additional and/or improved points of access may be necessary to realize the full development potential of this site.

2) Kipp Road Interchange: This mixed-use area lies directly west of the Kipp Road/US-127 interchange, with frontage along Kipp Road, US-127 access ramps, and Jewett Road in Vevay Township. Frontage areas could be suitable locations for appropriately designed commercial and/or industrial use. However, commercial uses of a convenience nature, such as fast-food restaurants, service stations and convenience stores are not considered appropriate. As Kipp Road is a primary thoroughfare into the City, special care should be taken during the review and approval of development proposals in this area to ensure the Kipp Road corridor provides an attractive and inviting entrance into the City. This can be achieved through proper signage, lighting, placing of buildings and parking areas, and ample landscaping and open spaces along the road.

3) Airport: This mixed-use area is on the north side of Kipp Road, adjacent to the Mason-Jewett airport, and extending to Dexter Trail. This area also includes land on the east side of Dexter Trail across from the runway. The area may be used for light industrial, commercial and/or public park developments that would provide for high quality jobs with minimal negative impacts from traffic, noise or similar nuisances. Frontage areas could be suitable locations for appropriately designed commercial and/or industrial use. However, industrial uses should be situated closer to the Kipp Road frontage for access purposes, with appropriate commercial development to serve as a transition to the residential area planned to the north. Land uses east of the runway should function as a buffer between the airport and future residential development to minimize resident complaints about noise.

4) Alaiedon/Vevay Cedar Corridor: This mixed-use corridor follows Cedar Street from the US-127 interchange west into Vevay Township and across the southwest corner of Alaiedon Township. This area is intended to accommodate limited commercial and light industrial uses. The corridor is substantially developed in Vevay Township with highway-oriented uses and industrial uses along Legion Drive. In Alaiedon Township, this area contains several small businesses near College



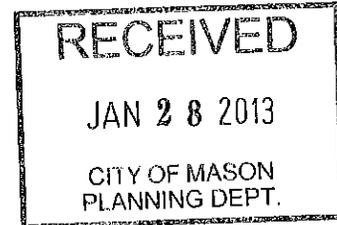
Wolverine Engineers & Surveyors, Inc.

312 North Street • Mason, Michigan 48854 • 517.676.9200 • Fax 517.676.9396

January 28, 2013

Mr. David Haywood, Zoning & Development Director
City of Mason
201 W. Ash Street
Mason, MI 48854

RE: 114 Mason Street
Rezoning Request



Dear Mr. Haywood:

We have received and reviewed the rezoning request for 114 Mason Street. The request is to rezone from R2F (Two Family Residential) to RM (Multiple Family Residential).

From an engineering perspective we take no exception to the rezoning request.

If you have any questions or have additional comments, please do not hesitate to call.

Sincerely,

WOLVERINE ENGINEERS & SURVEYORS, INC.

Donald B. Heck, P.E.

DBH:ood

City of Mason

201 W. Ash St.
P.O. Box 370
Mason, MI 48854-0370
www.mason.mi.us



City Hall 517 676-9155
Police 517 676-2458
Fax 517 676-1330
TDD 1-800-649-3777

INGHAM COUNTY
DRAIN COMMISSIONER

JAN 22 2013

RECEIVED

January 18, 2013

Re: Rezoning Request – 114 Mason Street, Mason

Dear Concerned Parties:

The Mason Planning Commission will conduct a public hearing on Tuesday, February 12, 2013, at 6:30 p.m., or as soon thereafter as possible, in the Council Chambers at City Hall, 201 West Ash Street, Mason, MI 48854. The purpose of the hearing is to take public comment on a rezoning request for property located at 114 Mason Street from R2F (Two Family Residential) to RM (Multiple Family Residential). The property is legally described as the following: Lot 6 and the South 1 Rod of Lots 7 and 10, Block 1, Smith and Pease Addition, City of Mason, State of Michigan, Ingham County.

Enclosed is a copy of the application and plot plan submitted by the applicant for your review.

Please provide written comments or concerns to this department on or before Tuesday, February 5, 2013. Should you have any questions regarding the request, please don't hesitate to call me at (517) 676-9155.

Sincerely,

David E. Haywood
Zoning & Development Director

No Comment or
Concern

Enclosure

DL 2/5/13

CITY OF MASON FIRE DEPARTMENT



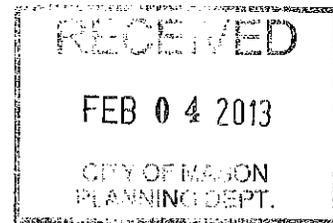
CHIEF KERRY MINSHALL
221 W. ASH
MASON, MI 48854
PH: 517-244-9025
FAX: 517-244-9028

To: David E. Haywood
Zoning & Development Director

From: Kerry Minshall
Fire Chief *Km.*

Date: February 3, 2013

Re: Rezoning Request
114 Mason Street, Mason



I have reviewed the rezoning request for the property located at 114 Mason Street and I do not have any concerns at this time.

If you have any questions, please contact me.

- 3.3.165.2* Apartment Building.** A building or portion thereof containing three or more dwelling units with independent cooking and bathroom facilities. [5000, 2006]
- 3.3.165.3* Assembly Occupancy.** An occupancy (1) used for a gathering of 50 or more persons for deliberation, worship, entertainment, eating, drinking, amusement, awaiting transportation, or similar uses; or (2) used as a special amusement building, regardless of occupant load. [101, 2006]
- 3.3.165.4 Bulk Merchandising Retail Building.** A building in which the sales area includes the storage of combustible materials on pallets, in solid piles, or in racks in excess of 12 ft (3660 mm) in storage height. [5000, 2006]
- 3.3.165.5* Business Occupancy.** An occupancy used for the transaction of business other than mercantile. [5000, 2006]
- 3.3.165.6* Day-Care Home.** A building or portion of a building in which more than 3 but not more than 12 clients receive care, maintenance, and supervision, by other than their relative(s) or legal guardian(s), for less than 24 hours per day. [101, 2006]
- 3.3.165.7* Day-Care Occupancy.** An occupancy in which four or more clients receive care, maintenance, and supervision, by other than their relatives or legal guardians, for less than 24 hours per day. [5000, 2006]
- 3.3.165.8* Detention and Correctional Occupancy.** An occupancy used to house one or more persons under varied degrees of restraint or security where such occupants are mostly incapable of self-preservation because of security measures not under the occupants' control. [5000, 2006]
- 3.3.165.8.1 Detention and Correctional Use Condition.** For application of the life safety in Section 20.7, the resident user category is divided into the five use conditions.
- 3.3.165.8.1.1 Use Condition I — Free Egress.** Free movement is allowed from sleeping areas and other spaces where access or occupancy is permitted to the exterior via means of egress that meet the requirements of NFPA 101, *Life Safety Code*. [101, 2006]
- 3.3.165.8.1.2 Use Condition II — Zoned Egress.** Free movement is allowed from sleeping areas and any other occupied smoke compartment to one or more other smoke compartments. [101, 2006]
- 3.3.165.8.1.3 Use Condition III — Zoned Impeded Egress.** Free movement is allowed within individual smoke compartments, such as within a residential unit comprised of individual sleeping rooms and a group activity space, with egress impeded by remote-controlled release of means of egress from such a smoke compartment to another smoke compartment. [101, 2006]
- 3.3.165.8.1.4 Use Condition IV — Impeded Egress.** Free movement is restricted from an occupied space, and remote-controlled release is provided to allow movement from all sleeping rooms, activity spaces, and other occupied areas within the smoke compartment to another smoke compartment. [101, 2006]
- 3.3.165.8.1.5 Use Condition V — Contained.** Free movement is restricted from an occupied space, and staff-controlled manual release at each door is provided to allow movement from all sleeping rooms, activity spaces, and other occupied areas within the smoke compartment to another smoke compartment. [101, 2006]
- 3.3.165.9* Dormitory.** A building or a space in a building in which group sleeping accommodations are provided for more than 16 persons who are not members of the same family in one room, or a series of closely associated rooms under joint occupancy and single management, with or without meals, but without individual cooking facilities. [101, 2006]
- 3.3.165.10* Educational Occupancy.** An occupancy used for educational purposes through the twelfth grade by six or more persons for 4 or more hours per day or more than 12 hours per week. [5000, 2006]
- 3.3.165.11* Health Care Occupancy.** An occupancy used for purposes of medical or other treatment or care of four or more persons where such occupants are mostly incapable of self-preservation due to age, physical or mental disability, or because of security measures not under the occupants' control. [5000, 2006]
- 3.3.165.12 Hospital.** A building or portion thereof used on a 24-hour basis for the medical, psychiatric, obstetrical, or surgical care of four or more inpatients. [101, 2006]
- 3.3.165.13* Hotel.** A building or groups of buildings under the same management in which there are sleeping accommodations for more than 16 persons and primarily used by transients for lodging with or without meals. [101, 2006]
- 3.3.165.14* Industrial Occupancy.** An occupancy in which products are manufactured or in which processing, assembling, mixing, packaging, finishing, decorating, or repair operations are conducted. [5000, 2006]
- 3.3.165.15* Limited Care Facility.** A building or portion of a building used on a 24-hour basis for the housing of four or more persons who are incapable of self-preservation because of age; physical limitations due to accident or illness; or limitations such as mental retardation/developmental disability, mental illness, or chemical dependency. [101, 2006]
- 3.3.165.16 Lodging or Rooming House.** A building or portion thereof that does not qualify as a one- or two-family dwelling, that provides sleeping accommodations for a total of 16 or fewer people on a transient or permanent basis, without personal care services, with or without meals, but without separate cooking facilities for individual occupants. [101, 2006]
- 3.3.165.17* Mercantile Occupancy.** An occupancy used for the display and sale of merchandise. [5000, 2006]
- 3.3.165.17.1 Class A Mercantile Occupancy.** All mercantile occupancies having an aggregate gross area of more than 30,000 ft² (2800 m²) or occupying more than three stories for sales purposes. [101, 2006]
- 3.3.165.17.2 Class B Mercantile Occupancy.** All mercantile occupancies of more than 3000 ft² (280 m²), but not more than 30,000 ft² (2800 m²), aggregate gross area and occupying not more than three stories for sales purposes. [101, 2006]
- 3.3.165.17.3 Class C Mercantile Occupancy.** All mercantile occupancies of not more than 3000 ft² (280 m²) gross area and used for sales purposes occupying one story only. [101, 2006]
- 3.3.165.18 Nursing Home.** A building or portion of a building used on a 24-hour basis for the housing and nursing care of four or more persons who, because of mental or physical incapacity, might be unable to provide for their

A.3.3.133 Hazardous Reaction or Hazardous Chemical Reaction. These dangers might include, but are not limited to, toxic effects, reaction speed (including detonation), exothermic reaction, or production of unstable or reactive materials. [30: A.3.3.20]

A.3.3.134 Heliport. The term *heliport* applies to all sites used or intended to be used for the landing and takeoff of helicopters. [418: A.1.3.8]

A.3.3.138 Immediately Dangerous to Life and Health (IDLH). This level is established by the National Institute for Occupational Safety and Health (NIOSH). If adequate data do not exist for precise establishment of IDLH data, an independent certified industrial hygienist, industrial toxicologist, or appropriate regulatory agency should make such determination. [55: A.3.3.36]

A.3.3.140 Incident Commander. This is equivalent to the on-scene incident commander. [472: A.3.3.38]

A.3.3.146.1 Ceiling Limit. The ceiling limits utilized are to be those published in 29 CFR 1910.1000. [5000: A.3.3.355.1]

A.3.3.146.2 Permissible Exposure Limit (PEL). The maximum permitted time-weighted average exposures to be utilized are those published in 29 CFR 1910.1000. [55: A.3.3.38.2]

A.3.3.146.3 Short-Term Exposure Limit (STEL). STEL limits are published in 29 CFR 1910.1000. [55: A.3.3.38.3]

A.3.3.147 Limited-Combustible (Material). Materials subject to increase in combustibility or flame spread index beyond the limits herein established through the effects of age, moisture, or other atmospheric condition are considered combustible. (See *NFPA 259 and NFPA 220*.) [101: A.3.3.150.2]

A.3.3.156.6 Highly Toxic Material. Mixtures of highly toxic materials with ordinary materials, such as water, might not warrant classification as highly toxic. While categorization is basically simple in application, any hazard evaluation that is required for the precise categorization of highly toxic material is required to be performed by experienced, technically competent persons. [5000: A.3.3.388.18.1]

A.3.3.156.12 Unstable (Reactive) Material. Unstable (reactive) material is classified as follows:

- (1) Class 4 unstable (reactive) materials are those that, in themselves, are readily capable of detonation, explosive decomposition, or explosive reaction at normal temperatures and pressures and include, among others, materials that are sensitive to localized thermal or mechanical shock at normal temperatures and pressures.
- (2) Class 3 unstable (reactive) materials are those that, in themselves, are capable of detonation, explosive decomposition, or explosive reaction, but that require a strong initiating source or that must be heated under confinement before initiation, and include, among others, materials that are sensitive to thermal or mechanical shock at elevated temperatures and pressures.
- (3) Class 2 unstable (reactive) materials are those that readily undergo violent chemical change at elevated temperatures and pressures and include, among others, materials that exhibit an exotherm at temperatures less than or equal to 30°F (-1°C) when tested by differential scanning calorimetry.
- (4) Class 1 unstable (reactive) materials are those that, in themselves, are normally stable, but that can become unstable at elevated temperatures and pressures and include

among others, materials that change or decompose on exposure to air, light, or moisture and that exhibit an exotherm at temperatures greater than 30°F (-1°C), but less than or equal to 57°F (14°C), when tested by differential scanning calorimetry. [5000: A.3.3.388.19]

A.3.3.156.13 Water-Reactive Material. Water-reactive materials are subdivided as follows:

- (1) Class 3 materials are those that react explosively with water without requiring heat or confinement.
- (2) Class 2 materials are those that might form potentially explosive mixtures with water.
- (3) Class 1 materials are those that might react with water with some release of energy, but not violently. [5000: A.3.3.388.20]

A.3.3.158 Maximum Allowable Quantity (MAQ). Quantities are permitted to exceed the MAQ when they are located in an area complying with protection levels 1-5 in accordance with the building code.

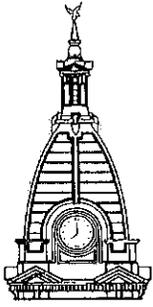
A.3.3.159 Means of Egress. A means of egress comprises the vertical and horizontal travel and includes intervening room spaces, doorways, hallways, corridors, passageways, balconies, ramps, stairs, elevators, enclosures, lobbies, escalators, horizontal exits, courts, and yards. [101: A.3.3.151]

A.3.3.165.1 Ambulatory Health Care Occupancy. It is not the intent that occupants be considered to be incapable of self-preservation just because they are in a wheelchair or use assistive walking devices, such as a cane, a walker, or crutches. Rather it is the intent to address emergency care centers that receive patients who have been rendered incapable of self-preservation due to the emergency, such as being rendered unconscious as a result of an accident or being unable to move due to sudden illness. [101: A.3.3.168.1]

A.3.3.165.2 Apartment Building. The *Code* specifies that, wherever there are three or more living units in a building, the building is considered an apartment building and is required to comply with either Chapter 30 or Chapter 31 of *NFPA 101*, as appropriate. Townhouse units are considered to be apartment buildings if there are three or more units in the building. The type of wall required between units in order to consider them to be separate buildings is normally established by the AHJ. If the units are separated by a wall of sufficient fire resistance and structural integrity to be considered as separate buildings, then the provisions of Chapter 24 of *NFPA 101*, apply to each townhouse. Condominium status is a form of ownership, not occupancy; for example, there are condominium warehouses, condominium apartments, and condominium offices. [5000: A.3.3.65.4]

A.3.3.165.3 Assembly Occupancy. Assembly occupancies might include the following:

- (1) Armories
- (2) Assembly halls
- (3) Auditoriums
- (4) Bowling lanes
- (5) Club rooms
- (6) College and university classrooms, 50 persons and over
- (7) Conference rooms
- (8) Courtrooms
- (9) Dance halls
- (10) Drinking establishments
- (11) Exhibition halls
- (12) Gymnasiums



Mason Police Department

201 W. Ash St.
P.O. Box 370
Mason, MI 48854-0370

JOHN STRESSMAN
Chief of Police

Office: (517) 676-2458
Fax: (517) 244-9024
MASON_PD@ingham.org

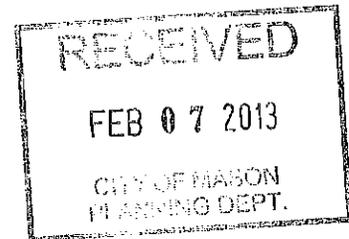
MEMORANDUM

To: David Haywood
Planning and Development Director

From: John Stressman
Chief of Police

Date: January 26, 2013

Ref: Re-zoning Request
114 Mason Street



I have reviewed the request to re-zone 114 Mason Street and have no comments at this time.

If you have any questions, please contact me.

JS/jal

MEMORANDUM

To: David Haywood, Zoning and Development Director

From: Marty Colburn, City Administrator & DPW Director

CC: Don Heck, City Engineer
Sam Bibler, POTW Superintendent
Ken Baker, DPW Superintendent

Date: February 8, 2013

Re: Rezone Request, 114 Mason Street, Mason

Having reviewed the rezoning request submitted for the property at 114 Mason Street, Mason, I have findings that are problematic.

Chapter 3 of the Mason Master Plan calls for “zoning development densities “ within the Residential Areas section of the Chapter. However, it is apparent the entire block, as well as the vast majority of housing within that section of town, is zoned R2F. Rezoning this single property to RM is not consistent zoning within the neighborhood.

Chapter 3 of the Mason Master Plan, Section Downtown Center: Referencing Development should be designed...to preserve the Downtown Center as a historic and pedestrian friendly commerce center. This project has not demonstrated this characteristic by taking a single family house and turning it into multiple family residential.

The City Public Works Department has adequate capacity to serve this property with both water and sanitary sewers.

In addition, it has come to my attention that this property currently has an outstanding water/sanitary bill in the amount of **\$4,242,04**. This was due to a water break on the property during the billing cycle of November 15, 2011 through February 15, 2012. Public Works staff confirmed that the water break was in the crawl space under the structure. The City has shut off the water to this property. There is a current outstanding bill for the public utilities in the amount of **\$4,274.63**.

It would be against best management practices to recommend pursuing approval of the rezone request for the previous listed reasons.

MAC/icn

David Haywood

From: Ken Baker
Sent: Friday, February 08, 2013 11:22 AM
To: David Haywood
Subject: RE: 114 N. Mason - Rezoning

Dave:

After reviewing the documents from the rezoning request for 114 N Mason Street I do not see and utility issues, and I have no other comments.

Thank You

Ken Baker

Superintendent of Public Works

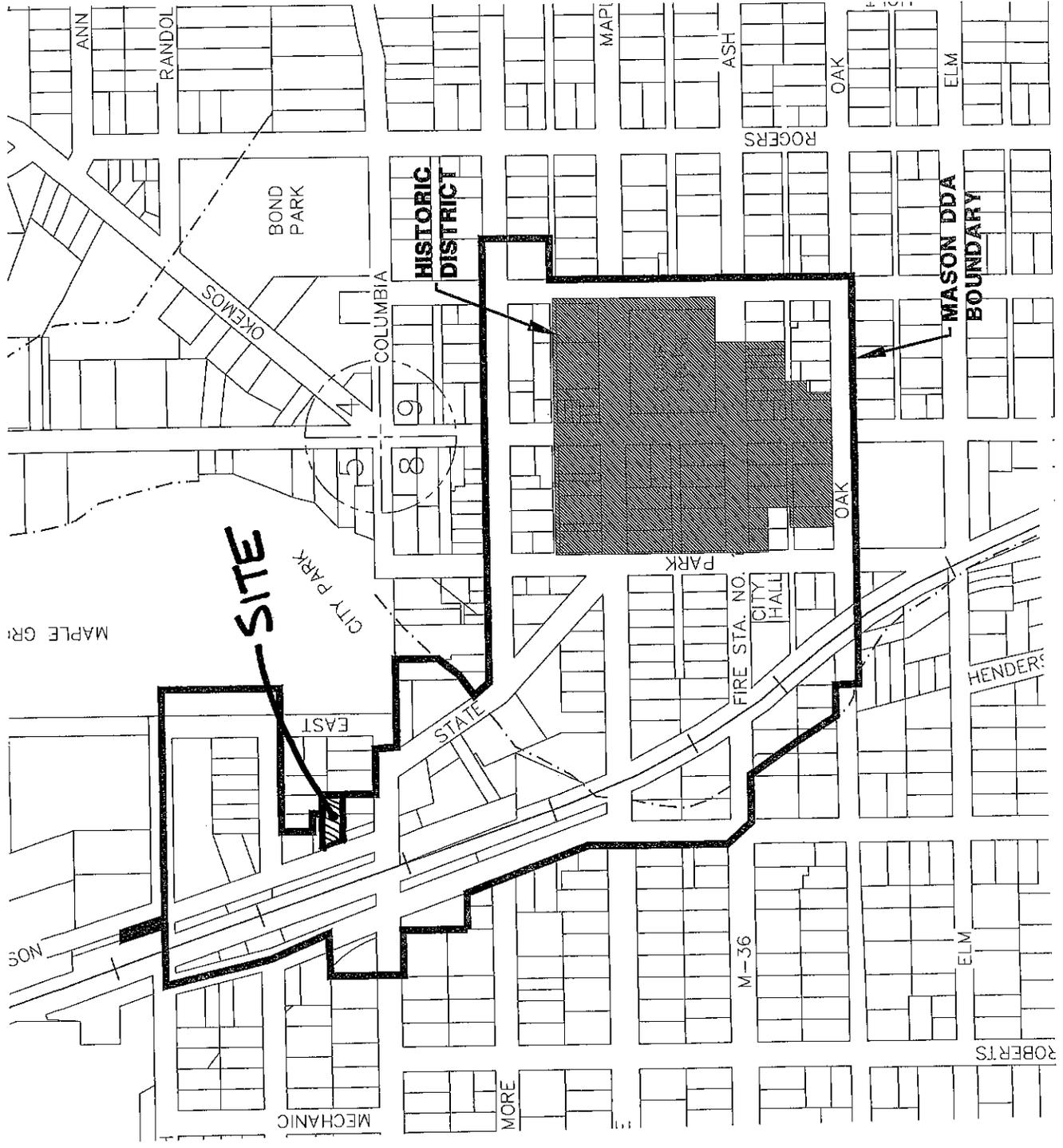
From: David Haywood [<mailto:davidh@mason.mi.us>]
Sent: Friday, February 08, 2013 10:26 AM
To: Martin Colburn; Ken Baker
Subject: FW: 114 N. Mason - Rezoning

Now it's attached.

From: David Haywood
Sent: Friday, February 08, 2013 10:25 AM
To: Martin Colburn; Ken Baker
Subject: 114 N. Mason - Rezoning

FYI – Request for comments on the rezoning attached.

David E. Haywood
Zoning & Development Director
City of Mason
201 W. Ash Street
Mason, MI 48854
517.676.9155



SITE

HISTORIC DISTRICT

MASON DDA BOUNDARY

BOND PARK

PARK

FIRE STA. NO. CITY HALL

HENDERSON

STATE

M-36

ELM

ROBERTS

MECHANIC

MORE

EAST

CITY PARK

MAPLE GR.

SON

ANN

RANDOL

MAPLE

ASH

OAK

ELM

ROGERS

COLUMBIA

OKEMOS

OAK