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PLANNING COMMISSION MEETING - COUNCIL CHAMBER Tuesday, February 11, 2014

6:30 p.m.

Agenda

1.	Call	to	Order
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- 2. Roll Call
- 3. Approval of Minutes: January 14, 2014
- 4. People from the Floor
- 5. Announcements
- 6. Regular Business
 - A. Resolution 2014-01 A Resolution Adopting the City of Mason Master Plan Update 2014
- 7. Unfinished Business
- 8. New Business
- 9. Correspondence
 - Planning & Zoning News, December 2013 & January 2014
- 10. Liaison Reports
- 11. Director Report
- 12. Administrator Report
- 13. Adjournment

CITY OF MASON PLANNING COMMISSION MEETING **MINUTES OF JANUARY 14, 2014**

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, Fischer, King, Naeyaert, Reeser, Sabbadin, Waxman

Absent:

Commissioner: Trotter (Excused)

Also present: Martin A. Colburn, City Administrator

Deborah J. Cwiertniewicz, City Clerk

APPROVAL OF MINUTES:

Regular Minutes of December 10, 2013 and Special Minutes of December 19, 2013

The regular meeting Minutes of December 10, 2013, and the special meeting Minutes of December 19, 2013 were approved as submitted.

UNFINISHED BUSINESS

None.

OATH OF OFFICE

Cwiertniewicz administered the oath of office to Seth Waxman and Tim Fischer.

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 King. 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 Sabbadin. 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

• Public Transportation Study Forum – January 27, 2014

PUBLIC HEARING

Master Plan - Final Draft

Reeser opened the public hearing at 6:40 p.m.

Martin Colburn, City Administrator, spoke regarding updating of the Master Plan, public input and visioning sessions. He stated that the draft Master Plan was distributed to appropriate public agencies. Those who Comments were received from Mason City Attorney Dennis E. McGinty, Vevay Township Supervisor Gary Howe and VevayTownship Clerk JoAnne Kean, Mason City Administrator Martin Colburn, Warren City Planning Director Ron Wuerth, and Mason Historic District Commissioner Albert Schulien, included in the meeting packet. He submitted the correspondence of Lisa McGiveron to the Commission as it was received following distribution of the meeting packet.

Lisa McGiveron of the Ingham County Health Department submitted an e-mail dated January 13, 2014, suggesting the inclusion of notes when municipal services are extended to new areas regarding plugging of the now unused wells and pumping and crushing of septic tanks.

Barbara Tornholm, Mason Area Historical Society President, commended the Commission regarding inclusion in the plan supporting the historic heritage of the city. She provided a Mason Area Historical Society membership application to each member.

Reeser closed the public hearing at 6:49 p.m.

It was the consensus of the Commission to review the final draft at the next regular meeting.

REGULAR BUSINESS

Motion - Used Vehicle Sales at Auto Body Shops throughout the Community

A brief discussion ensued and it was the consensus of the Commission to recommend no action at this time to City Council regarding its request for the Commission to consider used vehicle sales at auto body shops throughout the community.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

CORRESPONDENCE

Distributed.

LIAISON REPORTS

Naeyaert informed commissioners regarding current City Council business.

g of city streets.		
Jim King, Secretary		

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MEMORANDUM

TO:

Planning Commission

FROM: David E. Haywood, Zoning & Development Director

RE:

Master Plan Update 2014 – Final Draft & Adoption

DATE:

February 7, 2014

At the January 14, 2014 meeting the Planning Commission held a public hearing and received comments from the public. At that time, staff disclosed the comments that were received to date and disclosed recommended minor revisions based on that input, which include the following:

- City Attorney, December 18, 2013 stating minor inconsistencies with the Michigan Planning Enabling Act, Michigan Land Division Act, Future Land Use Map relative to on-site disposal of sewage, and the Michigan Zoning Enabling Act relative to reasonable conditions for special land uses.
- Vevay Township, January 7, 1989 regarding an inconsistency in boundary lines shown on the "1989 Conditional Transfer - Vevay" map in Appendix A in their letter of January 7, 2014
- City Administrator, Martin Colburn, April 9, 2013 regarding minor errors on the Future Land Use Map and Recreation Facilities and Publicly Owned Lands Map

Unfortunately, the "1989 Conditional Transfer - Vevay" map revision will not be ready for review until Tuesday's meeting.

One other minor change is to the title page. The new title includes the word "update".

Attached is the final draft of the Master Plan for adoption for your review and consideration.

Recommended Action:

Approve Resolution No. 2014-01.

Attachments:

- a. Resolution No. 2014-01
- b. Master Plan Update 2014 pages 1-1, 1-2, 1-3, 1-5, 2-1, 2-4, 2-8, 3-8, and 5-2 showing edits
- c. Master Plan Update 2014

Introduced: Second:

CITY OF MASON PLANNING COMMISSION RESOLUTION NO. 2014-01

A RESOLUTION ADOPTING THE CITY OF MASON MASTER PLAN UPDATE 2014

WHEREAS, the City of Mason Planning Commission is authorized by the Michigan Planning Enabling Act (PA33 of 2008) to prepare and adopt a master plan; and

WHEREAS, the Mason City Council and the Mason Planning Commission wish to update the Master Plan to comply with current state law, to address the current and future needs of the City, and to identify how growth and associated land development will be guided to enhance the future welfare of Mason; and

WHEREAS, the Master Plan Update 2014 was prepared by the Mason Planning Commission in coordination with City staff; and

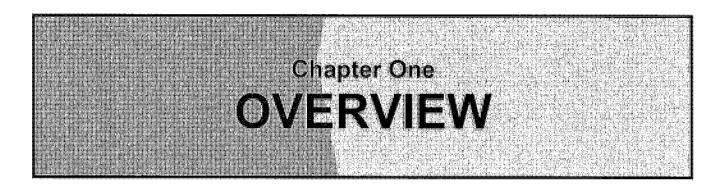
WHEREAS, the Planning Commission held three community visioning workshops in September of 2011 to gather public input; and

WHEREAS, a public hearing on the draft Master Plan Update 2014 was noticed and held at the Planning Commission's regular meeting of January 14, 2014 with testimony given and public comment solicited, including from surrounding municipalities and underlying agencies, in accordance with the Michigan Planning Enabling Act (PA33 of 2008); and

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby adopt the City of Mason Master Plan Update 2014 dated February 11, 2014, and resolves to use the Plan as an overall policy plan to guide the future development of the City of Mason.

Yes	s (
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 11, 2014, the original of which is part of the Planning Commission minutes.



Introduction

This Chapter provides an overview of the City of Mason and the Master Plan's role, importance, preparation process, and principal policies. It presents a framework for the Master Plan by defining its purpose, goals and objectives. Understanding the fundamentals of the Master Plan will enable Mason residents and officials to appreciate the role it plays in ensuring the future welfare of the City and community at large. In order for the Plan to be effective, it must be embraced as a vital tool in preserving and enhancing the public health, safety, and welfare of the City is essential if this Plan is to be effective.

What is the Master Plan?

Purpose

Just as individuals and families plan for their future well being, so must municipalities. It is vital that the municipality look to the future and take specific actions to address current and future needs. Such actions may involve improvements to the street network, improvements to the level of emergency services, and the pursuit of new local employment opportunities.

This Master Plan is a policy document that identifies how growth and associated land development should be guided to enhance the future welfare of Mason. The following key words and phrases can generally describe the Master Plan:

FUTURE ORIENTED: The plan concerns itself with long-range planning to guide and manage future growth and development. The plan is a picture of Mason today and a guide for how the community should evolve over the **next ten to twenty years** in response to growth and community aspirations.

GENERAL: The plan establishes broad principles and policies to address future land use and public services.

COMPREHENSIVE: The Plan is comprehensive in that it addresses all principal types of land use and the practical geographic boundaries of each.

A PLAN: The Plan is a tangible document which consists of both text and maps, a key portion of which presents and illustrates the City's policies regarding its planned future land use pattern and associated public services.

DYNAMIC: The Plan is intended to be continually evolving in light of the aspirations of local residents, changing conditions in the City, and new strategies to manage growth.

The City of Mason Planning Commission, under the authority of the Michigan Planning Enabling Act, P.A. 33 of 2008 (as amended), prepared this Master Plan. The Act provides for the development of plans by a Planning Commission.

Though the Planning Commission is the principal body authorized to develop a Master Plan, the City Council and general public had opportunities for input throughout the planning process (See "How the Plan was Prepared" on page 1-3.).

The Master Plan is not a law or regulatory document, but a "policy plan" to be implemented through, in part, zoning and other regulatory tools. For example, though the Master Plan is not a zoning ordinance, the Master Plan's recommendations and policies serve as a basis for the current City of Mason Zoning Ordinance, as well as any subsequent updates to the plan and other ordinances. In fact, the Michigan Planning Enabling Act, which provides Michigan cities and villages with the statutory authority to adopt zoning regulations, stipulates that where a local unit of government has adopted a zoning ordinance, the master plan shall include a, "zoning plan for various zoning

districts controlling the height, area, bulk, location and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map related to the districts on the zoning map." This Master Plan addresses this statutory requirement and ensures a strong legal foundation for the City's zoning regulations.

Elements of the Master Plan

This Master Plan consists of the following key components:

- Chapter One Overview, presents the purpose and role of the Plan, the process followed in its preparation, key planning policies, and a summary of City conditions.
- Chapter Two Planning Issues, Goals and Objectives presents a discussion of important planning issues currently facing the City with associated goals and objectives that address these issues.
- Chapter Three Future Land Use Strategy presents the planned future land use pattern for the City.
- 4) Chapter Four Zoning Plan describes the relationship of future land use categories, including height, area, bulk, location, and use of buildings and premises and other related standards to the zoning districts listed in the Zoning Ordinance.
- 4) Chapter Five Implementation Strategies presents implementation measures to effectuate the policies of the Plan.
- 5) The Appendices present background studies that provide a review of existing conditions and trends including matters pertaining to demographics, land use, public services and utilities, history, and development build-out studies. The Appendices make occasional references to policy issues that arose in committee meetings during the preparation of the Plan. These policy issues are included in the Appendices for informational purposes only and do not represent the official planning policies of the City.

Importance and Application of the Master Plan

The importance and application of the City of Mason Master Plan are demonstrated in: 1) the long-term

interests of the City; and 2) the day-to-day administration of the City's planning and zoning program.

Long Term Interests

There are a number of current interests shared by residents and officials of Mason that can be expected to continue for years to come. These interests are also expected to be shared by future residents and officials, including the following:

- Protecting the City's small-town and historic character.
- Recognizing the City's agricultural heritage and surrounding agricultural context
- · Minimizing tax burdens.
- Ensuring appropriate land use <u>development</u> and adequate services to <u>pretect-promote</u> the public health, safety, <u>morals</u>, <u>order</u>, <u>convenience</u>, <u>prosperity</u>, and <u>general</u> welfare of residents and visitors.
- · Managing growth and development.

The Master Plan supports these long-term interests by providing an aggressive future-oriented strategy. Intensive development that places excessive demands upon the City's infrastructure and services can lead the City into a future of tremendous social and environmental risks which will seriously threaten the public's health, safety, and welfare. Chapter Three establishes future land use and public services strategies to secure these and other long-term interests.

Day-To-Day Administration

In addition to furthering the long-term interests of the City, the Master Plan also plays an important role in the day-to-day planning and zoning efforts of the City:

- Advisory Policies: The Plan is an official advisory policy statement as a guide for development that should be readily shared with existing and prospective landowners and developers. The Plan informs them of the long term intentions of the City regarding land use and encourages development proposals more closely integrated with the policies of the Plan.
- <u>Regulatory Programs</u>: The Plan establishes a practical basis for the City to revise, update, or otherwise prepare regulatory programs, including zoning and land division regulations, intended to ensure that the policies of the Plan are implemented.
- Review of Land Development Proposals: Chapter Two includes a list of City goals and objectives which should be reviewed when considering future proposed rezoning requests, site plans, and related land use proposals. These goals and ob-

jectives seek to further establish a record upon which the proposal can be evaluated. Equally important, Chapter Three provides policies regard-regarding the planned future land use pattern in the City. This Chapter also provides valuable reference points upon which land use proposals should be evaluated.

- <u>Public Services Improvements</u>: The cost-effective use of Mason's tax dollars requires the identification of a planned future land use pattern. Residential, commercial, and industrial land uses have varying public services needs. The identification of a planned future land use pattern enables the City to pinpoint areas that may be in need of current public services improvements. The identification also enables the City to better determine areas of future need, rather than playing "catch-up" while the City's health, safety, and welfare may be at risk. Chapters Three and Four provide important guidance in this area.
- Intergovernmental Coordination: This Plan provides the basis for Mason officials to communicate effectively with nearby communities regarding both the impact of their planning and zoning actions and opportunities for mutual gain through coordinated efforts with regard to land use and public services.
- <u>Factual Reference</u>: The Plan includes a factual overview of relevant trends and conditions in Mason. This factual profile can educate local officials and residents and aid in the review of development proposals, encourage constructive discussion of planning issues and policies, and serve as a base line for future studies.

How The Plan Was Prepared

In May of 2010, the Mason Planning Commission began the process of updating its Master Plan. The current plan was approved in 2004 and as a result of the 5-year review, the Commission decided to revise the document. A Master Plan Committee was formed with the purpose of reviewing the plan and preparing updates and revisions for the consideration of the full commission and city council. The committee also established a timeline and work plan for the master plan update. In November of 2010, notice of intent to prepare a master plan was distributed to area planning and public transportation agencies and municipalities required pursuant as MCL125.3839(2), including neighboring Alaiedon and Vevay Townships requesting their cooperation and comment.

Early in 2011, the full planning commission embarked upon a chapter-by-chapter review of the current plan.

This process enabled commissioners to become familiar with the contents of the current plan and also provide guidance to the committee with regard to areas that should be revised. This initial review process concluded in the summer of 2011. In September 2011, the planning commission held three community-visioning workshops at City Hall. These workshops were purposed to gather public input on the update to the Master Plan. Residents, business leaders, and other members of the community were invited to attend and share their thoughts and concerns about the future direction of the city. The workshops focused on the positive and negative aspects of the community. challenges and priority areas, and visions for neighborhoods and the city at large. The planning Commission also created an online survey as an additional medium for public input at the stage. Overall. more than 80 people participated in the workshops or completed the online survey.

Following the community-visioning workshops, the Master Plan Update Committee compiled all of the comments and began identifying which items were addressed within the current plan. The items that were not addressed in the plan provided insight into how the plan should be updated. Moreover, the committee reviewed and considered the recommendations of the 2011 Tri-County Urban Service Management Study, as well as the Community Planning Principles as endorsed by the Michigan Association of Planning. In addition to this, the committee continued revising the master plan appendices as well as the original timeline and work plan.

The committee continued to meet and refine the plan to further explore and clarify the future land use strategy and applicable goals and objectives of the Plan. Participants included members of the Planning Commission and City Council, as well as the Planning/Zoning Director. A complete initial draft Plan was then prepared, reviewed, and further refined.

In the interest of regional coordination and compliance with the Michigan Planning Enabling Act, the City then forwarded a copy of the draft Plan to neighboring municipalities to solicit their review and comment October 30, 2013, marking the beginning of the statutory 63 day review period. The Planning Commission then held a public hearing on the draft Plan on January 14, 2013. The Planning Commission subsequently recommended adoption of the Plan to the City Council and the City Council adopted the Plan on

City of Mason Overview

The 2010 Census recorded 3,584 dwelling units. 488 of the units, or 8.3% were vacant. Of the occupied dwellings in 2010, 56.7% were single family dwellings, 6.1% were two-family dwellings, and 24.8% were dwellings within multiple family structures, 10.1% of the single family dwellings consisted of mobile homes and all were located in the manufactured housing community on the City's west side along Columbia Road. The 2010 Census reported that 16.2% of the dwelling units in 2000 were constructed prior to 1940, 31.8% were constructed between 1940 and 1979, and 51.8% were constructed since 1980. For Michigan as a whole, the median construction year for owner-occupied and renter-occupied housing units in 2000 was 1964 and 1967 respectively. The median value of the City's owner-occupied dwellings in 2006-2010 was \$118.600. This compares to \$137,900 and \$144,200 for the county and state respectively.

Agriculture is a significant part of the economic base of the City and surrounding Townships. It consists of grain farming, livestock farming and forestry. In 2013 the taxable value of agricultural real estate in Alaiedon, Aurelius and Vevay Townships totaled 43.8 million dollars (Ingham County Equalization, Dec. 2012). Mason commercial businesses supply and service agriculture through the sale of fertilizer, chemicals, farm machinery and hardware. It also remains the site of a large grain terminal that receives, processes and stores corn, soybeans and wheat. Mason's strong rural culture and heritage is evident in two well-attended annual events, the Ingham County Fair and the Steam Threshers Show south of the City. Public services and facilities in the City are wide in scope.

The City provides a full range of services. These services and facilities include public <u>sanitary</u> sewer, <u>storm sewer</u>, <u>and</u> water, police and fire protection, street maintenance, parks and recreation facilities, and cemetery services. The City has a Council-Manager form of government, where a City Administrator manages the daily operation of these services and other functions, and a seven-member city council determines policy and enacts legislation for the city. The City also owns and provides the land and building facilities for the Mason branch of the Capital Area District Library (CADL).

The City of Mason was one of two local municipalities to receive \$10,000 from the Lansing Economic Area Partnership Public Art for Communities grant program. The location for the public art work is the county-foreclosed parcel located at 848 North Jefferson Street that had a dilapidated house. Dace Koenigsknecht of St. Johns will create an original

sculptural piece for the site. The site will be developed as a trailhead to the Hayhoe Riverwalk, includincluding parking, bike rack, benches, trail mapping and ADA access to the trail system. This location for the artwork is very visible along the arterial street and the Hayhoe Riverwalk, and will draw people into the Hayhoe Riverwalk trailhead area, as well as welcome visitors to the City of Mason itself.

Mason Planning Area and Overview of Planning Policies

Preparation of this Plan involved the identification of a planning area larger than just the City of Mason itself. The Mason Planning Area extends approximately one mile from the City's boundaries which reflects the respective adopted future land use designations of the adjoining townships. The City recognizes that its future is linked to decisions regarding the future of the land surrounding the City. As such, the City and the Townships of Alaiedon and Vevay can all mutually gain when planning programs are coordinated. The Michigan Planning Enabling Act requires that each municipality study current conditions and future growth while consulting with neighboring jurisdictions to prevent conflicts in master plans and zoning. It is in the interest of coordinated planning that the Mason Planning Area is established.

This Plan presents a coordinated strategy that addresses growth, development and preservation. The Plan supports the continuation of Mason as a close-knit community with a strong residential base, and reasonable opportunities for new commercial and industrial development to further encourage economic stability.

The Plan supports the stability of existing commercial and industrial centers in the City, in addition to infill and redevelopment, to improve the visual impact and viability of business areas. Similarly, the Plan supports preservation of existina residential neighborhood areas and the redevelopment of neighborhoods that may no longer offer healthy housing environments for residents and families. Opportunities for new residential development are to be provided on vacant land within the City not otherwise planned for non-residential use, and through the incremental expansion of the City through municipal boundary adjustments or cooperative agreements with surrounding townships. The Plan supports the provision of varied housing options to address the differing needs and preferences of current and future residents. These options include traditional village neighborhoods and neighborhoods that incorporate the preservation of open spaces. Open space areas may include park and natural areas, and linear open

Chapter Two PLANNING ISSUES, GOALS & OBJECTIVES

Introduction

The purpose of this Plan is to establish a basis for future land use and public services in the City of Mason. The City wants to guide and shape future growth and development and not allow the community to evolve merely by chance. To effectively plan for the City's well being with regard to future land use and public services, it is necessary to identify key goals and objectives in response to important planning issues facing the City. The following is a summary of these planning issues and related goals and objectives.

Planning Issues, Goals & Objectives

Each issue presented in this Chapter is followed by a set of goal and objective statements. Planning goals are statements that express the City's long range desires. Each goal has accompanying objectives which are general strategies that the City can pursue to attain the specified goal.

The goals and objectives are important for several reasons:

- The goals and objectives provide current and future residents of Mason with an overview of the intended future character of the City.
- The goals and objectives identify and outline the basic parameters which should be used in guiding land use and public services policies.
- The goals and objectives serve as references upon which future rezoning, land development, and public services decisions can be evaluated.

POLICIES identify the strategy for growth, development, and preservation. GOALS and OBJECTIVES shape the Plan's POLICIES. Goals are Mason's long range desires. Objectives are ways Mason can reach a goal.

Goals, Objectives, and Policies of the Plan

The planning issues, goals and objectives, are divided into the following major categories:

- Growth Management, Public Services, and Quality of Life
- Community Character, Historic Preservation, and the Environment
- Residential Development
- Economic Development
- Commercial Development
- Industrial Development
- Streets and Circulation
- Recreation
- · Regional Coordination

- in air, <u>light</u>, noise, land, and surface and underground water pollution, or the degradation of environmental resources.
- 6) Continue efforts to enhance a greater sense of community identity and character through streetscape improvements to commercial and other activity centers, and provide attractive entranceways into the City.
- 7) Encourage the continuation of farms and agricultural operations in peripheral areas of the City through complementary zoning provisions, until alternative use of the farm acreage is deemed more beneficial.
- 8) Provide necessary code development and ordinance enforcement to ensure the general maintenance and appearance of the City.
- Maintain and beautify established and new parking areas through appropriate landscaping and screening.
- Encourage landscaping and screening programs, in association with new commercial and industrial development, to minimize negative impacts on community character.
- 11) Encourage the preservation of open spaces and natural resources (such as woodlands, wetlands, and stream corridors) as part of the land development process, including the use of clustered housing design.
- 12) Recognize the significance of special natural resources associated with park facilities in the City, including the Ingham County fairgrounds—, and-the City-owned Rayner Park, and the Hayhoe Riverwalk, and encourage the preservation of these resources as part of the City's park and recreation planning efforts.
- 13) Support the efforts to maintain a centrally located Library and Post office in the downtown area.
- 14) Maintain efforts to encourage outdoor dining in the City right-of-ways in the central business district.
- 15) Continue to support activities that enhance community traditions, family values, and promote community interactions, such as parades, Down Home Days, Sun Dried Music Festival, fireworks, Ingham County Fair, farmers market, etc.
- 16) Encourage continued support and development of local arts and culture initiatives.
- 17) Encourage efforts to attract destination restaurants and entertainment in the downtown area.

Residential Development

Mason is a very attractive place to live for those seeking a small-town rural environment, with excellent regional access to employment, retail, and cultural centers. Both rural and urban residential lifestyles are readily available in the City and additional rural lifestyles are plentiful in the surrounding townships. The available public sewer and water in the City provides opportunities for varying housing densities and lifestyles, and housing that addresses the varying economic and family structure conditions of current and future residents. It is the desire of the City to provide a mixed-use pattern of housing, with alternative housing options throughout all residential areas, and encourage a cohesive and integrated residential population. All housing should provide adequate open space and yard areas that are compatible with surrounding land use conditions. However, creative planning for clustered housing may provide such open spaces in non-traditional patterns.

<u>GOAL</u>: Establish a residential environment that recognizes the varied economic and family structure conditions of current and future residents while affording persons and families with healthy and stable surroundings that nurture personal growth.

Objectives:

- Identify areas for future residential use that, with appropriate levels of public services and surrounding land use conditions, encourages 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, while preserving natural resource systems, open spaces, and 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.
- Encourage the preservation of historically significant dwellings.
- Discourage main thoroughfares through residential areas and the use of residential streets for commercial or industrial traffic.
- 9) Encourage high density, multiple family developments, to locate near commercial centers (such as

passenger rail and other forms of public transportation, Mason should identify potential locations for mulmultimodal transportation stop(s)/hub(s).

<u>GOAL</u>: Maintain a transportation network throughout the City, including vehicular, pedestrian, and bicycle travel, that encourages efficient and safe travel consistent with the small-town character of the community and coordinated with the planned future land use pattern that meets the needs of all users of the streets, including children, families, older adults, and persons with disabilities.

Objectives

- Identify priority street segments for systematic maintenance and improvement, based upon the planned future land use pattern and existing and projected traffic patterns.
- Maintain a healthy balance between high-traffic generating land uses and development patterns along the City's secondary streets and street improvements to accommodate such development.
- 3) Pursue measures to minimize the potential for traffic congestion and safety hazards along adjacent streets, including limitations on the number, size, and shape of new land divisions, the discouragement of "strip" development, and limitations on curb cuts.
- 4) Encourage future residential lot-split land division patterns that maintain the integrity of the City's street network and small town character.
 - 5) Discourage major street improvements that will increase growth and development pressures in areas of the Mason Planning Area not specified for such growth.
 - 6) Implement access management principles, including the use of combined service drives, to minimize new curb cuts.
 - Encourage the construction of collector streets in conjunction with land development to foster efficient traffic circulation and ensure the public health, safety and welfare.
 - 8) Ensure appropriate and coordinated ingress and egress to serve development, including the number and location of access points and the efficient movement of traffic between adjacent neighborhoods and other developments.
 - Continue emphasis on Mason as a "walkable community," supporting initiatives to facilitate safe and convenient non-motorized movement including sidewalk installation and maintenance.
 - 10) Encourage integration and connection of new residential neighborhoods with the rest of the City, including pedestrian/bicycle paths to facili-

- tate safe and convenient non-motorized movement.
- 11) Encourage the linking of residential and commercial centers with pedestrian/bike paths.
- 12) Explore and pursue the development of a streetscape improvement program along important thoroughfares to improve pedestrian activity and safety, heighten the City's identity and visual character, and attract shoppers to the area.
- 13) Continue to communicate and coordinate with the Capital Area Transportation Authority (CATA) to maintain and enhance the various public transit services it provides to the City.
- 14) Support activities of the Capital Region Airport Authority (CRAA) that do not undermine the local street network or otherwise negatively impact quality of life in the City, including noise and safety risks.
- 15) Develop standards for city streets that meets the needs of all legal users of the streets, including children, families, older adults, and people with differing abilities.
- 16) Explore the feasibility of and potential location for a multi-modal transportation hub for a range of public and private transportation systems, including bus routes, passenger rail and non-motorized transportation.
- 17) Require integrated street connections between residential developments that ensure connectivity, vehicular and pedestrian circulation, and maintains the efforts of a walkable community where feasible.
- 18) Encourage a main north-south primary street along the city's west side (west of US-127) to facilitate residential growth and associated vehicular traffic connection to the highway.

Regional Coordination

The City of Mason must recognize that it exists within a regional network of communities, none of which are islands unto themselves. Mason abuts the Townships of Alaiedon and Vevay, and the Mason Planning Area abuts Aurelius Township. The City and nearby municipalities can greatly benefit by cooperatively pursuing common goals in the areas of land use and public services. Planned land use and public services should take into consideration conditions in abutting communities such as existing land uses, development densities, available infrastructure and public services, and land use planning policies.

<u>GOAL</u>: Guide future development and public services in a manner that recognizes the position of Mason within the larger region, and the mutual impacts of and industrial uses. The current land use and land division pattern does not support substantial development of either commercial or industrial use at this time.

5) County Fairgrounds East Buffer Area: This mixed use area serves as a buffer between the entertainment functions at the county fairgrounds and single-family residential development located further to the east, while complimenting the residential uses in surrounding neighborhoods. Only appropriate commercial, office, and multifamily transitional housing should be located here. Streets in this development should be encouraged to have outlets on both Kipp Road and Ash Street but commercial developments on Ash Street (M-36) should be carefully evaluated for their potential impact. A sub-area plan for this area in conjunction with the Airport mixed-use area should be developed to detail the expectations of the development pattern of theis area relative to street layout, connectivity to existing streets, land uses in proximity to preferred airport zoning, etc.

Coordinated Public Services

This chapter describes the planned pattern of land use throughout the Mason Planning Area. Since the character and feasibility of land use and development is directly influenced by the extent to which public services are available, special attention should be directed to the manner in which public service improvements occur. An important principle of the Future Land Use Strategy is that no new development should occur unless public services are adequate to meet the needs of that new development. Similarly. public service improvements, and the increased development that may result from such improvements, should not jeopardize the City's interest in managing growth and development. Thus, it is very important that future public service improvements be coordinated with the planned pattern of future land use. Further, the extent of public services also impacts the perceived quality of life within a community as it pertains to recreation, police and fire protection, and other services.

As new residential and non-residential land uses are introduced, demands upon the street network will increase. Appropriate maintenance and improvement programs should be developed to maintain and enhance the street and pedestrian circulation network. Conversely, it must be recognized that street improvements may well attract new development which, in turn, will place additional demands on the street network.

Excepting emergency conditions, such as an impassable street, the functional classification of streets should dictate the priority of improvements when all other conditions are generally equal. Priority improvements should be assigned to the City's principal thoroughfares, including their impact as entranceways into the community. Also of importance is the establishment of a truck route around the downtown area.

The future expansion of public sewer and water should occur in a phased and incremental manner so that an overly large geographic area should not be intensely developed at a rate beyond the City's ability to effectively manage growth and development. Development of the property served by private on-ste sewage disposal and potable water facilities should be discouraged. In the absence of public sewer or water, on-site sewage disposal and potable water facilities should be constructed and maintained in accordance with the requirements and standards of the Ingham County Public Health Department and other applicable local, county, state or federal agencies.

As community growth and land development increases, so does the demand for emergency services. It is important that the City assure that adequate fire and police protection services are available to existing and future residents and property. To prevent emergency services deficiencies, the City should continually monitor police and fire protection needs and services, and explore improving service levels. Considerations for improved services should include the expansion of joint services with neighboring municipalities, the establishment of additional fire and police stations as service levels dictate, and the purchase of new equipment.

Demands can be expected to increase in the areas of recreation facilities and programs, services to the elderly, recycling, and others. In collaboration with other agencies and organizations, coordination between the City's growing population and the programs that serve it should be closely monitored and improvements should be pursued where deficiencies are identified.

Chapter Four presents both general and specific strategies that address the implementation of the Future Land Use Strategy, including public services coordination.

- 4) Apprise residents of meetings that will address development proposals as the projects move through each stage of review and deliberation, through public notices, the City's newsletter, City Hall postings, and other means. (Zoning Administrator)
- 5) Maintain a posting at the City Hall and on the City's web site that identifies proposed developments and land use decisions under consideration, and where individuals may acquire additional information on such matters. (Zoning Administrator)
- Conduct an annual report concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development. (Planning Commission)
- 7) Make available the Mason "City Newsletter" to all residents on the City's website, and include articles in the newsletter that discuss the City's planning efforts and land use decisions currently under deliberation. (City Administrator)
- Post the newsletter at the City Hall, on the City's web site, and other public sites for public viewing by all. (City Administrator)
- Utilize the City's cable channel to inform residents about community activities and programs. (City Administrator)
- 10) Support a Welcome Wagon program to greet new residents. (Community)
- 11) Encourage Neighborhood Watch programs in each neighborhood to promote cooperation and communication. (Police Department)
- Encourage continued communication and cooperation with neighboring townships. (All local officials)
- Ensure all City staff with direct citizen contact has a basic understanding of the Master Plan and related enforcement mechanisms. (Planning Commission, Zoning Administrator, City Administrator)
- 14) Make information available to the public on the City's various ordinances including their general purpose and scope, and the general procedures for resolving conflicts or violations. (Zoning Administrator, City Administrator).
- 15) Continue to foster the philosophy of community policing, including maintaining the bicycle patrol for increased and enhanced public contact.
- 16) Promote and foster volunteerism within the community for the purpose of advancing the goals and policies of this plan.

Land Development Codes

Zoning Ordinance

A zoning ordinance is the primary tool for implementing a Master Plan through the regulation of the use of land. A zoning ordinance generally divides a communitv into districts and identifies those land uses permitted in each district. Each district prescribes minimum standards that must be met such as minimum lot area, lot width, and building setbacks. Zoning regulations for cities are adopted under the authority of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended. The purpose of zoning, according to the Act, is to (in part): "...regulate and restrict the use of land and structures; to meet the needs of the state's citizens for food, fiber, energy, and other natural resources, places of residence, recreation. industry, trade, service, and other uses of land: to ensure that uses of the land shall be situated in appropriate locations and relationships; to limit the overcrowding of land and congestion of population and transportation systems and other public facilities...".

Permitted land uses in a district are generally designated as "uses permitted by right" and "special land uses", and this differentiation is an important tool.

<u>Uses Permitted by Right</u>: Uses permitted by right are the primary uses and structures specified for which a particular district has been established. An example may be dwellings in a residential district.

<u>Special Land Uses</u>: Special land uses are uses and structures that have been generally accepted as reasonably compatible with the primary uses and structures within a district. However, because of their specific character, they may present potential injurious effects upon the primary uses within the district or are otherwise unique in character. These uses require special consideration in relation to the welfare of adjacent properties and to the City as a whole. An example may be a cemetery in a residential district.

Special land uses require a heightened level of scrutiny in their review and may require reasonable conditions necessary to ensure compatibility and to protect the community and its environment. Officials are afforded greater discretion in determining whether a particular special land use is appropriate on a particular site.

Another important tool is the requirement for the submittal of a site plan illustrating proposed alterations and improvements to a parcel. Such a plan assists local officials to determine if the development