

**CITY OF MASON AND VEVAY TOWNSHIP
JOINT PLANNING COMMISSION MEETING
780 Eden Road, Mason, MI 48854**

Tuesday, February 7, 2017

6:30 p.m.

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: January 23, 2017
5. People from the Floor
6. Adjournment

**CITY OF MASON/VEVAY TOWNSHIP
JOINT PLANNING COMMISSION
Regular Meeting
Monday, January 23, 2017**

MINUTES

Members Present: Chair Ilene Thayer, Vice-Chair John Sabbadin, Secretary Jack Cady, Mark Howe, Jon Droscha, Seth Waxmen, and Jim Minster

Members Absent: None

Others Present: David Haywood, Director of Zoning and Development for the City of Mason, *Goodwill* CEO Ken Bauer, *Goodwill* Attorney Matthew Van Dyk Vevay Township, *Goodwill* Development Director Mark Peters, *Tower Pinkster* representative Craig Newhouse, and Vevay Township Scribe Brett Linsley

The meeting was called to order by Commissioner Thayer at 6:32 p.m. and followed by the Pledge of Allegiance.

Approval Minutes.

MOTION Waxman, seconded Droscha, to approve the Regular Meeting minutes from November 22, 2016 as presented.

Motion Approved Unanimously.

Election of 2017 Officers.

MOTION Howe, seconded Sabbadin, to nominate Ilene Thayer as Chair.

Motion Approved Unanimously.

MOTION Howe, seconded Waxman, to nominate John Sabbadin as Vice Chair.

Motion Approved Unanimously.

MOTION Howe, seconded Sabbadin, to nominate Jack Cady as Secretary.

Motion Approved Unanimously.

People from the Floor. None

Public Hearing. Chair Thayer opened the Public Hearing at 6:35 p.m.

Goodwill Attorney Matthew Van Dyk – reviewed major changes to the revised site plan dated December 14, 2016. The three major issues that *Goodwill* wished for the Commission to address were the stipulations regarding the second driveway, sidewalks, and sanitary sewer extensions. Prior to the meeting, Mr. Haywood received an e-mail from Mr. Van Dyk addressing the issue of sewer extensions.

City of Mason Director of Zoning and Development David Haywood – noted that stormwater discharges from the property in question to the adjacent State highway will need to be addressed before construction proceeds. This will require *Goodwill* to obtain a permit from the State of Michigan. Besides this issue and those mentioned by Mr. Van Dyk, all issues discussed at November's meeting have been addressed to the City of Mason's satisfaction.

In response to Mr. Van Dyk's comments, Mr. Haywood explained that the Planning Commission would be justified in waiving the City's standard limitation of one driveway per parcel as the new proposal adequately demonstrates a need for two driveways. The north entry would be marked as a delivery entrance for trucks. The south driveway would be reserved for customers.

With regard to the sanitary sewer requirement, the City did not find a policy on file that requires sanitary sewers to extend across the entire frontage of a property. That stipulation has traditionally been requested because of small property sizes within the City. As an alternative to the traditional stipulation, the City has asked *Goodwill* to grant an easement extending to the north end of the site that would allow future sanitary sewer expansion if needed.

Chair Thayer – explained that a Public Hearing had already been held on November 22, 2016, to discuss *Goodwill's* project. Tonight's hearing will address issues presented by Mr. Van Dyk and Mr. Haywood since that meeting.

Resident Eames Groemler – expressed concerns that discontinuity in the sidewalk that would dead-end on the south end of his property may encourage people to walk through his property.

Vice-Chair Sabbadin – also had concerns about potential disruption or prevention of trail extensions, particularly because the City's Master Plan includes development of sidewalks systems as a long-term goal. There could also be potential situations in which the City would have to front the cost for sidewalks in the area if the issue is not adequately addressed right now.

The Commission – discussed in detail the City of Mason's policy regarding sidewalks, including how a deferment should be worded to avoid discontinuous stretches of sidewalk as well as future costs to the City, should the sidewalk need to be extended in the future. The Commission concurred that specific stipulations for such a deferment should be included in the Resolution.

The Public Hearing closed at 7:13 p.m.

Special Use Permit – 652 Hull Road.

MOTION Waxman, seconded Sabbadin, to rescind the Resolution Approving a Preliminary and Final Site Plan and Special Use Permit to Construct a New 16,680 Square Foot Commercial Building Located at 652 Hull Road dated November 22, 2016.

Motion Approved Unanimously.

MOTION Waxman, seconded Sabbadin, to introduce the following Resolution;

**CITY OF MASON AND VEVAY TOWNSHIP
JOINT PLANNING COMMISSION RESOLUTION
A RESOLUTION APPROVING A PRELIMINARY AND FINAL SITE PLAN AND
SPECIAL USE PERMIT TO CONSTRUCT A NEW 16,680 SQUARE FOOT
COMMERCIAL BUILDING LOCATED AT 652 HULL ROAD
January 23, 2017**

WHEREAS, a request has been received from *Goodwill* Industries of Central Michigan's Heartland Inc. for preliminary and final site plan and special use permit approval to be allowed to construct a new commercial building at 652 Hull Road; and

WHEREAS, the subject property is further described as:

All that part of the southeast ¼ of the northeast ¼ of section 17, T2N, R1W, City of Mason, Ingham, County, Michigan. Lying east of Highway US-127 right-of-way, except the south 430 feet thereof and also except the north 150 feet of the east 240 feet of said southeast ¼ of the northeast ¼ of section 17, T2N, R1W, City of Mason, Ingham County, Michigan; and

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, upon compliance with the conditions listed herein, the plans will comply with the special use permit basis of determination standards listed in Section 94-191(f) of the Mason Code; and

WHEREAS, approval is granted with the following conditions:

- 1.) That the applicant provide prior authorization from the Michigan Department of Transportation for storm water discharge prior to the issuance of a building permit; and
- 2.) That the site plan be revised to comply with the comments by the City Engineer as expressed in his letter of January 13, 2017; and
- 3.) The applicant provide a drainage facilities maintenance agreement prior to the issuance of an occupancy permit; and
- 4.) That the site plan be revised to show the sanitary sewer main be extended the full width of the subject property; and

WHEREAS, approval is granted with condition that the applicant provide an executed Drainage Facilities Maintenance Agreement prior to the issuance of an occupancy permit; and

WHEREAS, this site plan approval is valid for 24 months from the approval date listed herein.

NOW THEREFORE BE IT RESOLVED, that the City of Mason and Vevay Township Joint Planning Commission does hereby approve a Preliminary and Final Site Plan and Special Use Permit to construct a new 16,680 square foot commercial building located at 652 Hull Road based on the site plan dated December 14, 2016.

The meeting recessed at 7:22 p.m.

The meeting reconvened at 7:32 p.m.

MOTION Waxman, seconded Droscha, to strike and replace item 2 of the fifth “whereas” with the following verbiage: “That the requirement for sidewalk be deferred until such time as sidewalk is required to be installed on the adjacent property to the North. Sidewalks shall be installed within a twelve month time frame.”

The Commission engaged in further detailed discussion regarding the verbiage of the resolution.

Motion Opposed Unanimously.

MOTION Sabbadin, seconded Howe, to strike and replace item 2 of the fifth “whereas” with the following verbiage: “If sidewalk is required for property to the north, then sidewalk shall be required to be installed from the north property line to the northern most drive. Sidewalks shall be installed within a 12 month timeframe. If sidewalk is required for property to the south, the sidewalk shall be required to be installed from the southern property line to the northern property line. Sidewalks shall be installed within a 12 month timeframe”

Motion Approved Unanimously

MOTION Waxman, seconded Droscha, to amend item 4 under the fifth “whereas” by striking the word “main” and replacing it with “easement,” and by striking the word “extended” and replacing it with “granted.”

Motion Approved Unanimously.

MOTION Waxman, seconded Droscha, to further amend item 2 under the fifth “whereas” by adding the following at the end of the third sentence: “only when the northern sidewalk requirement is also met and shall be installed within a twelve month time frame.”

Motion Approved Unanimously.

Commissioner Waxman – noted that the Resolution had previously been introduced, but that the Commission had not voted. The Commission concurred to vote on the Resolution with the aforementioned amendments included to read as follows:

**CITY OF MASON AND VEVAY TOWNSHIP
JOINT PLANNING COMMISSION RESOLUTION
A RESOLUTION APPROVING A PRELIMINARY AND FINAL SITE PLAN AND
SPECIAL USE PERMIT TO CONSTRUCT A NEW 16,680 SQUARE FOOT
COMMERCIAL BUILDING LOCATED AT 652 HULL ROAD
January 23, 2017**

WHEREAS, a request has been received from *Goodwill* Industries of Central Michigan's Heartland Inc. for preliminary and final site plan and special use permit approval to be allowed to construct a new commercial building at 652 Hull Road; and

WHEREAS, the subject property is further described as:

All that part of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 17, T2N, R1W, City of Mason, Ingham, County, Michigan. Lying east of Highway US-127 right-of-way, except the south 430 feet thereof and also except the north 150 feet of the east 240 feet of said southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 17, T2N, R1W, City of Mason, Ingham County, Michigan; and

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, upon compliance with the conditions listed herein, the plans will comply with the special use permit basis of determination standards listed in Section 94-191(f) of the Mason Code; and

WHEREAS, approval is granted with the following conditions:

- 1.) That the applicant provide prior authorization from the Michigan Department of Transportation for storm water discharge prior to the issuance of a building permit; and
- 2.) If sidewalk is required for property to the north, then sidewalk shall be required to be installed from the north property line to the northern most drive. Sidewalks shall be installed within a 12 month timeframe. If sidewalk is required for property to the south, the sidewalk shall be required to be installed from the southern property line to the northern property line, only when the northern sidewalk requirement is also met. Sidewalks shall be installed within a 12 month timeframe, and
- 3.) The applicant provide a drainage facilities maintenance agreement prior to the issuance of an occupancy permit; and
- 4.) That the site plan be revised to show the sanitary sewer easement be granted the full width of the subject property; and

WHEREAS, approval is granted with condition that the applicant provide an executed Drainage Facilities Maintenance Agreement prior to the issuance of an occupancy permit; and

WHEREAS, this site plan approval is valid for 24 months from the approval date listed herein.

NOW THEREFORE BE IT RESOLVED, that the City of Mason and Vevay Township Joint Planning Commission does hereby approve a Preliminary and Final Site Plan and Special Use Permit to construct a new 16,680 square foot commercial building located at 652 Hull Road based on the site plan dated December 14, 2016.

Motion Approved Unanimously.

Secretary Cady – noted that the memorandum dated January 19, 2017 and the minutes from November 22, 2016 indicate that the property in question is zoned M-2 General Manufacturing. The property in question is actually zoned C-2 General Commercial.

MOTION Sabbadin, seconded Droscha, to adjourn the meeting at 7:57 p.m.

Motion Approved Unanimously.

Jack Cady, Secretary