

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF JULY 10, 2007**

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

Present: Commissioners: Armstrong, Boyic, Droscha, Hunt, Johnson, Lutz,
Naeyaert, Reeser, Tornholm
Also present: Martin Colburn, City Administrator
David Haywood, Zoning & Development Director
Deborah Cwierniewicz, Deputy City Clerk

APPROVAL OF MINUTES – PLANNING COMMISSION MEETING: June 12, 2007

The Minutes of June 12, 2007 were approved as amended.

Tornholm turned the meeting over to Colburn. He administered the oath of office to Jon Droscha.

ELECTION OF CHAIRPERSON

Colburn explained the election process to fill an unexpired term of the Chairperson.

NOMINATION by Naeyart,
for Neal Johnson as Chairperson.

NOMINATION by Boyic,
for Barbara Tornholm as Chairperson.

VOTE:

NEAL JOHNSON (4) Johnson, Lutz, Naeyaert, Reeser
BARBARA TORNHOLM (5) Armstrong, Boyic, Hunt, Droscha, Tornholm
BARBARA TORNHOLM ELECTED CHAIRPERSON

NOMINATION by Naeyaert,
for Neal Johnson as Vice Chairperson
NEAL JOHNSON ELECTED VICE CHAIRPERSON UNANIMOUSLY

PEOPLE FROM THE FLOOR

Mike Waltz, Councilmember, addressed the Commission regarding his resignation following his appointment to City Council. He presented Chairperson Tornholm with the city's copy of Robert's Rules of Order.

PUBLIC HEARING

Special Use Permit – Beaner's Coffee Shop with Drive-Through – 227 N. Cedar Street

Tornholm opened the public hearing at 6:40 p.m. Ken Jones of Studio Intrigue Architects was present on behalf of the applicant. Mr. Jones was asked if he had any

comments regarding the concern noted in Zoning & Development Director Haywood's packet about left hand turns during heavy traffic. He stated that they think there is a need to allow traffic to turn left onto Cedar Street and would be open to discussing options to make that happen. Tornholm closed the public hearing at 6:43 p.m.

REGULAR BUSINESS

Resolution No. 2007-03 – A Resolution Approving a Special Use Permit and Preliminary Site Plan for Beaner's Coffee to Operate a Coffee Shop with Drive-Thru on Property Located at 227 N. Cedar Street

Resolution No. 2007-03 was introduced by Johnson and seconded by Naeyaert. Haywood gave a brief overview of his submitted review regarding the special use permit request for 227 N. Cedar Street. He recommended approval with the condition that the drive-thru lane be redesigned to address traffic safety and pedestrian safety as discussed, prior to final site plan review.

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2007-03
A RESOLUTION APPROVING A SPECIAL USE PERMIT AND PRELIMINARY SITE PLAN FOR
BEANERS TO OPERATE A COFFEE SHOP, WITH DRIVE-THRU, ON PROPERTY LOCATED
AT 227 N. CEDAR STREET.
July 10, 2007**

WHEREAS, a request has been received from Michael Reid, on behalf of Beaners Coffee, for a special use permit and preliminary site plan approval to be allowed to operate a coffee shop, with drive-thru, at 227 N. Cedar Street; and

WHEREAS, the subject property is further described as:

LOT 6 EXC W 6 FT THEREOF & ALSO LOTS 7 & 8, BLOCK 6, BUSH'S ADDN, SEC 5,
T2NR1W, CITY OF MASON, INGHAM CO.

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.

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

WHEREAS, a public hearing on the request was noticed and held at the Planning Commission's regular meeting of July 10, 2007, with testimony given and public comment solicited.

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

- 1) The applicant shall comply with the regulations listed for signs in Chapter 58 of the Mason Code.
- 2) This special use approval does not become effective until final site plan approval.
- 3) That the applicant provide a copy of a soil erosion and sedimentation permit from the Ingham County Drain Commissioner prior to the issuance of a building permit.

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

- 1) A construction and landscaping schedule shall be submitted indicating the approximate commencement and completion dates of the project.
- 2) The plan shall include a legal description of the site.

- 3) The plan shall show the existing land uses for the subject property and properties adjacent to the site.
- 4) The plan shall show the site as one parcel.
- 5) The plan shall show the clear vision triangles for the access points at Cedar Street and North Street.
- 6) The plan shall show a lighting plan for the entire site showing the height, location, lamp style and details of the proposed lighting, including photometric contours.
- 7) The plan shall show the existing and proposed grading.
- 8) The landscaping plan shall be revised to move the proposed red maple at the Cedar Street driveway to another location on the property that will not cause a vision obstruction or be in conflict with over-head utilities.
- 9) The plan shall show that the proposed use will be served by a separate water meter.
- 10) The plan shall provide calculations for additional storm water generated from the additional impervious surfaces proposed.
- 11) The plan shall include details for the demolition and reconstruction of parking, curb cuts, and driveways to the satisfaction of the city engineer.
- 12) The plan shall show an alternative drive-thru location that eliminates the traffic conflict at the Cedar Street access to the satisfaction of the Michigan Department of Transportation.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby approve the Special Use Permit and Preliminary Site Plan Review for a Beaners coffee shop, including drive-thru, located on property located at 227 N. Cedar Street based on the site plan dated June 12, 2007.

Yes (9) Armstrong, Boyic, Droscha, Hunt, Johnson, Lutz, Naeyaert, Reeser, Tornholm

No (0)

RESOLUTION APPROVED UNANIMOUSLY

Discussion – Ordinance No. 161 – An Ordinance to Amend Sections 94-173(d)(13)(a)(3) and 94-141(d) of Chapter 94, Zoning to Permit Monopole Towers on Publicly Owned Property; and Table 100-3 of Chapter 100, Tables and Figures to Establish Distance Separation Standards for Monopole Towers on Publicly Owned Property

A brief discussion ensued regarding the review of Ordinance No. 161.

Discussion – Vevay Township – Proposed Zoning Ordinance Amendment

It was the consensus of the Commission to send correspondence to Vevay Township in recognition of the thorough work and completion of their proposed zoning ordinance amendment.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

CORRESPONDENCE

Distributed.

LIAISON REPORTS

Naeyaert informed the Commission regarding City Council business.

ADMINISTRATOR'S REPORT

Colburn informed the Commission regarding City business.

PEOPLE FROM THE FLOOR

None.

ADJOURNMENT

The meeting adjourned at 8:20 p.m.

Martin A. Colburn, City Clerk