

**CITY OF MASON  
PLANNING COMMISSION MEETING  
MINUTES OF OCTOBER 14, 2008**

Administrator Colburn administered the oath of office to Chris Burns. Johnson called the meeting to order at 6:40 p.m. in the Council Chambers at 201 W. Ash Street, Mason, Michigan.

Present: Commissioners: Boyic, Burns, Droscha, Hunt, Johnson, Naeyaert, Reeser, Smith, Tornholm

Also present: Martin A. Colburn, City of Mason Administrator  
David Haywood, Zoning & Development Director  
Deborah Cwierniewicz, Deputy Clerk

**APPROVAL OF MINUTES: SEPTEMBER 9, 2008**

The Minutes of September 9, 2008, were approved as submitted.

**PEOPLE FROM THE FLOOR**

None.

MOTION by Reeser, second by Naeyaert,  
to amend the agenda by moving Item No. 5B to Item No. 6B, moving Item No. 6B to Item  
No. 6C.

**MOTION APPROVED UNANIMOUSLY**

Naeyaert stated that she would be recusing herself from the Franklin Farms agenda item before the Commission. She would prefer to commit her vote at the Council level.

MOTION by Reeser, second by Naeyaert,  
to allow Commissioner Robin Naeyaert to abstain from participating in the public  
hearing and decision regarding the Village of Franklin Farms amendment to the  
site plan and special use permit.

**MOTION APPROVED UNANIMOUSLY**

**Public Hearing - Site Plan/Special Use Permit Amendment – The Village of Franklin Farms**

Johnson opened the site plan/special use permit amendment for the Village of Franklin Farms public hearing open at 6:49 p.m. Haywood gave a brief overview of the request.

James Bonfiglio, owner Esquire Development and Construction, Inc. and applicant, spoke to the requested amendment to the Village of Franklin Farms Site Plan and Special Use Permit. Mr. Bonfiglio explained the efficiency and usefulness of maintaining the temporary entrance at the south end of Northbrook Street.

Patrick Price, owner of 812 Carom Circle, stated that he was present on behalf of his son and daughter-in-law who were unable to attend because they were at Sparrow Hospital delivering his second grandson. Mr. Price stated that his son and daughter-in-law reside at 857 Carom Circle. Prior to the purchase of the home, they were told by the seller, the Planning Commission's decision, and Council Member Bruno that the access was temporary and would be closed at the end of construction.

Stacy Adado of 854 Northbrook Street stated that she is opposed to leaving the temporary access open. She and her husband bought their home 6 ½ years ago with the understanding

that when the condominium construction was completed the temporary access would be closed. Ms. Adado stated that she fears for the safety of her children due to the speeding traffic and the access needs to be closed.

Larry Hagerman of 858 Northbrook Street stated that he is opposed to leaving the temporary access open.

Charles Pabst of 860 Northbrook Street stated that traffic enforcement is the concern for Northbrook Street. Although he would prefer to see the temporary access closed, he has seen how important the access is for homeowners when emergency vehicles were called and thinks the temporary access should remain open.

Terry Strickler of 308 Carom Circle stated opposition on the Board of Directors of the Condominium Association agreed that speeding is the problem. He stated concern regarding the number of vehicles that use that access.

John Adado of 854 Northbrook Street stated that he is opposed to leaving the temporary access open. He and his wife bought their home 6 ½ years ago with the understanding that when the condominium construction was completed the temporary access would be closed. Had he known prior to purchasing the home that traffic would be like this and he would have to worry about his children every day, he would not have bought the house.

Johnson closed the public hearing at 7:12 p.m. as there were no further comments.

**Resolution No. 2008-09 – A Resolution Approving an Amendment to the Approved Special Use Permit and Final Site Plan for the Villages of Franklin Farms Condominium Development to Allow a Permanent Driveway Access at Northbrook Drive**

Resolution No. 2008-09 was introduced by Droscha and seconded by Smith. Discussion was held regarding the original intent of the Planning Commission and City Council decision to close the temporary access when construction was completed for the condominium project.

MOTION by Droscha, second by Boyic,  
to defer Resolution No. 2008-09 to gather more information by hiring a traffic engineer.

MOTION FAILED

ROLL CALL VOTE ON THE RESOLUTION:

Yes (2) Burns, Hunt

No (6) Boyic, Droscha, Johnson, Reeser, Smith, Tornholm

Abstention (1) Naeyaert

RESOLUTION FAILED

**Public Hearing - Rezoning – 514 West Columbia Street – R2F to C-2**

Johnson opened the public hearing at 7:35 p.m. Haywood gave a brief overview of the request.

Stephen Ray of L&R Construction Services, Inc. stated that he was representing Speedway SuperAmerica. Mr. Ray stated that the rezoning request would provide a parking area for employees due to increased customers and employees since the company was built in 2001. There are 4 to 10 employees working a shift with overlapping of shifts in the parking area at a time in addition to customers. Mr. Ray stated that the owner is unable to sell the residential property due to current market issues.

Dorothy Ferris of 502 West Columbia stated opposition to the rezoning. Ms. Ferris thinks it would be detrimental to break the precedent of having three lots from Cedar Street commercial because it would present the opportunity for further development in the future

Ms. Ferris distributed a letter of opposition from Dr. Phillip Gill of 525 West Columbia. Ms. Ferris stated that Dr. Gill based his opposition on increased traffic. He thinks that the neighborhood already bears its share of commercial development.

Tammy Ward of 10709 Crabapple, Rives Junction stated that she runs the Speedway. She stated that the earlier suggestion to pursue use of the plaza corner parking area across the street would be unacceptable. She stated concern for those employees that change shifts around the midnight hour.

Diane Adams of 508 West Columbia stated opposition to the rezoning based on the possibility of the use changing.

Karen Winchester of 513 West Columbia stated that she supports Dorothy Ferris and would like to keep their neighborhood a community and not have it stretched out into commercial. She does not agree that it would be unsafe for Speedway employees to cross the street to the plaza corner parking area.

Richard Ferris of 502 West Columbia Street stated opposition to the rezoning request and gave a brief history of the neighborhood.

Johnson closed the public hearing at 8:01 p.m. as there were no further comments.

**Resolution No. 2008-10 – A Resolution Recommending that the Planning Commission Deny a Request to Rezone 0.225 Acres Located at 514 West Columbia Street from R2F Two Family Residential to C-2 General Commercial**

Resolution No. 2008-10 was introduced by Droscha and seconded by Smith.

MOTION by Tornholm, second by Naeyaert,  
to amend Resolution No. 2008-10 by adding a fourth whereas paragraph as follows: "Whereas, approval of the proposed C-2 General Commercial zoning district would provide a precedent for commercial encroachment into residential areas in accordance with Section 94-396."

ROLL CALL VOTE:

Yes (8) Boyic, Burns, Droscha, Hunt, Johnson, Naeyaert, Reeser, Tornholm

No (1) Smith

MOTION APPROVED

ROLL CALL VOTE ON RESOLUTION NO. 2008-10:

Yes (8) Boyic, Burns, Droscha, Hunt, Johnson, Naeyaert, Reeser, Tornholm

No (1) Smith

RESOLUTION FAILED

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

None.

**CORRESPONDENCE**

Distributed.

**LIAISON REPORTS**

Naeyaert informed the Commission regarding current City Council business.

**ADMINISTRATOR'S REPORT**

Colburn informed Commissioners regarding current city business.

**PEOPLE FROM THE FLOOR**

None.

**ADJOURNMENT**

The meeting adjourned at 8:18 p.m.

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Martin A. Colburn, City Clerk