

**CITY OF MASON  
PLANNING COMMISSION MEETING  
MINUTES OF DECEMBER 9, 2008**

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

Present: Commissioners: Burns, Droscha, Hunt, Johnson, Smith, Tornholm  
Absent: Commissioner: Boyic, Naeyaert, Reeser  
Also present: Martin A. Colburn, City Administrator  
David Haywood, Zoning & Development Director  
Deborah Cwierniewicz, Deputy Clerk

**APPROVAL OF MINUTES: November 12, 2008**

The Minutes of November 12, 2008, were approved as submitted.

**PEOPLE FROM THE FLOOR**

Mayor Leon Clark presented a certificate of appreciation to Barbara Tornholm depicting her years of service to the Planning Commission as a commissioner and chairperson.

**PUBLIC HEARING**

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

Johnson opened the public hearing at 6:35 p.m. Haywood gave a brief review of the eight evaluation criterion for considering a rezoning request.

Stephen Ray of L&R Construction Services representing Speedway SuperAmerica, LLC, spoke regarding the conditional rezoning request for the property immediately behind the business for a paved employee only parking. Discussion ensued regarding landscape buffering and employee security. Mr. Ray stated that ordinance landscape buffering requirements would be observed and that security cameras are included in the plan.

Dorothy Ferris of 502 West Columbia Street spoke regarding the letter she submitted stating opposition to the conditional rezoning request. Ms. Ferris stated that a specified completion date for the construction of the parking lot should be required of the applicant. She read a letter into the record from Diane and Terry Adams of 508 West Columbia Street stating support of the request with a condition to install a divided fence similar to the fence installed when Speedway previously expanded the building.

Richard Ferris of 502 West Columbia Street spoke regarding the letter he submitted stating opposition to the conditional rezoning request. Mr. Ferris added that the southwest corner of the Mason Town Center parking lot could be used for employee parking.

Johnson closed the public hearing at 6:59 p.m.

**Resolution No. 2008-12 – A Resolution Recommending that the City Council Adopt Ordinance No. 174, an Ordinance to Conditionally Rezone 0.225 Acres Located at 514 West Columbia Street from a Two Family Residential to C-2 General Commercial**

MOTION by Tornholm, second by Burns,  
to consider Resolution No. 2008-12 as read.

**MOTION APPROVED UNANIMOUSLY**

Resolution No. 2008-12 was introduced by Smith and seconded by Droscha. Discussion was held regarding the following issues; the conditional rezoning was not consistent with the Master Plan, the environmental impact of a parking lot without plans for a rain garden, encroachment on the residential area, and concern regarding the limited and controlled expansion into the residential area. Further discussion considered additional issues; the best use for the property, that it is a high traffic corridor, it is residential neighborhood with young children, and that it sets precedent. Discussion ensued.

MOTION by Smith, second by Droscha,  
to amend Resolution No. 2008-12 to limit parking to employee parking  
identified in the proposed site plan, attached to the application, received by  
the City dated November 13, 2008.

MOTION APPROVED UNANIMOUSLY

VOTE ON RESOLUTION NO. 2008-12:

Yes (3) Droscha, Johnson, Smith

No (3) Burns, Hunt Tornholm

RESOLUTION FAILED

### **Resolution No. 2008-13 – A Resolution Approving the 2008-2014 Capital Improvements Plan (CIP)**

Haywood gave a brief synopsis of the proposed Capital Improvements Plan.

MOTION by Smith, second by Droscha,  
to consider Resolution No. 2008-13 as read.

MOTION APPROVED UNANIMOUSLY

Resolution No. 2008-13 was introduced by Burns and seconded by Hunt. Colburn spoke regarding grants and funding opportunities for projects in the proposed CIP and how that would affect time lines and priorities of the projects. Discussion ensued. Tornholm submitted language to insert into the Plan relating to the goals of the Recreation Plan.

MOTION by Tornholm, second by Droscha,  
to amend the 2008-2014 Capital Improvements Plan, page six (6), by adding submitted  
language regarding the goals of the Recreation Plan.

MOTION APPROVED UNANIMOUSLY

A brief discussion ensued whether to approve the document before or after the language was added.

MOTION by Tornholm, second by Droscha,  
to defer Resolution No. 2008-13 to the January 13, 2009 regular meeting to allow staff to  
insert the additional language submitted by Commission Tornholm.

MOTION APPROVED UNANIMOUSLY

### **UNFINISHED BUSINESS**

None.

### **NEW BUSINESS**

Commissioner Smith thanked Barbara Tornholm for her service to the Planning Commission and congratulated her election to the City Council.

**CORRESPONDENCE**

Distributed.

**LIAISON REPORTS**

None.

**ADMINISTRATOR'S REPORT**

Colburn informed Commissioners regarding current city business.

**PEOPLE FROM THE FLOOR**

None.

**ADJOURNMENT**

The meeting adjourned at 7:40 p.m.

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Martin A. Colburn, City Clerk