

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF JUNE 9, 2009**

Reeser called the meeting to order at 6:32 p.m. in the Council Chambers at 201 W. Ash Street, Mason, Michigan.

Present: Commissioners: Burns, Droscha, Hunt, Kenroy, Reeser, Sabbadin, Smith, Vincent
Absent: Commissioner: Naeyaert
Also present: David Haywood, Zoning & Development Director

APPROVAL OF MINUTES: MAY 12, 2009

The Minutes of May 12, 2009, were approved as submitted.

PEOPLE FROM THE FLOOR

None.

REGULAR BUSINESS

Resolution No. 2009-09 – A Resolution Approving A Preliminary and Final Site Plan for 117 South Cedar Street (Darb's Tavern and Eatery) to Add 12 Additional Parking Spaces and Outdoor Seating

Haywood gave a brief synopsis of the preliminary and final site plan review for 117 South Cedar Street for implementing twelve additional parking spaces and outdoor seating.

MOTION by Kenroy, second by Smith,
to consider Resolution No. 2009-09 as read for the first time.
MOTION APPROVED UNANIMOUSLY

Rob Hearit, property owner of 117 South Cedar Street known as Darb's Tavern and Eatery, responded to questions regarding the proposed outdoor seating location and parking lot lighting.

MOTION by Sabbadin, second by Burns,
to amend Resolution No. 2009-09 by adding additional lighting to the new parking area.
Yes (4) Burns, Hunt, Sabbadin, Reeser
No (4) Droscha, Kenroy, Smith, Vincent
MOTION FAILED

Discussion ensued regarding the new parking area lighting.

MOTION by Smith, second by Sabbadin,
to amend Resolution No. 2009-09 by requiring the Zoning & Development Director to review the adequacy of the existing parking lot lighting and determine if additional lighting is necessary for the proposed parking lot expansion area.
MOTION APPROVED UNANIMOUSLY

Resolution No. 2009-09 was introduced by Kenroy and seconded by Smith.

**CITY OF MASON
PLANNING COMMISSION RESOLUTION NO. 2009-09
A RESOLUTION APPROVING A PRELIMINARY AND FINAL SITE PLAN
FOR 117 SOUTH CEDAR STREET (DARB'S TAVERN AND EATERY) TO
ADD 12 ADDITIONAL PARKING SPACES AND OUTDOOR SEATING
June 9, 2009**

WHEREAS, a request has been received from Robert Hearit (Darb's Tavern and Eatery), regarding parcels 33-19-10-08-201-018 (117 S. Cedar St.) and 33-19-10-08-201-011 (538 W. Sycamore St.), for concurrent preliminary and final site plan approval to allow the construction of 12 additional parking spaces property located at 538 West Sycamore Street and an outdoor patio at 117 South Cedar Street; and

WHEREAS, the improvements described herein are proposed to be constructed on property described as: 117 S. Cedar Street: Lots 10 & 11 Also S 1 rod of lot 1 block 55, Sec 8 T2N R1W,

City of Mason, Ingham County. 538 W. Sycamore Street: Lot 12, Block 55, Sec 8 T2N R1W, City of Mason, Ingham County.

WHEREAS, upon compliance with the conditions listed herein, the plans will comply with the site plan review standards listed in Section 94-226 and 94-227 of the Mason Code; and

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

- 1) Final site plan approval does not become effective and until such time that the conditions listed herein have been met; and
- 2) An executed drainage facilities maintenance agreement shall be submitted prior to the issuance of an occupancy permit; and
- 3) That all future site and parking lot lighting be so constructed to shield the light source from view and otherwise be consistent with the standards listed in Sections 94-292(j)(6)(e) and 94-177(e) of the Zoning Ordinance; and
- 4) That the parking lot easement be recorded with the Ingham County Register of Deeds and a copy submitted to the Zoning and Development Department prior to the issuance of an occupancy permit.
- 5) That the Zoning Administrator review the adequacy of the existing parking lot lighting and determine if additional lighting is necessary for the proposed parking lot expansion area.

NOW THEREFORE BE IT RESOLVED, that the City of Mason Planning Commission does hereby approve a preliminary and final site plan for outdoor seating at 117 South Cedar Street (Darb's Tavern and Eatery) and 12 additional parking spaces on property situated at 538 West Sycamore Street to serve Darb's Tavern and Eatery based on the plans received on April 15, 2009, and application received May 25, 2009.

RESOLUTION APPROVED UNANIMOUSLY

Report – Planning Commission Bylaws

Haywood gave a brief synopsis of the Planning Commission Subcommittee's review and revisions to the bylaws in accordance with the Michigan Planning Enabling Act.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

CORRESPONDENCE

Distributed.

LIAISON REPORTS

None.

ADMINISTRATOR'S REPORT

Haywood informed the Commission regarding city business.

PEOPLE FROM THE FLOOR

None.

ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Martin A. Colburn, City Clerk

Jon Droscha, Secretary