

**CITY OF MASON  
PLANNING COMMISSION MEETING  
MINUTES OF DECEMBER 15, 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, Naeyaert, Reeser, Sabbadin, Smith  
Absent: Commissioner: Droscha, Kenroy, Vincent  
Also present: David Haywood, Zoning & Development Director  
Deborah Cwiertiniewicz, Deputy City Clerk

**APPROVAL OF MINUTES: NOVEMBER 10, 2009**

The Minutes of November 10, 2009, were approved as submitted.

**PEOPLE FROM THE FLOOR**

None.

**REGULAR BUSINESS**

**Resolution No. 2009-11 – A Resolution Approving a Preliminary and Final Site Plan for a New Commercial Structure at 309 North Street**

Jeff Taylor, applicant, addressed the Commission regarding the proposed commercial structure he plans to construct at 309 North Street.

MOTION by Naeyaert, second by Sabbadin,  
to consider Resolution No. 2009-11 as read.

**MOTION APPROVED UNANIMOUSLY**

Resolution No. 2009-11 was introduced by Naeyaert and seconded by Sabbadin.

**CITY OF MASON  
PLANNING COMMISSION RESOLUTION NO. 2009-11  
A RESOLUTION APPROVING A PRELIMINARY AND FINAL SITE PLAN  
FOR A NEW COMMERCIAL STRUCTURE AT 309 NORTH STREET  
December 15, 2009**

**WHEREAS**, a request has been received from Jeff Taylor for a concurrent preliminary and final site plan approval to be allowed to construct a new commercial building at 309 North Street for the purpose of storing rental equipment; and

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

**WHEREAS**, approval is granted with the following general conditions:

- 1) Any new driveway shall be constructed of durable, smooth and dustless materials pursuant to Section 94-292(j)(2) of the zoning ordinance, and
- 2) Future site and exterior structure lighting shall be consistent with Section 94-293(e) of the Zoning Ordinance. All light sources shall be shielded from direct view, and
- 3) This site plan approval does not permit the applicant to use the property adjacent to the south as a means of access to the site. Any future easements or agreements for site access from this direction shall be brought to the Zoning Administrator for review and approval, and
- 4) Future signage shall comply with the regulations listed for signs in Chapter 58 of the Mason Code, and

- 5) This site plan approval is conditioned upon and does not become effective until the applicant has received all necessary variances from the Mason Zoning Board of Appeals so as to allow the expansion of a nonconforming use/structure as shown on the plan.

**NOW THEREFORE BE IT RESOLVED**, that the Mason Planning Commission does hereby approve a Preliminary and Final Site Plan to construct a new commercial structure on property located at 309 North Street based on the site plan received December 2, 2009.

**RESOLUTION APPROVED UNANIMOUSLY**

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

None.

**CORRESPONDENCE**

Distributed.

**LIAISON REPORTS**

Naeyaert informed the commission regarding City Council business.

**ADMINISTRATOR'S REPORT**

Haywood informed the Commission regarding city planning and development business.

**PEOPLE FROM THE FLOOR**

None.

**ADJOURNMENT**

The meeting adjourned at 7:30 p.m.

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Martin A. Colburn, City Clerk

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Jon Droscha, Secretary