

**CITY OF MASON/VEVAY TOWNSHIP
JOINT PLANNING COMMISSION
Regular Meeting
Wednesday, November 22, 2016
Vevay Township Hall – 7:30 p.m.**

MINUTES

The meeting was called to order by Commissioner Thayer at 7:31 p.m. and followed by the Pledge of Allegiance.

Members Present: Chair Ilene Thayer, Vice Chair John Sabbadin, Secretary Jack Cady, Mark Howe, Marlon Brown, Seth Waxman, and Jim Minster

Members Absent: None

Others Present: Director of Zoning and Development for the City of Mason David Haywood, Vevay Township Supervisor Jesse Ramey, Vevay Township Clerk JoAnne Kean, and Vevay Township Deputy Clerk Brett Linsley

Election of Chair, Vice-Chair and Secretary.

MOTION Waxman, seconded Sabbadin, to nominate Ilene Thayer as Chair.
Motion Approved Unanimously.

MOTION Howe, seconded Brown, to nominate John Sabbadin as Vice Chair.
Motion Approved Unanimously.

MOTION, Sabbadin, seconded Brown, to nominate Jack Cady as Secretary.
Motion approved unanimously.

People from the Floor. None

Public Hearing. Chair Thayer opened the public hearing at 7:34 p.m. There being no comment from the public, the hearing was closed at 7:35 p.m.

Special Use Permit – 652 Hull Road. Commissioner Howe asked if *Goodwill* had submitted any questions for the Commission regarding proposed approval conditions for the Special Land Use Permit. Mr. Haywood – explained that staff from the City of Mason found the original proposal to not be in complete accordance with the City’s zoning ordinance. *Goodwill* has chosen to conduct further research to determine whether they are able to meet these standards before applying for any further permissions or variances. As of right now, the company has not submitted any concerns in writing.

The Commission briefly discussed the history of zoning in the area, specifically whether adjacent vacant residential lots could be rezoned for commercial use.

Resident Eames Groenler – commented that the residential parcels are not currently vacant.

MOTION Waxman, seconded Brown, to present following resolution to the Commission.

CITY OF MASON AND VEVAY TOWNSHIP
JOINT PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING A PRELIMINARY AND FINAL SITE PLAN AND SPECIAL USE PERMIT TO CONSTRUCT A NEW 16,680 SQUARE FOOT COMMERCIAL BUILDING LOCATED AT 652 HULL ROAD

November 22, 2016

WHEREAS, a request has been received from Goodwill Industries of Central Michigan's Heartland Inc. for preliminary and final site plan and special use permit approval to be allowed to construct a new commercial building at 652 Hull Road; and

WHEREAS, the subject property is further described as:

All that part of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 17, T2N, R1W, City of Mason, Ingham, County, Michigan. Lying east of Highway US-127 right-of-way, except the south 430 feet thereof and also except the north 150 feet of the east 240 feet of said southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 17, T2N, R1W, City of Mason, Ingham County, Michigan; and

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; and

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

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

- 1) The plan shall call out the limits of the Hull Road right-of-way, and
- 2) The plan shall show parking spaces in excess of 66 as pervious, and
- 3) The applicant demonstrate the projected trip generation necessitates the need for a second entrance on Hull Road, and
- 4) The landscape plan shall show the proposed fence extended eastward to block vehicular lights from being viewed by the adjacent residential property to the north, and
- 5) That the landscape plan shall show 18 additional trees; and
- 6) That a construction schedule be provided, and

- 7) That the site plan be revised to comply with the comments received from the Ingham County Road Department as expressed in their email of November 10, 2016; and
- 8) That the site plan be revised to include a fire hydrant as requested by the Fire Chief in his email of November 16, 2016; and
- 9) That the site plan be revised to comply with the comments by the City Engineer as expressed in his letter of November 9, 2016; and
- 10) The site plan shall be revised to show the sanitary sewer connection and be coordinated with the City Engineer and Public Works Director for appropriate location per City policy; and
- 11) The site plan shall show the access lane adjacent to the west side of the drop off overhang to have a minimum width of not less than 20 feet to the satisfaction of the Mason Fire Chief; and

WHEREAS, approval is granted with condition that the applicant provide an executed Drainage Facilities Maintenance Agreement prior to the issuance of an occupancy permit; and

NOW THEREFORE BE IT RESOLVED, that the City of Mason and Vevay Township Joint Planning Commission does hereby approve a Preliminary and Final Site Plan and Special Use Permit to construct a new 16,680 square foot commercial building located at 652 Hull Road based on the site plan dated October 10, 2016.

Motion approved unanimously.

Mr. Haywood presented the resolution.

MOTION Waxman, seconded Sabbadin, that further discussion of the resolution be postponed to an undetermined future date.

Motion approved unanimously.

Adjournment. The meeting was adjourned at 7:41 p.m.

Jack Cady, Secretary