

**CITY OF MASON AND VEVAY TOWNSHIP  
REGULAR JOINT PLANNING COMMISSION MEETING  
MINUTES OF FEBRUARY 12, 2019**

Sabbadin called the meeting to order at 6:30 p.m. in the Sycamore Room 1<sup>st</sup> floor at 201 West Ash Street, Mason MI.

Present: Cady, Minster, Winters, Droscha, Howe, Sabbadin, Waxman

Absent:

Also Present: Elizabeth A. Hude, AICP, Community Development Director, City of Mason

**ELECTION OF LEADERSHIP**

Hude opened nominations for the position of chair.

Howe nominated John Sabbadin for the position of chair. Cady seconded.

Hude closed nominations for the position of chair.

Sabbadin: Yes (7) Cady, Minster, Winters, Droscha, Howe, Sabbadin, Waxman  
No (0)  
Absent (0)  
JOHN SABBADIN ELECTED CHAIR

Hude opened nominations for the position of vice-chair.

Howe nominated James Minster for the position of vice-chair. Sabbadin seconded.

Hude closed nominations for the position of vice-chair.

Minster: Yes (7) Cady, Minster, Winters, Droscha, Howe, Sabbadin, Waxman  
No (0)  
Absent (0)  
JAMES MINSTER ELECTED VICE-CHAIR

Hude opened nominations for the position of secretary.

Howe nominated Jack Cady for the position of secretary. Droscha seconded.

Hude closed nominations for the position of secretary.

Cady: Yes (7) Cady, Minster, Winters, Droscha, Howe, Sabbadin, Waxman  
No (0)  
Absent (0)  
JACK CADY ELECTED SECRETARY

## PUBLIC COMMENT

None.

## APPROVAL OF MINUTES

Commissioner Waxman requested a correction to the spelling of his name on the minutes dated February 7, 2017.

MOTION by Howe second by Droscha, to approve the corrected Joint Planning Commission meeting minutes from February 7, 2017.

MOTION APPROVED UNANIMOUSLY

## PUBLIC HEARING

**Resolution 2019-01:** A resolution approving a preliminary site plan, final site plan and special use permit to construct a new 15,772 square foot commercial building located at 652 Hull Road.

Sabbadin opened the public hearing at 6:35 p.m.

Sabbadin acknowledged the following people who were representatives of the project: Matthew B. Van Dyk (Attorney), John Tenpas (Civil Engineer), and Ken Bauer (CEO, Goodwill Industries of Central Michigan's Heartland, Inc.). Due to the bad weather, they were calling in by phone from their various remote locations.

### **Public Comments/Discussion:**

John Sullivan, owner of 600 Hull Rd., voiced concern about the building, road construction, traffic and road speeds. He noted this project may lower his property value. He suggested Goodwill buy his and his neighbor's property and have the land rezoned.

Sabbadin responded that Hull Rd. is a county road, so concerns about the speed on that road would need to be directed to Ingham County.

Sullivan stated that he understood he needs to address his concerns about traffic speeds on Hull Rd. with Ingham County. He added that he wouldn't have bought the property if he knew about the project.

John Tenpas, Director of Civil Engineering at Driesenga & Associates, Inc. and representative for the applicant provided a summary of the project and overview.

The project has two components; a retail area and a classroom/training room designated for workforce development. Parking will be located primarily on the east and south with some located on the north of the site. Material drop-off will be on the west side of the building. Parking and the service area will be in the front. The truck unloading area will be in the rear of the site.

Mr. Tenpas gave further detail about the utilities, landscaping, lighting, and elevation of the project.

The applicant will be using the water on the east side of Hull Rd. The sanity sewer will be extended along Trillium Drive. Storm water is going to be handled through a series of pipes and catch basins on the site. Water will be collected and dispersed through a detention pond on site. The applicant plans to disperse storm water through

a pipe under US-127, and will apply for a permit through the Michigan Department of Transportation (MDOT) to do so. The applicant will be in compliance with both MDOT and The Ingham County Drain Commission for regulations on storm water management and soil erosion standards.

The landscaping plan includes preserving trees located on the north side of the property. Shrubs will be added for screening. LED lighting will be included using both pole mounted and wall mounted fixtures. The spillover is zero at the property line, which will prevent unnecessary lighting to the adjacent properties.

The elevation views were explained. The southeast entrance will be for the main retail operation. The northeast entrance will lead to the classroom and office.

Commissioner Winters asked about the detention pond. Specifically, what keeps it from being stagnant and keeps people out?

Mr. Tenpas responded that the pond will be properly maintained. The intent is to have the pond drain dry and be well maintained to present to the public along US-127. There is heavy clay there. The applicant is working on details of a possible under-drain.

Commissioner Winters noted the billboard on property. There is no easement found in the plans.

Mr. Tenpas said the intent is to provide space along north edge for access to have the billboard maintained. The details of this matter are in progress.

Matt Van Dyk, attorney and representative for the applicant, will look further into this matter.

Sabbadin closed the public hearing at 6:51 p.m.

Director Hude outlined the meeting packet and walked through the agency comments that were received regarding this application. There was discussion about the sidewalk. She suggested that the city secure an easement for a future sidewalk to be installed by the city in coordination with the county per the city's non-motorized plan (in progress).

Commissioner Cady asked if the property owner would be special assessed for the sidewalk.

Director Hude answered that every property in the city is subject to the City of Mason's policy on sidewalks and special assessments. There are various factors at play because Hull Rd. is a county road.


**Vote:**

MOTION by Waxman, second by Cady to approve Joint Planning Commission Resolution 2019-01.

MOTION APPROVED UNANIMOUSLY

**ADJOURN**

The meeting adjourned at approximately 6:53 p.m.



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Jack Cady, Secretary