

**CITY OF MASON
PLANNING COMMISSION MEETING
MINUTES OF APRIL 13, 2021**

Sabbadin called the meeting to order at 6:31 p.m. at Mason MI, via Zoom Teleconference.

Roll Call		Present	Absent	Location
Commissioner	Barna		X	With notice
Council Liaison	Clark	X		Mason, Michigan
Vice-Chair	Howe	X*		
Commissioner	Husby	X		Mason, Michigan
Commissioner	Perrault	X		Mason, Michigan
Chair	Sabbadin	X		Mason, Michigan
Commissioner	Shattuck		X	No notice given
Commissioner	Waxman	X		Mason, Michigan
Secretary	Wren	X		Mason, Michigan

Also present: Elizabeth A. Hude, AICP, Community Development Director, Mason, Michigan; Stephanie Strickland, Administrative Assistant, Mason, Michigan; George Hayhoe, Capex Land, Inc.; Lisa Hayhoe

*Vice-Chair Howe joined the meeting at 6:36 p.m.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

MOTION by Husby, second by Waxman, to approve the Regular Planning Commission meeting minutes from the meeting on March 9, 2021.

Yes (6) Clark, Husby, Perrault, Sabbadin, Waxman, Wren

No (0)

Absent (3) Barna, Howe, Shattuck

MOTION PASSED BY ROLL CALL VOTE

APPROVAL OF MINUTES

MOTION by Waxman, second by Wren, to approve the minutes from the Joint CC/PC Meeting March 15, 2021.

Yes (6) Clark, Husby, Perrault, Sabbadin, Waxman, Wren

No (0)
Absent (3) Barna, Howe, Shattuck

MOTION PASSED BY ROLL CALL VOTE

PUBLIC HEARING

A. Resolution 2021-03: George Hayhoe, Capex Land, Inc., has requested to amend the zoning map by rezoning 1041 S. Jefferson St. (parcel 33-19-10-09-351-011) and 1123 S. Jefferson St. (parcel 33-10-10-09-351-015) from M-1: Light Manufacturing District to C-2: General Commercial District.

Chair Sabbadin opened the Public Hearing at 6:35 p.m.

Chair Sabbadin read the agenda item for the resolution and welcomed the applicant, George Hayhoe and invited him to speak. **Vice-Chair Howe joined the meeting at 6:36 p.m.*

George Hayhoe, owner of Capex Land, LLC introduced himself to the Commission. He briefly discussed his request to amend the zoning map from M-1 to C-2 General Commercial District. He provided information supporting his request in the application materials. Director Hude briefly commented that the rezoning was consistent with the master plan and that staff does support the rezoning as proposed. Clark commented that he wanted to be sure that it was noted that the PC Committee was not approving the resolution but that the PC was approving it for City Council to review it.

Chair Sabbadin closed the Public Hearing at 6:39 p.m.

MOTION by Waxman, second by Howe to approve the Resolution 2021-03 as written.

Yes (7) Clark, Howe, Husby, Perrault, Sabbadin, Waxman, Wren

No (0)

Absent (2) Barna, Shattuck

MOTION PASSED BY ROLL CALL VOTE

UNFINISHED BUSINESS

Sabbadin opened the discussion regarding a PC representative to be selected to participate in the interview and selection process for the Master Plan RFP that was presented at the CC/PC meeting in March. Waxman commented that he was interested. Sabbadin asked if others were interested in being nominated or selected; no one else stepped forward. Sabbadin confirmed Seth Waxman as the PC representative.

NEW BUSINESS

None.

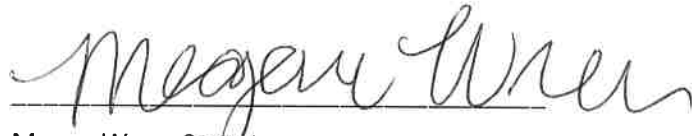
LIAISON REPORT

Clark reported that the City Council has been very busy. Recently approved the CIP. Other items that CC is working on include Budget Meetings, a presentation from Homeless Connection, reviewing Ordinance

234 (Hayhoe re-zoning), approving Resolution 2021-07 (grant with Michigan DNR), and approving Resolution 2021-09 (Wastewater Treatment renovation). Clark also noted that Representative Elissa Slotkin is working to make some money available to counties and cities. This has allowed an opportunity for The Ingham County Fair Board to submit a proposal for a new two and a half million-dollar grandstand. Mayor Whipple with the blessing of CC sent a letter endorsing the proposal.

Regarding the City Managers Report, Sabbadin reminded PC that the City Manager's report was available to review on the webpage and by following link on the Agenda.

Meeting was adjourned at 6:49 p.m.



Megan Wren, Secretary