

Mason County Planning & Zoning Department

102 E. FIFTH STREET
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August 16, 2016

Minutes of the Mason County Planning Commission meeting held at 102 E. Fifth St.,
Scottville, on August 16, 2016 at 7:00 p.m.

MEMBERS PRESENT: Michael Shaw, Tom Hooper, Cary Shineldecker, Doug
Robidoux, Janet Anderson, Jim Wincek, Steve Bieniek

MEMBERS ABSENT:

OTHERS PRESENT: Trudy Roy, Mary Reilly

The meeting was called to order at 7:00 p.m. by Tom Hooper.

A motion was made by Mike Shaw and 2nd by Steve Bieniek to approve the minutes of
July 19, 2016 as amended. Motion carried, 7 Yes 0 No.

Addition or deletions to the agenda: Mary Reilly mentioned she was adding a site plan
amendment for Hackert's Migrant housing under new business.

A motion was made by Janet Anderson and 2nd by Doug Robidoux to approve the
agenda as amended. Motion carried 7 yes 0 no.

Conflict of Interest: Steve Bieniek told the Board he lived about ¼ mile from Mr. Kooi.
Tom Hooper also stated that he knew the applicant.

Cary Shineldecker and Tom Hooper stated that this would not be a conflict of interest.
Board agreed.

Tom Hooper opened public comment. There was none. Tom Hooper closed public
comment.

Correspondence: Mary Reilly read a letter from the City of Ludington stating the City had
there public hearing on their Master Plan and the City Council adopted the Master Plan
on July 11, 2016.

Mary Reilly read a letter stating that Mike Shaw would like to continue as the Planning
Commission liaison to the Parks and Recreation committee.

Board agreed that Mike Shaw can continue to represent the Planning Commission on the
Parks and Recreation Board as long as he is willing to serve.

A public hearing was held for application PZ16129, a special land use for a home based
business engaged in deer processing, 1675 S. Darr Rd, Custer Township in a RE district.
The applicant is David Kooi. The applicant is moving a home business involved in deer
processing and occasional other animals, from Hamlin Township to this address. Mary
Reilly gave a staff report (portion below) and presented photos, site plan, and aerial view.

Mary Reilly read letters from Arthur & Kathy Buter and Gary Anderson both supporting the application.

PROJECT DESCRIPTION: The applicant is moving a home business involved in deer processing and occasional other animals, from Hamlin Township to this address. At their highest point, the KOOI's processed approximately 200+ deer. They have done this without signs or marketing—just word of mouth. In moving to the new location, they are anticipating a drop in processing until people start to know where the new location is. They do packaging, all cuts, custom blends (per customer request), deer sticks, jerky etc. This is a seasonal business operating in the fall.

FINDINGS OF FACT:

1. The business would be operated out of a 30' X 50' existing pole barn located behind the dwelling.
2. There are plans for an 8' X 8' cooler on the south side and an 11' X 20' cooler on the north side of the building.
3. They anticipate improving the road and creating a small parking area directly in front of the pole building.
4. At most, they have about three cars at one time parked in front of the building. More commonly it is one or two.
5. The nearest dwelling is to the SE—and is located 315 feet from the location of the home business (in pole barn).
6. The KOOI's will be adding a cooler and a refrigerator to the building.
7. Bones and other deer parts will be placed in a dumpster located near the pole barn. The parts do not smell if the weather remains cold/cool. If the weather warms up and an odor is noted, they call to have the dumpster removed.
8. Hides will be salted and sold.
9. Hours 9 AM to 9 PM Mon-Sat and 1-8 PM on Sunday, October- December. Peak season is Nov 16-December 5.
10. Water is run from the house—wastewater to floor drain/dry well.
11. This is a service not a product; as such it is not regulated by the Public Health Dept.
12. Non-Family Employees: Max is three non-family employees during peak time from Nov 16-Dec 5. Most employees are family and as the kids get older, they will have less non-family employees.

PHYSICAL SITE CHARACTERISTICS.

1. The pole building is 430 feet from the center of Darr Road and is not readily visible from the road.
2. Temporary signs will be located by the road—and also at the driveway leading to the pole barn.

Jim Wincek made a motion to accept the staff analysis as part of the file. Second by Cary Shineldecker. Motion carried, 7 yes 0 no.

Dave Kooi told the board he has been processing deer for 14 years. No one has complained at his previous site. "I do have waste picked up once a week and if the weather warms up I have the waste picked up more often."

Tom Hooper closed public hearing.

The Board asked for a clarification on the hours open and how often the waste is picked up. The bones are placed in a dumpster and picked up by Waste Reduction. Skins are salted and then purchased at the end of the season.

A motion was made by Doug Robidoux and 2nd by Steve Bieniek to approve the special land use request for a home based business for deer processing under section 17.32, Section 16.05 and Section 18.05, per staff analysis. Motion carried, 7 Yes 0 No.

New business: Mary Reilly presented a site plan amendment received for Hackert

1 Migrant housing. Ms. Reilly stated she has talked with the County attorney and the
2 special land use has been approved for migrant housing and this is only for a change to
3 the site plan. The site plan change must be mutually agreed upon by the applicant and
4 the Planning Commission. Ms Reilly explained the changes to the site plan and the size
5 of the migrant housing. The original request was for a two unit building 28' X 110' holding
6 up to 24 migrant laborers; the proposed dwelling is 32' X 146' with 4 units (three
7 bedrooms each) holding up to 36 migrant laborers. The owner is in the audience and can
8 answer any questions from the Board.

9
10 Tom Hooper asked what brought about the change.

11
12 Jessica Karboske told the board they wanted to be more flexible on who could be housed
13 in the migrant housing. "If the H2A workers are not available we can accommodate
14 traditional migrant family housing."

15
16 There was a discussion by the Board on the new layout of the migrant housing and the
17 change to parking to accommodate cars for families.

18
19 A motion was made by Steve Bieniek and 2nd by Janet Anderson to accept amended site
20 plan changes as noted. Motion carried 7 Yes 0 No.

21
22 Unfinished business: Cary Shineldecker asked the Board if he should leave the room
23 while Mary Reilly gave her report on the LWEPP paint sample.

24
25 Tom Hooper mentioned if Cary Shineldecker did not comment or participate it would be
26 fine for him to stay in the room. Board agreed.

27
28 Mary Reilly stated she has received the paint sample back and the report stated the gloss
29 unit was 33.9. Ms. Reilly has two quotes for someone to come to Mason County and test
30 the towers in the LEWP. Ms. Reilly recommended approving the low bidder—she saw no
31 difference in the service provided.

32
33 There was a discussion on the quotes and what is included in the quote.

34
35 The board agreed concurred with accepting ACT's bid of \$987, the low bidder.

36
37 Parking Amendment follow-up: Mary Reilly told the Board she had talked with Adam
38 Young at Wade Trim about the suggestions from the Board.

39
40 Mary Reilly went over sections of the section on paving with changes. 6 (i) Mary Reilly
41 read new wording. Ms. Reilly asked the Board if the board wanted to make paving a lot
42 in its entirety or an equivalent portion of the lot if a business expands.

43
44 Doug Robidoux asked if a business still had to change parking because of new floor
45 space if the business did not add new employees.

46
47 Tom Hooper agreed with Mr. Robidoux and said additional parking paving should be

1 linked to additional employees or customers.

2
3 Mike Shaw stated he likes the change of business can trigger a change of paving on US
4 10.

5
6 There was a discussion on when a business needs to pave and what exceptions should
7 be granted.

8
9 6ii. Parking for temporary or occasional use. Mary Reilly read the new wording.

10
11 Cary Shineldecker asked how do you determine what is occasional and temporary?

12
13 There was a discussion on what is considered temporary or occasional.

14
15 Board asked Mary Reilly rework wording discussed tonight and bring back for final
16 approval.

17
18 Zoning Directors Report: Mary Reilly asked Doug Robidoux to give the Board an update
19 on his discussion with the Road Commission.

20
21 Doug Robidoux gave the Board a summary of his findings on the type of asphalt used
22 under various conditions and costs for different materials such as hot mix asphalt, gravel,
23 and trap rock.

24
25 Mary Reilly asked the Board if they wanted Mike Hankard to come to the September 20th
26 meeting to go over the sound study results or call a special meeting.

27
28 Board agreed to have Hankard come to the September 20th meeting.

29
30 Zoning Board of Appeals: Cary Shineldecker gave the Board a summary of the variances
31 granted at the August 3rd meeting for Steve and Carol Payne on St. Mary's Lake.

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33 .Public comment– None

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35 The next meeting will be Tuesday, September 6, 2016, 2016 at 7:00 PM.

36
37 Meeting adjourned at 8:36 PM.

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Steve Bieniek, Secretary
Mason County Planning Commission