

Mason County Planning & Zoning Department

102 E. FIFTH STREET
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June 27, 2017

Minutes of the Mason County Planning Commission special meeting held at 102 E. 5th St., Scottville on June 27, 2017 at 7:00 p.m.

MEMBERS PRESENT: Michael Shaw, Tom Hooper, Doug Robidoux, Janet Andersen, Frank Redmond

MEBERS ABSENT: Cary Shineldecker, James Wincek

OTHERS PRESENT: Fabian Knizacky, Adam Young, Mary Reilly, Cayla Christmas

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

Meeting Minutes: None

Addition or deletions to the agenda: None

Conflict of Interest: None

Correspondence: None

Public Comment: None

Applications: None

New Business: None

Unfinished Business: Zoning Ordinance Update

Adam Young presented language amendments made from the previous ordinance update meeting regarding Home Occupations, Agribusiness and Agritourism.

Adam Young presented changes made to Section 10.04: Sidewalks in the C-1 District.

Mary Reilly stated "redevelopment" should be redefined.

Adam Young stated redevelopment is defined as anything that needs a site plan review.

Mary Reilly said she does not think a sidewalk should be required for every re-occupancy request.

Adam Young stated he could change the wording to specifically list exceptions to the sidewalk requirement.

1 Doug Robidoux stated whoever owns the property will be liable to have the sidewalk
2 installed, and not necessarily the new business.

3
4 Mike Shaw suggested taking out the section requiring sidewalks if the board does not
5 want them to be required.

6
7 Janet Andersen and Fabian Knizacky agreed if sidewalks are not required with every
8 structure requiring a site plan, sidewalks won't happen along US 10.

9
10 Mary Reilly stated once sidewalks are constructed they become the property of the
11 township and will become the responsibility for the township to care for.

12
13 Doug Robidoux stated the Planning Commission would be making a regulation and
14 driving a cost at a township that is "not [present] to put their voice in."

15
16 Frank Redmond added they would be putting liability on the township if someone were
17 to trip and get injured.

18
19 Adam Young stated he would come back with different wording.

20
21 Adam Young presented a change in Section 3.19: Keeping of Animals to clarify which
22 zoning districts allow animals. Mr. Young stated there is "a fine line" between regulating
23 animals and the Right to Farm Act.

24
25 Mary Reilly asked the board if they were ok with regulating animals in the Agricultural
26 district.

27
28 Fabian Knizacky stated the AG district should not be included in the ordinance, and the
29 ordinance should regulate and allow the keeping of animals only in the Rural Estates
30 and Recreational Residential districts. The board agreed with Mr. Knizacky.

31
32 Adam Young presented a change to the zoning map to include a Natural Rivers district
33 to distinguish the difference between a Greenbelt district and a Natural Rivers district,
34 which has setbacks regulated by the DNR.

35
36 Adam Young stated campgrounds can be a special land use, but they now have their
37 own standards and are no longer classified under outdoor recreation.

38
39 Doug Robidoux stated a state license is needed to run a campground and asked if the
40 ordinance is "repetitious" with what the state requires.

41
42 Adam Young stated he would double check the state's requirements and take out any
43 duplicates as well as flag any inconsistencies.

44
45 Adam Young stated the definition of convalescent homes was taken out of the
46 ordinance, and hospice and palliative care facility were defined and listed in certain
47 districts.

1 Mary Reilly pointed out large group homes are presented as a permitted land use in
2 Residential districts. Ms. Reilly stated it should be moved to a special land use.

3
4 Fabian Knizacky asked why large group homes are allowed in Recreational Residential
5 districts, but are not allowed in Rural Estates.

6
7 Adam Young stated he would go through the ordinance and see what is allowed in each
8 district.

9
10 Adam Young recommended a change under Special Land Use Review Procedures to
11 require a public hearing for any substantive change to a special land use permit.

12
13 Mary Reilly presented the high demand to finish a garage into an office space or a bunk
14 house. Ms. Reilly stated if bunkhouses were defined and allowed through the Mason
15 County Ordinance, the building inspector would be able to regulate safety.

16
17 Fabian Knizacky stated “non-paying” should be added between “their” and “guest” to
18 clearly establish the intent of the ordinance as not being used commercially.

19
20 Mary Reilly stated she would like the language to be clear so prevent confusion
21 between a bunk house and an accessory dwelling unit.

22
23 Mary Reilly presented to the board Section 3.02 as being problematic as written. Ms.
24 Reilly asked if the language needed to be amended, or if the ordinance should be
25 enforced as written. Ms. Reilly stated she does not have the ability to check and enforce
26 building grades for every request that comes in.

27
28 Tom Hooper stated he thought the requirement is not always important, but there are
29 instances when the buildings are close together than building grade becomes an issue
30 in the circumstances of water run off.

31
32 Mike Shaw disagreed and stated the section is needed and should be enforced as
33 written.

34
35 Fabian Knizacky stated the purpose is to prevent problems and worsening in the future.

36
37 Adam Young stated he would provide a report for the Planning Commission with a
38 matrix of Special Land Uses in different zoning districts.

39
40 Tom Hooper requested a summary of the accomplishments the Planning Commission
41 has reached before the public is notified of the updates.

42
43 Fabian Knizacky requested the County Commissioners get to look at the updates before
44 a public hearing is held.

45
46 Zoning Director’s Report: The next meeting will be on July 18th.
47

ZBA Report: Mary Reilly stated she received a letter from an attorney notifying her the Zoning Board of Appeals determination in the Duer case will be appealed in Circuit Court.

Public Comment: None

Tom Hooper adjourned the meeting at 9:23 pm.


Frank Redmond, Jr. Secretary
Mason County Planning Commission