

Mason County Planning & Zoning Department

102 E. FIFTH STREET
SCOTTVILLE, MICHIGAN 49454
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April 12, 2017

Minutes of the Mason County Planning Commission meeting held at 102 E. Fifth St.,
Scottville, on April 12, 2017 at 7:00 p.m.

MEMBERS PRESENT: Michael Shaw, Tom Hooper, Doug Robidoux, Janet
Andersen, Jim Wincek, Frank Redmond, Cary Shineldecker

OTHERS PRESENT: Mary Reilly, Cayla Christmas

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

Meeting Minutes to be approved or modified: None

Addition or deletions to the agenda: None

Conflict of Interest: None

Public Comment: None

Correspondence: Mary Reilly received one correspondence from Mike Hankard
regarding the sound testing being conducted. Ms. Reilly stated the testing personnel
arrived Saturday and conducted the study. Sunday was not a good day for testing as
the weather shifted causing them to end early.

Tom Hooper opened the public hearing for application PZ17028, John Sherston has
requested a special land use permit for an open-air business in Amber Township at
3389 W. US Hwy-10 in the C-2 district. The open-air business will focus on selling and
maintaining campers and RVs. Mary Reilly presented the proposed site plan and photos
to the board. There was no correspondence for or against. A portion of the staff report
is below.

FINDINGS OF FACT:

1. Existing building 50' X 100'. Will require engineering review to determine necessary building upgrades and requirements to the building (noted on site plan review).
2. The building and addition in front will include 10 offices, a showroom, parts and service store and large area in the back to pull campers in and out of (service/ setup, etc)
3. Building addition is approximately 97' X 44' (see second page/ floor plan).
4. The site will utilize public water and sewer.
5. Campers stored and displayed in front area shown on site plan (160' X 130') and (48' X 180').
6. Camper storage area and areas behind and on sides of building will be impervious surface/ trap rock of other.
7. Customer maneuvering areas, parking, and new drive extending from EXISTING ingress/egress will be paved.
8. Parking spaces meet ordinance requirements for number of spaces, dimensions, etc. 1 handicap space provided.

1 A driveway and cross access easement were secured when Wolohan split the property and sold a
2 portion to the current NAPA store. No new MDOT permit required for driveway or access
3 management review.
4

5 UNIQUE PHYSICAL CHARACTERISTICS

- 6 1. Soil type: 60 Kingsville Mucky Sand- poorly drained soils subject to ponding. Not well
7 suited to septic due to ponding.
- 8 2. There development site is free of trees. Trees along the rear of the property and on the
9 west side will remain. Trees on the west side toward the front display area will be
10 removed.
- 11 3. The parcel is relatively flat—with about 3 feet of relief from front to back.
- 12 4. Property will be drained to the west and then to a pond on the south (behind the existing
13 building).
14

15 Ms. Reilly stated John Sherston needed to establish the extent of the proposed brush
16 clearing on the west part of the property. Ms. Reilly pointed out the property to the west
17 is currently a residential land use, so they would need to keep a buffer. Ms. Reilly stated
18 the Zoning Board of Appeals granted a 10' variance from the required 50' setback
19 related to an open-air business to the applicant on 4-5-2017.
20

21 Mike Shaw asked the applicant if he was planning to remove the fence across the front
22 of the property. Mr. Sherston said yes.
23

24 Doug Robidoux asked if the drainage ditch was a county drain or private. Mary Reilly
25 stated it is private.
26

27 Mary Reilly read through Section 17.47 Open Air Businesses. Ms. Reilly stated the
28 performance standards are met in sections 16.05 and 18.05 except for the lighting
29 shown on the site plan. Ms. Reilly stated the lighting is on an upward angle of 15% and
30 is required to be on the horizontal plane.
31

32 The site plan proposes paved driveway and customer parking area. The display areas
33 are not paved. Ms. Reilly stated if the display area is paved in the future, Mr. Sherston
34 will need a stormwater review with the Drain Commission; detention or retention
35 facilities will be needed.
36

37 Mike Shaw motioned to approve the staff analysis. Second by Jim Wincek. Motion
38 passed 7 yes, 0 no.
39

40 Tom Hooper opened the floor for John Sherston to speak. Mr. Sherston stated
41 everything was covered well by Mary Reilly.
42

43 Mike Brigham was present at the meeting and requested to see the site plan. Mr.
44 Brigham is the owner of the NAPA store located next door to the proposed open-air
45 business.
46

47 Jim Wincek stated he is excited to see such a good use of the property.
48

1 Janet Andersen agreed with Mr. Wincek and thinks it will be great to see the property
2 rehabilitated.

3
4 Mike Shaw stated it will be a nice business.

5
6 Cary Shineldecker stated he is concerned with the removal of the trees on the west part
7 of the property. He asked how far the property line is to the west of the drainage ditch.

8
9 John Sherston stated it is about 10-15 feet from the ditch. Mr. Shineldecker stated he
10 would like it to be considered that the trees within 15 feet of the ditch high point be left.

11
12 Doug Robidoux and Frank Redmond stated support for the project and site plan.

13
14 Tom Hooper is concerned with the area being low and muddy, but is excited by the
15 project.

16
17 Mary Reilly stated irrigation for Greenbelt is required by the ordinance and will need to
18 be added.

19
20 Cary Shineldecker motioned to maintain vegetation within 15 ft of the drainage ditch
21 high point to prevent future replanting.

22
23 Janet Andersen made a motion to conditionally approve the site plan and special land
24 use application PZ17028 based on Sections 17.47 and 16.05 of the Zoning Ordinance
25 using the staff analysis as presented. Second by Mike Shaw. Motion carried 7 yes 0
26 no.

27
28 Conditions of Approval:

- 29 1. Irrigation of greenbelt materials required.
30 2. Retain existing screening vegetation (trees, shrubs, etc) within 15' of the west
31 property line to buffer this use from the adjacent residential land use.
32 3. All lighting must be on the horizontal plane and night sky compliant (See Section
33 18.05 [11]) – not angled as shown on site plan.
34 4. Landscape plan required prior to issuance of building permit for addition.

35
36 Cary Shineldecker made a motion to approve the site plan based on standards found in
37 Section 18.05 as amended/noted in the conditions of approval. Second by Doug
38 Robidoux. Motion carried 7 yes 0 no.

39
40 John Sherston and his wife mentioned they will also be selling and servicing club cars
41 (golf carts) and will put a travel trailer/construction trailer on the property to operate out
42 of before the renovations are complete on the building.

43
44 Unfinished Business: None

45
46 Zoning Director's Report: Mary Reilly gave an update on Wilwin Lodge in Eden

Township. Ms. Reilly shared a request to put cabins closer to the pole barn and the parking lot behind the cabins to avoid driving over the drain fields for each cabin. She approved the site plan change and wanted to share this with the board.

Zoning Board of Appeals: A variance was denied on 4-5-2017 for a request to have a larger detached accessory building than what was permitted for the lot size.

Tom Hooper opened the floor for public comment. There was no public comment.

Tom Hooper adjourned the meeting at 7:40 pm.