

Mason County Planning & Zoning Department

102 E. FIFTH STREET
SCOTTVILLE, MICHIGAN 49454
(231) 757-9272 • FAX (231) 757-9253

September 19, 2017

Minutes of the Mason County Planning Commission special meeting held at 102 E. 5th St., Scottville on September 19, 2017 at 7:00 p.m.

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

MEBERS ABSENT: Jim Wincek

OTHERS PRESENT: Mary Reilly, Cayla Christmas

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

The meeting minutes from September 5, 2017 were approved as presented with a motion by Doug Robidoux and second by Frank Redmond. Motion carried, 5 yes 0 no.

Addition or deletions to the agenda: None

Conflict of Interest: None

Public Comment: None

Correspondence: None

Tom Hooper opened the public hearing for application PZ17161, a Special Land use request for the expansion of an existing open air business to provide for additional recreational vehicle outdoor storage and display area (approximately 0.14 acre expansion). The property is located at 66 N. Dennis Rd, Amber Township, in the C-2 district. Mary Reilly presented the staff report, site plan, and photos. A portion of the staff report is below:

FINDINGS OF FACT:

1. The applicant obtained a special land use in 2006 for Open Air Business (#12249).
2. The applicant expanded the open air business in 2014 to the east to "square off" the storage area (PZ14088).
3. The applicant further expanded in 2015 toward US-10 under PZ15169 on the Consumers property and Dingeman property.
4. 2015 Correspondence from Omimex (Sour Gas Line) states a 25' setback is needed from the sour gas pipeline – 25' setback shown on site plan.
5. The 3 mature pines will be retained. Previously, no additional landscaping has been required in the Consumers Easement (however, 6 shrubs are shown on site plan)
6. There will be no customers allowed to drive or park into the subject area; it is for display only—consistent with the display and storage area located on the east side of the development. Customers are usually escorted in a golf cart to be shown display models.
7. The display area will be covered with a trap-rock or slag type of material that will allow for permeability (similar to the north east storage area).

1 UNIQUE PHYSICAL CHARACTERISTICS

- 2 1. The property is quite flat (approximately 2' of relief) and drains to a private ditch on the west side.
- 3 2. The ditch flows under US-10 into MDOT property (adjacent to new Dental office).
- 4 3. Soils are 56B- Pipestone Saugatuck Sands, 0-4% slope. Lake Plains and outwash plains.
- 5 Somewhat poorly drained, subject to seasonal wetness.

6
7 Mary Reilly received correspondence from Mike Friend of Consumers Energy stating
8 the expansion was approved.

9
10 Cary Shineldecker made a motion to approve the staff analysis into the file with
11 clarification that the expansion is on Consumer's Energy property and not an easement.
12 Second by Janet Andersen. Mike Shaw amended the motion to note that future paving
13 of the display area would require site plan review. Motion carried, 6 yes 0 no.

14
15 Tom Hooper asked the applicant's representative if he would like to address the board.

16
17 Mark Couturier stated the applicant, Fun-N-Sun RV, would like to put longer trailers up
18 front, and possibly "bumpers" around the power pole.

19
20 Tom Hooper closed the public hearing.

21
22 There were no questions from the Planning Commission.

23
24 Mike Shaw made a motion to conditionally approve the special land use request and
25 revised site plan to expand the display area for Fun-N-Sun with the following conditions:
26 1) paving the display area would require a site plan review and 2) no bushes/greenbelt
27 are required within the Consumers Energy property. Doug Robidoux clarified the
28 motion with the approval of Sections 16.05, 18.05 and 17.47 of the Mason County
29 Zoning Ordinance per staff analysis, as amended. Second by Janet Andersen. Motion
30 carried, 6 yes 0 no.

31
32 Tom Hooper opened the public hearing for application PZ17172, a Special Land use
33 request for the expansion of an Open Air Business, Wanna Buy Sheds, in the C-2
34 District for display of yard sheds and other items. The subject property and expansion
35 is, generally, the north half of the lot located at 25 S. Walhalla Rd (owned by Allen
36 Michaels). Wanna Buy Sheds is adjacent to the subject parcel at 6559 E. US 10,
37 Branch Township, in the C-2 district. Mary Reilly presented the staff report, site plan,
38 and photos. A portion of the staff report is below:

39
40 FINDINGS OF FACT:

- 41 1. Marvin Schmucker would like to remove the abandoned building from the parcel and display sheds.
- 42 2. Per ZBA approval, sheds and other items would be allowed to be displayed in all areas outside of the road
43 right of ways without any required setbacks or greenbelt. However, a 25' setback is required from Walhalla
44 Rd.
- 45 3. The proposed division of a lot, while not explicitly prohibited due to the fact that net and gross lot size are
46 not defined, creates a situation that any new building would require a variance from required setbacks.
- 47 4. MDOT asked Mr. Schmucker to combine this new parcel with his existing parcel so the issue of creating
48 such a constrained area is lessened if the two lots are combined.

5. MDOT asked Mr. Schmucker to send a letter granting permission to close the existing driveway on the subject parcel. MDOT will close it at their cost if they are in the area with a similar job (curb work). The timeline for completion is dependent on MDOT.
6. Mr. Schmucker is proposing a 6' privacy fence along the rear between display area and existing dwelling.
7. This is not a clear vision corner.

PHYSICAL CHARACTERISTICS:

1. Parcel is flat.

The area within the road ROW is paved (MDOT likely installed the pavement and curb structure).

Mary Reilly received one letter of correspondence from Joe & Sue Smalley in support of the expansion.

Janet Andersen made a motion to accept the staff report as presented. Second by Doug Robidoux. Motion carried, 6 yes 0 no.

Tom Hooper asked the applicant if he wanted to add anything.

Marv Schmucker stated the request was presented very well and had nothing to add.

Mike Shaw asked Marv Schmucker how close he was to purchasing the property. Mr. Schmucker stated the purchase agreement is contingent on the outcome of the meeting.

Ralph and Sally Razminas, neighbors, stated they support the expansion. Mrs. Razminas stated her parents owned the building that is to be torn down and she supports the demolition.

Tom Hooper closed the public hearing.

The Planning Commission agreed the expansion of the business and the demolition of the existing building would be a good thing for the area.

Doug Robidoux made a motion to conditionally approve the site plan and special land use request application PZ17172 based on the staff analysis of sections 17.47, 16.05 and 18.05 of the Mason County Zoning Ordinance. Condition of approval: Marv Schmucker/Wanna Buy Sheds must purchase the portion of property at 25 S. Walhalla Rd. as shown on site plan. [Note ZBA decision and MDOT required that the northern half of this subject property, after being split, must be combined with 6559 E. US-10]. Second by Janet Andersen. Motion carried, 6 yes 0 no.

New Business: The LWEP sound study presentation will be a special meeting on October 9th.

Unfinished Business: Mike Shaw asked when the gloss test results would be ready. Mary Reilly stated the testing is scheduled for the following Tuesday.

Zoning Director's Report: Mary Reilly stated the ordinance update is going to the

1 Buildings, Planning, Drains, and Airport committee for review.

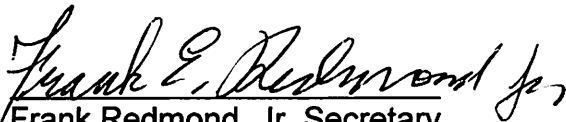
2
3 Janet Andersen stated she spoke with Joe Mickevich who said the township supervisors
4 met to discuss concerns with the updates. Those concerns included not allowing
5 accessory buildings on properties without dwellings.

6
7 ZBA Report: Cary Shineldecker stated the Zoning Board of Appeals met and granted a
8 variance with conditions to be reviewed in 90 days for personal demolition derby cars in
9 the C-3 district along US-10. The ZBA denied a 240 sf dimensional variance for a
10 detached accessory building across the street from a lakefront lot to exceed the allotted
11 960 sf maximum. Mr. Shineldecker stated the ZBA would like the Planning Commission
12 to take a look at raising the maximum sizes of pole barns.

13
14 Mary Reilly suggested increasing the allowable size for a detached accessory building
15 on the "upper part" of an acre to 1200 sf.

16
17 Public Comment: None

18
19 Tom Hooper adjourned the meeting at 8:20pm.

20
21
22 

23 Frank Redmond, Jr. Secretary

24 Mason County Planning Commission
25