

Mason County Planning & Zoning Department

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

November 28, 2017

Minutes of the Mason County Planning Commission meeting held at 102 E. 5th St.,
Scottville on November 28, 2017 at 7:30 p.m.

MEMBERS PRESENT: Tom Hooper, Janet Andersen, Doug Robidoux, Frank
Redmond, Mike Shaw, Jim Wincek

MEBERS ABSENT: Cary Shineldecker (excused)

OTHERS PRESENT: Mary Reilly, Cayla Christmas

The meeting was called to order at 7:30 p.m. by Chairman Tom Hooper.

The meeting minutes from November 7, 2017 were approved as written with a motion
by Janet Andersen and second by Frank Redmond. Motion carried, 6 yes 0 no.

Addition or deletions to the agenda: None

Conflict of Interest: None

Public Comment: None

Correspondence: Mary Reilly stated the City of Scottville is in the process of updating
their Master Plan.

Tom Hooper opened the public hearing for application PZ17221, an amendment to an
existing Special Land Use to construct a 30' x 48' detached accessory building for
storage at an existing campground (Whispering Surf's upper campground). The
property is located at 5791 W. Sunset Lane, Summit Township, in the RR zoning
district. Mary Reilly presented the staff report as well as the site plan and photos. A
portion of the staff report is below.

FINDINGS OF FACT

1. The ZBA granted a variance for the 30' X 48' pole building with minimum setbacks as shown on site plan (42' from south, 28' from east). (PZ17191)
2. The proposed building is about 215 feet off of Lakeshore Drive and will sit up on a hill.
3. The building is located 28' from the east property line and 38' from south property line.
4. After the three parcels are combined they will be about 1 acre.
5. The adjacent "upper campground" is 2.5 acres. An undeveloped easement in between is 1.4 acres. In total, the "upper campground" area is about 5 acres.
6. Whispering surf campground is one of the oldest in Michigan—dating back to 1913.
7. The primary campground is "built out" with little room for an equipment shed—unless one moves closer to Bass Lake which is not a desirable use of the lakefront area.
8. The new campground area was added in 2015-2016—but the project was applied for in 1999.
9. There is currently no storage in the campground for maintenance equipment.

1 **PHYSICAL SITE CHARACTERISTICS:**

- 2 1. The site contains wooded dunes, but is not located in the DEQ's Critical Dune area.
3 2. The area is bisected by many easements found in old plats – the easements will very
4 likely never turn into roads.
5 3. The main campground is across the road and has direct access to Bass Lake.

6 Separate well and septic system located on this campground site.
7

8 Mary Reilly stated the ZBA had approved a variance request for a setback requirement,
9 and she had received no correspondence for or against the project.
10

11 Jim Wincek made a motion to accept the staff report into the file. Second by Mike Shaw.
12 Motion carried, 6 yes 0 no.
13

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

16 Dan Yanna stated Mary did a good job presenting the owners' request. Mr. Yanna said
17 he would answer questions.
18

19 Tom Hooper closed the public hearing.
20

21 Doug Robidoux made a motion to approve the special land use request PZ17221 per
22 the site plan presented and Sections 17.12, 16.05, and 18.05 as written in the staff
23 analysis to construct a 30' x 48' detached accessory building used for storage at
24 Whispering Surf Campground, 5791 W. Sunset Lane. Second by Janet Andersen.
25 Motion carried, 6 yes 0 no.
26

27 Tom Hooper opened the public hearing for application PZ17137, a Special Land Use
28 request to construct one 30' x 80' mini-storage warehouse (Phase I), and one 15' x 80'
29 mini-storage warehouse (Phase II) at 1680 W. US 10, Amber Township, in the C-2
30 zoning district. Mary Reilly presented the staff report as well as the site plan and photos.
31 A portion of the staff report is below.
32

33 **FINDINGS OF FACT:**

- 34 1. Phase 1: 30' X 80' (2400 sf)
35 2. Phase 2: 15' X 80' (1200 sf) doors ONLY on west side of building
36 3. Hard surfacing will be installed in a "U" shape within the interior of the development because
37 there will be no storage doors on the far west or east sides closest to property lines.
38 4. No changes to existing driveway.
39 5. A portion of the car lot extends into the US-10 right of way and this is grandfathered.
40 VanderHaag's car sales operation existed before US-10 became a 5-lane Hwy. It is my opinion
41 that the greenbelt does not apply to the car lot and the car lot is grandfathered in terms of the
42 greenbelt. The car lot would have to remove 10-15' of asphalt to accommodate a greenbelt.
43 See Ron Redick correspondence attached.
44

45 **UNIQUE PHYSICAL FEATURES**

- 46 1. Sandy soils
47 2. The property has been flattened and all vegetation removed in preparation for the storage
48 units.

1 Storm drainage will be directed to the north.

2 Mary Reilly stated Vanderhaag's Used Car Sales predates the 5-lane highway, and
3 suggested the greenbelt not be required as it would be entirely in the road right-of-way.
4 Ms. Reilly said she did not receive any correspondence for or against the application.

5
6 Mike Shaw made a motion to accept the staff analysis as written. Second by Doug
7 Robidoux. Motion carried, 6 yes 0 no.

8
9 Tom Alway stated that Amber Township supports the project.

10
11 Tom Hooper closed the public hearing.

12
13 Frank Redmond, Mike Shaw, Jim Wincek and Doug Robidoux stated they support the
14 project and have no concerns.

15
16 Janet Andersen questioned there being no proposed lighting on the site plan.

17
18 Chris Vanderhaag stated the existing lighting is sufficient.

19
20 Fred Vanderhaag added that their hours will be daylight hours.

21
22 Tom Hooper stated he was fine with the project but was concerned with the sand hill in
23 the back of the property.

24
25 Chris Vanderhaag stated the sand hill is stable.

26
27 Fred Vanderhaag asked if they would need to go back before the Planning Commission
28 if they decided to add the 20' x 80' storage building they were previously proposing.

29
30 Tom Hooper stated any changes would need to go before Mary Reilly before coming
31 back to the Planning Commission.

32
33 Mary Reilly stated lights under the soffit of the storage buildings would be acceptable,
34 all other lighting would have to be night sky compliant.

35
36 Janet Andersen made a motion to approve the special land use request for a mini-
37 storage warehouse, Phase 1 (30' X 80') and Phase 2 (15' X 80'), at 1680 W. US-10 per
38 the site plan presented and Sections 17.42, 16.05, and 18.05 as written in the staff
39 analysis. Second by Jim Wincek. Motion carried, 6 yes 0 no.

40
41 New Business: Chairman Hooper stated a member can only abstain from a vote if there
42 is a conflict of interest. If there is no conflict of interest, a member must vote either yes
43 or no. Mr. Hooper stated a member can explain their reasoning for voting yes or no for
44 the record.

45
46 Unfinished Business: None

1 Zoning Director's Report: Mary Reilly stated the next meeting would be December 5,
2 2017. Ms. Reilly stated she emailed the entire document of proposed ordinance
3 amendments and included the summary in the packet.

4
5 Tom Hooper stated he didn't understand why the sound tests take an average when the
6 language says, "shall not exceed." Mr. Hooper asked if that part of the ordinance could
7 be reviewed.

8
9 Mary Reilly stated that would be a long and extensive process.

10
11 Doug Robidoux stated the Mason County Zoning ordinance specifies Leq and ANSI
12 standards. He noted that "a lot of time and effort was put into revising that part of the
13 ordinance".

14
15 Tom Hooper stated he would be fine with canceling the scheduled December 9th
16 meeting.

17
18 ZBA Report: None

19
20 Public Comment: None

21
22 Tom Hooper adjourned the meeting at 8:22pm.

23
24
25 
Frank Redmond, Jr. Secretary
Mason County Planning Commission