

# Mason County Planning & Zoning Department

102 E. FIFTH STREET  
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December 5, 2017

Minutes of the Mason County Planning Commission meeting held at 102 E. 5<sup>th</sup> St.,  
Scottville on December 5, 2017 at 7:00 p.m.

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

MEBERS ABSENT: None

OTHERS PRESENT: Fabian Knizacky, 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

Public Comment: None

Correspondence: None

Applications: None

New Business: None

Unfinished Business: The Planning Commission reviewed the proposed amendments  
for the Zoning Ordinance Update. Mary Reilly explained this was the final draft of the  
update before the sub-committee review. Ms. Reilly explained if there are no changes  
suggested by the sub-committee then the next step will be to have a public hearing.

Tom Hooper asked the Planning Commission members if they had any comments or  
changes they would like to make.

Fabian Knizacky asked for clarification regarding single-wide trailers on page 78,  
Section 3.2. Mr. Knizacky stated he did not recall the deletions being proposed.

Mary Reilly stated the language that was deleted is outdated. Ms. Reilly stated the  
cases of people wanting to bring in a used mobile home do not have the ability to  
provide the information and certification required by the current language.

Mary Reilly stated an addition to a single-wide mobile home is unlikely to happen as a  
manufacturer won't be able to construct an addition to a single-wide mobile home since  
there aren't manufacturers around. Ms. Reilly stated the references to the Mason

1 County Building Code and Fire Code were deleted and replaced with Michigan Building  
2 Codes as those are the codes the Building Department adheres to.

3  
4 Fabian Knizacky stated he is concerned with taking out the standards that require an  
5 improvement from an existing single-wide mobile home. Mr. Knizacky stated he would  
6 like an assurance that the “upgraded” trailer meets some sort of standards.

7  
8 Tom Hooper asked if the applicant has to provide photos to the Building Department  
9 during the application process. Mary Reilly stated they do.

10  
11 Fabian Knizacky asked if the Building Codes address mobile homes. Mary Reilly  
12 confirmed that they do.

13  
14 Mary Reilly stated she was concerned with allowing such a 5600sf accessory building  
15 plus 200 square feet for each additional acre after 10 acres on a parcel with no dwelling.  
16 Ms. Reilly stated there needed to be more restriction as a large building shouldn’t be  
17 needed for personal storage on a parcel with no dwelling.

18  
19 Cary Shineldecker stated he has a 40’ x 64’ pole building (2,560 square feet) and he  
20 stores his 32’ camper, several other items, and a workshop.

21  
22 Fabian Knizacky suggested a maximum building size of 2,500 square feet.

23  
24 Tom Hooper suggested 3,000 sf maximum. The Planning Commission agreed.

25  
26 Cary Shineldecker made a motion to change the maximum size of an accessory  
27 building on a parcel with no dwelling to not exceed 3,000 square feet. Second by Frank  
28 Redmond.

29  
30 Fabian Knizacky stated item 1 on page 75 would need to be removed (the language  
31 that specifies the 5600 sf maximum needs to be modified to reflect the 3000 sf  
32 maximum).

33  
34 Ms. Reilly asked if someone could build a second building on the parcel if they don’t  
35 exceed the 3,000 square foot maximum on the first building. The Planning Commission  
36 agreed only one accessory building would be allowed on a parcel with no dwelling.

37  
38 Motion carried, 8 yes 0 no.

39  
40 Mary Reilly stated there was a change on page 74 regarding accessory buildings across  
41 the street from a waterfront dwelling. Ms. Reilly stated the language has been changed  
42 to allow for a maximum of 1,200 square feet from the original 960 square feet on parcel  
43 of .7 acres or larger.

44  
45 Doug Robidoux, Cary Shineldecker, Mike Shaw, and Jim Wincek all stated they did not  
46 have anything to add to the summary.

1 Janet Andersen stated she is glad for the clarification regarding single-wide mobile  
2 homes, but stated it is going to be tough to get the language passed.

3  
4 Cary Shineldecker stated it was good to get rid of the existing language as it was  
5 outdated by more than 20 years.

6  
7 Janet Andersen stated she receives calls from people regarding their neighbor's trailers,  
8 and she is struggling with the proposed language because "who says this is better" than  
9 the existing single-wide mobile home.

10  
11 Tom Hooper asked if a permit can be denied if the replacement single-wide mobile  
12 home is not better than the existing single-wide mobile home.

13  
14 Mary Reilly described two cases where the building inspector made a determination that  
15 a manufactures home was not suitable for habitation or to be moved.

16  
17 Mary Reilly stated a "free" mobile home will likely cost between \$5,000 and \$6,000 to  
18 move the structure, meet new foundation requirements, pull permits, and remove the  
19 existing structure.

20  
21 Janet Andersen stated the people who rent the single-wide mobile homes out will  
22 benefit from the new language as they will be able to afford the money to lay a new  
23 foundation.

24  
25 Doug Robidoux noted that the summary that was composed was very well written.

26  
27 Mike Shaw made a motion to approve the summary with the new changes discussed.  
28 Second by Jim Wincek. Motion carried, 8 yes 0 no.

29  
30 Zoning Director's Report: Mary Reilly stated Habitat for Humanity is purchasing the  
31 building Journey School used to be in on US. The owner of the Mercantile store just  
32 west of Scottville is looking at using the property across US 10 for a new building.  
33 Consumers Energy may be appealing the decision of the Planning Commission made at  
34 the November 28<sup>th</sup> meeting. Dr. Squires has completed everything required of him and  
35 Dr. Simone put a light in his parking lot as was required.

36  
37 Mary Reilly stated she received a letter and site plan from Jeff Hathaway regarding  
38 Benedict's. Ms. Reilly asked if the Planning Commission if the drawing was adequate to  
39 amend their site plan.

40  
41 Cary Shineldecker stated he thought it would be right to require them to return and  
42 amend the approved original site plan like other applicants do. A sketch is not  
43 adequate. Benedict's breeched their contract with the County.

44  
45 The Planning Commission agreed with Cary Shineldecker.

46  
47 Mary Reilly stated the next meeting will be January 9<sup>th</sup>, 2018.

1  
2 ZBA Report: None

3  
4 Public Comment: None

5  
6 Tom Hooper adjourned the meeting at 7:54pm.

7  
8  
9   
Frank Redmond, Jr. Secretary  
Mason County Planning Commission