

# Mason County Planning & Zoning Department

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March 1, 2018 (PUBLIC HEARING)

Minutes of the Mason County Planning Commission special meeting held at 4079 W. US-10, Ludington, March 1, 2018 at 7:00 p.m.

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

MEMBERS ABSENT: Cary Shineldecker (excused)

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

The meeting was called to order at 7:00 p.m. by Chairman Jim Wincek.

Jim Wincek gave an introductory speech explaining the role and responsibilities of the Planning Commission. Mr. Wincek explained the process the Planning Commission has gone through to update the Mason County Zoning Ordinance and read from Section 201 of the Michigan Zoning Enabling Act.

Adam Young presented a power point presentation summarizing the proposed zoning ordinance updates.

Jim Wincek opened the public hearing.

Evelyn Bergaila stated she was in support of the proposed amendments for signs and allowing "granny flats", agritourism and agribusinesses. Ms. Bergaila commented against the language change in Section 18.05 regarding "safe means of egress" as she felt it does not ensure adequate access for emergency vehicles and the International Construction Code does not apply. Ms. Bergaila also stated that agribusiness uses under 1,500 square feet should go through site plan review rather than just administrative approval so nearby residents might have the chance to know what is being proposed. Ms. Bergaila stated the language regarding building grades is not specific enough. She questioned a 30' height maximum for accessory buildings in all districts.

Dick Ouweeneel stated his concern for allowing the keeping of animals in the RR district. He lives on Bass Lake and noted that many property owners have invested heavily in a house on the lake and they want to maintain a level of consistency in what is allowed on surrounding lands. He was concerned about water quality and additional nutrients coming into Bass Lake from animal waste.

Joe Mickevich stated he would like to see the removal of the \$50.00 camping permit fee. Mr. Mickevich also commented on his support of allowing accessory buildings on 10+ acre parcels without a principle dwelling; however, he would like to see more than

1 one building allowed or leave it up to the property owner. Limiting to one building could  
2 result in property splits to have more than one building.

3  
4 Paul Colone stated he supports allowing accessory buildings without a principle  
5 dwelling.

6  
7 Tanya Lesinski commented her support for the addition of accessory dwelling units.

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9 Tom Coleman stated that he is against the addition of electronic signs. He noted safety  
10 concerns on US-10. Mr. Coleman suggested strengthening the restrictions on the  
11 electronic signs if they are allowed. He also noted that the current provisions, such as  
12 measuring the light, would be difficult to enforce.

13  
14 Muriel Palko commented against the addition of electronic signs. Ms. Palko stated she  
15 supports a business's desire to be noticed but felt 55 mph is too fast to have the  
16 additional distraction of flashing signs.

17  
18 Sandra Johnson commented that she and her employer, Ed Spyker of Paddle Sports  
19 Warehouse, support the changes to the sign ordinance.

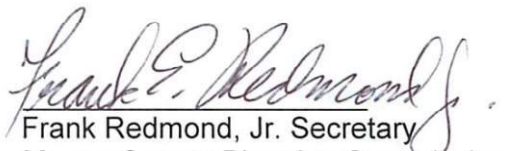
20  
21 Gregg Surma stated that he is in agreement with Joe Mickevich.

22  
23 Mary Reilly read a letter from Kyle Chapman stating his concerns with the keeping of  
24 animals in the Bass Lake area. Mr. Chapman was concerned with water contamination  
25 as well as the noise and odors associated with different farm animals for recreational  
26 use. She also read a letter from Dale and Linda Sanderson who shared similar  
27 concerns for water contamination in Bass Lake resulting from the keeping of animals.

28  
29 Mary Reilly read an email from Randy Saxton stating his support for the proposed  
30 changes to the zoning ordinance.

31  
32 Jim Wincek closed the public hearing and thanked everyone for their participation.

33  
34 Meeting adjourned at 8:10 PM.

  
Frank Redmond, Jr. Secretary  
Mason County Planning Commission