

Mason County Planning & Zoning Department

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

February 5, 2019

Minutes of the Mason County Planning Commission meeting held at 5300 W. US 10,
Ludington, February 5, 2019 at 7:00 p.m.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Fabian Knizacky, Steve Hull, Brady Selner, Cayla Christmas,
Nathan Mehmed

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

Frank Redmond made a motion to accept the agenda for the February 5, 2019 meeting
as amended. Second by Doug Robidoux. Motion carried, 9 yes 0 no.

Conflict of Interest: None

Public Comment: None

Correspondence: None

Applications: None

New Business: Nathan Mehmed, Community Planner with Williams & Works, went over
and explained the tentative schedule for the Master Plan update process with the
Planning Commission.

The Planning Commission agreed May would be a fitting month to hold a town hall
meeting to get input from the community.

Fabian Knizacky suggested taking input from the public at a town hall type event,
drafting language, and getting input from the public at a Friday Night Live event for
direction.

Brady Selner concluded a town hall meeting would be held in May with the possibility of
working more meetings into the schedule.

Nathan Mehmed asked the Planning Commission where they felt the town hall meeting
should occur. The Planning Commission agreed the Greystone Event Center would be
a good option.

Fabian Knizacky suggested Ludington City Hall, Scottville Optimist Club, Mason County

1 Library, and West Shore Community College as other options.

2
3 The Planning Commission moved on to discuss the types of questions that should be
4 included on the survey.

5
6 The Planning Commission agreed the questions from the online survey used for the last
7 Master Plan Update with questions relating to solar/renewable energy and medical
8 marijuana facilities added would be a good start.

9
10 The Planning Commission discussed the best ways and places to present the survey to
11 get the most feedback.

12
13 Unfinished Business: Brady Selner proposed a discussion for a possible text
14 amendment. Mr. Selner asked the Planning Commission if the text amendment would fit
15 and if the process was something that needed to be initiated by an applicant. The
16 proposed text amendment is to allow adult foster care facilities in the C-1 zoning district.

17
18 Doug Robidoux stated he was concerned with allowing another use within the C-1
19 zoning district as its purpose was for big box stores, and there is limited area zoned C-
20 1.

21
22 Dennis Dunlap, Frank Redmond, and Jim Wincek voiced their support of allowing adult
23 foster care facilities in the C-1 zoning district as the use would not “be out of character”
24 with what is currently allowed in the C-1 zoning district.

25
26 Janet Andersen stated how the Planning Commission moves forward would set a
27 precedent. Ms. Andersen agreed that it is a needed use and would fit in, but she
28 encouraged initiative of the applicant to apply for the text amendment.

29
30 Mike Shaw agreed with Janet Andersen and stated the text amendment should be
31 initiated by an application as that was how it was handled in the past.

32
33 Brady Selner stated he would let the interested party know an application for a text
34 amendment would be needed.

35
36 Brady Selner asked the Planning Commission for the intent of the language in Section
37 3.19 of the Zoning Ordinance regarding the Keeping of Animals in the RE and RR
38 zoning districts.

39
40 The Planning Commission explained the intent was to limit the creation of new farms
41 within the RE and RR zoning districts while protecting existing, or grandfathered, farms.

42
43 Zoning Directors Report: Brady Selner stated he received a preliminary site plan from
44 Kibby Creek Campground and was in the process of doing a preliminary site plan
45 review with the applicant before bringing it before the Planning Commission for review.

46
47 Brady Selner stated he was waiting for a report from Mike Hankard and asked if the

1 Planning Commission would like for Mr. Hankard to be present at the March 19th
2 meeting.

3
4 The Planning Commission recommended Mike Hankard be present at the meeting.

5
6 Brady Selner stated the next meeting would be held on March 5th for a Special Land
7 Use request.

8
9 Zoning Board of Appeals: None

10
11 Jim Wincek opened public comment.

12
13 There was no public comment.

14
15 Meeting adjourned at 8:46 PM.

16
17 
18
19

20 Frank Redmond Jr., Acting Secretary
21 Mason County Planning Commission