

Mason County Planning & Zoning Department

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

May 3, 2016

Minutes of the Mason County Planning Commission meeting held at 102 E. Fifth St.,
Scottville, on May 3, 2016 at 7:00 p.m.

MEMBERS PRESENT: Michael Shaw, Tom Hooper, Cary Shineldecker, Doug
Robidoux, Janet Anderson

MEMBERS ABSENT: Dennis Dunlap (excused), Steve Bieniek (excused)

OTHERS PRESENT: Trudy Roy, Mary Reilly

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

Tom Hooper passed around a letter from Evelyn Bergaila stating her comments in the
draft minutes for April 7th were not adequately represented and asked the Board to have
her letter attached to the minutes when they are approved.

Mike Shaw stated that he did not believe that Ms. Reilly misinformed the board [referring
to the letter].

A motion was made by Mike Shaw and 2nd by Janet Anderson to approve the minutes of
April 7, 2016 with the attachment of Evelyn Bergaila's letter. Motion carried, 5 Yes 0 No.

Addition or deletions to the agenda: None

Conflict of Interest: None

Tom Hooper opened public comment.

Evelyn Bergaila passed around a packet of information relevant to the glare issue at the
Ray's house and read from the information. Ms. Bergaila stated she did not feel the issue
of glare at the Ray's was resolved and voiced displeasure with how the complaint has
been handled. "This issue needs to be taken up during the performance review of the
LWEP", Ms. Bergaila stated. Ms. Bergaila told the Board she would like to see more
of her comments in the minutes.

Mary Reilly affirmed that the issue was going to be taken during the LWEP three-year
performance review.

Tom Hooper closed public comment.

Correspondence: None

Application: None

Unfinished Business: None

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2 New Business: Tom Hooper introduced Adam Young, planning consultant from Wade
3 Trim.

4
5 Adam Young gave the Board a summary of his qualifications and thanked the Board for
6 selecting Wade Trim as their consultant. Mr. Young told the Board he would like to talk
7 about the project schedule and process for the zoning update. He stated that he would
8 like the Board's suggestions on the public input component of the update.

9
10 Adam Young stated the scope of work includes a review the current zoning ordinance
11 and master plan. From that review, he will put together a summary of the zoning
12 ordinance issues that need to be addressed keeping the County's master plan in mind.
13 Mr. Young asked the Board for input on the targeted survey.

14
15 Doug Robidoux asked Mr. Young what the typical survey process is for a zoning update.

16
17 Mary Reilly stated the Board wants productive input related to zoning, which can be
18 difficult because it is technical.

19
20 Adam Young noted that an electronic survey allows for more versatility. He suggested
21 that a general announcement to have people go to a website usually does not generate
22 high participation rates. He recommended a targeted survey. Mr. Young asked for the
23 Board's preference on electronic or mailed surveys.

24
25 There was a discussion on paper and electronic surveys used for the master plan update.
26 The Board agreed that the electronic survey had higher participation rates.

27
28 Adam Young stated the Board may want to use an electronic survey and have a few
29 paper surveys for those who do not have a computer. Mr. Young asked the Board to
30 come up with a target list in an effort to reach the right people but leave the survey open
31 for others who wish to participate. The Board agreed.

32
33 Adam Young stated he would start to develop the survey with the list of topics the Board
34 has identified. He asked if there were any other items to include on the survey.

35
36 Tom Hooper asked about the continuity of the US 10 corridor.

37
38 There was a discussion on the different zoning districts and jurisdictions on US 10.

39
40 Fabian Knizacky stated the Board should focus on the areas the Board has control over
41 [zoning jurisdiction] and look at the different zones along US 10. He stated that what may
42 be appropriate in one area many not be appropriate in another.

43
44 Mike Shaw suggested the Board could start with the area from Meyer Rd. to Beyer Rd.
45 and see what the public wants.

46
47 Adam Young stated he would develop preliminary questions for the Board to review at

1 the next meeting.

2
3 Janet Anderson stated a town hall meeting is vital to the process because people who
4 may not fill out a survey would come to the meeting. Janet suggested putting a link for
5 the survey on the County website.

6
7 Fabian Knizacky asked the town hall meeting would come after the survey.

8
9 Adam Young stated it would come after the survey and gave the Board a rough timeline.

10
11 Fabian Knizacky suggested that the survey include some open ended questions that
12 could be addressed at the town hall meeting.

13
14 There was a discussion on meeting times. The Board agreed to try to keep the 1st Tues
15 meeting of the month reserved for the zoning update and the 3rd Tuesday reserved for
16 zoning applications. If needed, a special meeting could be called to accommodate an
17 urgent request.

18
19 Adam Young asked the Board to come up with a list of groups to be recipients of the
20 survey.

21
22 Mike Shaw asked if he wanted names or groups.

23
24 Fabian Knizacky mentioned, in the past, the Board came up with the groups and then a
25 Board member was responsible for sending out the survey/information to that contact
26 person for the group. He suggested starting with the list generated for the master plan.

27
28 Zoning Directors Report: Mary Reilly mentioned Mr. Hankard was in the area last week
29 taking sound measurements for the Lake Winds Energy Park. Mr. Hankard was able to
30 get 1 good night of data during the week he was here.

31
32 Zoning Board Appeals: None

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34 Tom Hooper opened public comment.

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36 Evelyn Bergaila thanked the Board for including her comments in the minutes.

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38 Tom Hooper closed public comment.

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40 The next meeting will be changed to Tuesday, May 17, 2016 at 7:00 PM at 102 E. Fifth
41 Street, Scottville. Meeting adjourned at 8:15 pm.

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Steve Bieniek, Secretary
Mason County Planning Commission