

# Mason County Planning & Zoning Department

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July 2, 2019

Minutes of the Mason County Planning Commission meeting held at 5300 W. US 10,  
Ludington, July 2, 2019 at 7:00 p.m.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Brady Selner, Cayla Christmas

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

Doug Robidoux made a motion to approve the May 21, 2019 meeting minutes as  
written. Second by Mike Shaw. Motion carried, 6 yes 0 no.

Tom Hooper made a motion to approve the June 4, 2019 meeting minutes as amended.  
Second by Janet Andersen. Motion carried, 6 yes 0 no.

Additions, Deletions or Modifications to the agenda: None

Conflict of Interest: None

Public Comment: John Mertes, Amber Township, stated he was putting together a  
petition with business owners in Amber Township to go against Mason County Zoning.  
Mr. Mertes stated he felt he and his business were being harassed by zoning and felt  
business owners should be able to oversee zoning as well as approve and deny  
ordinances.

Correspondence: None

Applications: None

New Business: None

Unfinished Business: Brady Selner gave a brief overview of the June 4, 2019 Planning  
Commission meeting. Mr. Selner stated the access management standard of Section  
18.03 did not need to be met due to the existing administrative approval on the property.

Janet Andersen made a motion to accept the staff analysis as presented. Second by  
Tom Hooper. Motion carried, 6 yes 0 no.

Russell Manning, owner of Syncwave, stated the requirements for businesses were  
"anything but rational for a business to be put through." He stated the ordinances were

1 "being fabricated to burden businesses." Mr. Manning added the stop work order that  
2 was placed on his property was "unclear" and "uncalled for" as no person's safety was  
3 at risk.

4  
5 Mike Shaw stated the original agreement and original site plan were not what occurred.  
6 Mr. Shaw stated contact was attempted and that Brady Selner tried to "make things  
7 happen" to help save Syncwave \$25,000.

8  
9 Janet Andersen stated the site plan is a contract between the applicant and Mason  
10 County. Ms. Andersen stated Brady Selner facilitated so work could be done on a  
11 Saturday.

12  
13 Tom Hooper stated the Planning Commission gets a site plan before any work is done.

14  
15 Russell Manning stated they were not going to pave the parking lot, but then they got  
16 the money to do it.

17  
18 Brady Selner stated in his conversations in the beginning with Russell Manning, he  
19 notified the applicant that paving the parking lot would require further approval.

20  
21 Jim Wincek stated the site plan looked good.

22  
23 Tom Hooper stated the site plan looked great and was complete.

24  
25 Janet Andersen agreed and added the improvements were upgrades to the property.

26  
27 Tom Hooper made a motion to approve the site plan as presented. Second by Mike  
28 Shaw. Motion carried, 6 yes 0 no.

29  
30 Dennis Dunlap welcomed the business owners to attend the Planning Commission  
31 meetings being held to update the Mason County Master Plan.

32  
33 Brady Selner stated conversations would be taking place at regularly scheduled  
34 Planning Commission meetings.

35  
36 Jim Wincek stated the public needed to give their input during the updating process.

37  
38 Russell Manning stated there was nothing flawed with the zoning ordinance, but that  
39 there were problems with parts of it that were open for interpretation.

40  
41 Jim Gallie, Amber Township Supervisor, stated Amber Township was the busiest in the  
42 county with a lot of businesses. Mr. Gallie stated the township officials had been hearing  
43 a lot from disgruntled business owners.

44  
45 Zoning Directors Report: Brady Selner stated he sent two civil infractions: one to Point  
46 North RV and one to Benedict Auto regarding their lack of meeting landscaping  
47 requirements as laid out on their site plans. Mr. Selner stated Mike Benedict had been

1 in contact and would have the requirement met by no later than July 29, 2019.

2  
3 Brady Selner stated he sent a letter to Seth Hopkins regarding the continued use of his  
4 disc golf course.

5  
6 Brady Selner stated the subcommittee recommended Mason County to not pursue  
7 regulating medical marijuana facilities.

8  
9 Brady Selner stated he had been in contact with the owners of Trillium Creek Wedding  
10 Barn regarding their use.

11  
12 Jim Wincek asked when the vacant position on the Planning Commission would be  
13 advertised.

14  
15 Janet Andersen stated the advertisement would go out in August.

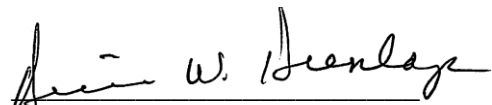
16  
17 Zoning Board of Appeals: Doug Robidoux stated the ZBA would be meeting July 3<sup>rd</sup>.

18  
19 Jim Wincek opened public comment.

20  
21 Jim Gallie stated during the Zoning Ordinance Update, 4 of 7 suggestions were  
22 implemented. Mr. Gallie added that changes do happen but people speaking up at the  
23 right times is required.

24  
25 John Mertes thanked the Planning Commission for their direction.

26  
27 Meeting adjourned at 8:03 PM.

28  
29  
30  
31 

32  
33 Dennis Dunlap, Secretary  
34 Mason County Planning Commission