

Mason County Planning & Zoning Department

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September 3, 2019

Minutes of the Mason County Planning Commission meeting held at 5300 W. US 10,
Ludington, September 3, 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 July 2, 2019 meeting minutes as written.
Second by Tom Hooper. Motion carried, 6 yes 0 no.

Janet Andersen made a motion to approve the August 6, 2019 meeting minutes as
written. Second by Mike Shaw. Motion carried, 6 yes 0 no.

Dennis Dunlap made a motion to approve the August 20, 2019 meeting minutes as
written. Second by Tom Hooper. Motion carried, 6 yes 0 no.

Additions, Deletions or Modifications to the agenda: None

Conflict of Interest: Mike Shaw stated he and Tom Hooper went to Kibby Creek the
previous Monday to get a tour of the grounds. Mr. Shaw added there were no agreements
made and only information was gathered.

Public Comment: None

Correspondence: Brady Selner stated he received a farmland and open space application
from the County Clerk's office.

Jim Wincek opened the public hearing for application PZ19131, a special land use
request by Roger Anderson, Kibby Creek Campground, to expand an existing
campground by 134 sites with a swimming pool and club house, new maintenance
building, and a multi-purpose building serving guests with a café/restaurant, store, and
gym. The subject property is located in the Rural Estates (RE) zoning district in Summit
Township described as Sec 24, SU-185 E 1/2 OF SW 1/4 OF NE 1/4 SEC 24 T17N R18W
20 A, parcel 014-124-004-00, access 5020 W. Deren Rd, and the following described
property in Summit Township, PART 124 006 00 NEW 1989 PART 124 006 50 COMB
2002 W 200 FT OF S 350 FT OF SE FRL 1/4 OF NE FRL 1/4 SEC 24 T17N R18W, 1.60
A M/L, parcel 014-124-006-40, access 4900 W. Deren Rd. An additional parcel included
in the special land use request: 014-124-006-54 in Section 24 of Summit Township, 11.82

1 A M/L. Brady Selner presented the staff report, site plan, and photos. A portion of the staff
2 report is below:

3
4 FINDINGS OF FACT:

- 5 1. The ZBA conditionally granted variance application PZ17209 on November 1, 2017 for a
6 reduction in the 150-foot setback requirements. (PZ17209 included in your packet)
- 7 2. The ZBA granted variance application PZ19130 to place the 5,292 square foot
8 maintenance building 86 feet from the front lot line. (PZ19130 included in your packet)
- 9 3. The maintenance building will replace 3 accessory buildings and be used to meet the
10 future maintenance needs throughout the campground.
- 11 4. A 70'x100' (7,000 sqft) multi-purpose building will include a lounge area, store,
12 commercial kitchen with a café (serving food items for takeout or campsite delivery), ice
13 cream parlor, bathrooms, storage, break room for employees, indoor pool, and an
14 outdoor pool. This building will serve the entire campground.
- 15 5. The 32' x 64' (2,048 sqft) laundry and restroom building will be located near the middle
16 of the campground expansion.
- 17 6. The total square footage for the bathhouse, lodge, and maintenance building is 14,340
18 square feet. The existing barn (1,440 sqft), located near the new maintenance building,
19 will remain.
- 20 7. The 32' x 64' (2,048 sqft) laundry and restroom building will be located near the middle
21 of the campground expansion.
- 22 8. Parcels 014-124-004-00 and 014-124-006-40 have been combined into one parcel (014-
23 124-004-10).
- 24 9. The owners of the campground own the dwelling east of the subject parcel.
- 25 10. Sites 31-46 will be for park model RVs. The remaining sites will either be pull-through or
26 back in RV sites.
- 27 11. The campground is open from April 15th – October 15th. Prime season is June – August.
28 Hours of operation during prime season is 8am – 10pm with at least one member of
29 management on the property.
- 30 12. Currently 17 employees (7 management and 10 hired staff). Anticipating 10 additional
31 staff.

32
33 PHYSICAL SITE CHARACTERISTICS:

- 34 1. There are slopes on the north and west sides of the property (downhill).
- 35 2. There is a natural pine buffer on a portion of the west side of the property – most of the
36 pines are located on the adjoining property.
- 37 3. There is a wetland feature and stand of pines on the north side of the property.
- 38 4. 100' year flood hazard zone on SW corner of property.

39 Brady Selner stated he received one letter of correspondence from Pat and Sandee
40 Donovan requesting a date for the closure of an existing driveway. The letter stated they
41 would like the building to be closed to all public and private use other than use by the
42 campers during camping season and closed when the campground was not operating.

43
44 Janet Andersen made a motion to accept the staff analysis as presented. Second by Mike
45 Shaw. Motion carried, 6 yes 0 no.

46
47 Jim Wincek opened the floor for the applicant to speak.

1 Roger Anderson presented an overhead map and stated a road that existed since 1982
2 would be reshaped and used for deliveries and employee parking. Mr. Anderson stated
3 camping was "evolving" and campers wanted a café/restaurant. Mr. Anderson added the
4 indoor pool would be closed to the public in the offseason, but he would like the ability for
5 his family to use it and possibly allow church groups to use it during the offseason.

6
7 Doug Robidoux asked for clarification on the site plan where it was worded "buildings to
8 be moved or demolished."

9
10 Roger Anderson stated five buildings were going to be removed. Mr. Anderson stated
11 some could be dismantled and sold, but they would not be moved to different locations
12 on the property.

13
14 Dennis Dunlap asked where the seventeen staff members parked.

15
16 Roger Anderson stated there were up to five cars parked at a time and that they currently
17 parked across the street.

18
19 Tom Hooper stated it was "quite common" to see limited menu type café/restaurant for
20 campers and not for the general public.

21
22 Janet Andersen stated amenities were what draw customers in. Ms. Andersen added it
23 should be made known the restaurant was for campers and not the general public.

24
25 Patrick Donovan stated he objected to the multi-use building being opened October to
26 April and encouraged a stipulation stating the building was to be used by campers during
27 camping season. Mr. Donovan added he would like to see the driveway directly across
28 from his home be closed.

29
30 Sandee Donovan stated she did not object to the expansion at all, but she wanted a set
31 date for the driveway to be closed as well as the multi-use building.

32
33 David Lundin stated the intent for the u-shaped driveway was to make the drive
34 impossible to access the multi-use building with a car by using landscaping.

35
36 Dennis Dunlap requested landscaping be shown on the site plan.

37
38 Jim Wincek led the Planning Commission through Section 16.05, Standards for Approval,
39 in the zoning ordinance:

- 40
41 1. Meets standard
42 2. The multi-use building would not be open to the public at large, but it would be
43 used from time to time for some small groups including the family of the owners.
44 Not being open to the public would address traffic concerns. A stipulation for
45 personal use would be on the permit.
46 3. The driveway would be reshaped.

4. Meets standard
5. Meets standard
6. Meets standard
7. Meets standard
8. Meets standard
9. N/A

Jim Wincek led the Planning Commission through Section 17.12, Campgrounds, in the zoning ordinance:

1. Meets standard
2. Meets standard
3. Meets standard
4. Meets standard
5. Meets standard
6. Meets standard
7. N/A
8. Meets standard
9. N/A
10. Meets standard
11. Variances have been granted by the Mason County Zoning Board of Appeals.
Meets standard
12. Additional landscaping/screening would be required by the u-shaped driveway where the existing continuation of a driveway will be closed.
13. Meets standard

Jim Wincek led the Planning Commission through Section 18.05, Standards for Granting Site Plan Approval, in the zoning ordinance:

1. Meets standard
2. Meets standard
3. Contingent upon approval from the Mason County Road Commission.
4. Unable to determine.
5. Contingent upon approval from the Mason County Drain Commissioner.
-Site plan will need a grading plan showing the cut and fill associated with the site.
6. Contingent upon retaining the soil erosion and sedimentation control permit from the Soil Erosion and Sedimentation Control agent.
7. Dumpsters will be on site.
8. Contingent upon approval from District Health Department #10.
5. The permit has been applied for.
6. Meets standard. No parking calculations exist for campgrounds because it is assumed vehicles will be parked at campsites.

1 7. Meets standard

2 8. N/A

3
4 Mike Shaw made a motion to approve Section 16.05 as noted. Second by Doug
5 Robidoux. Motion carried, 6 yes 0 no.

6
7 Janet Andersen made a motion to approve Section 17.12 as noted. Second by Tom
8 Hooper. Motion carried, 6 yes 0 no.

9
10 Tom Hooper made a motion to approve Section 18.05 as noted. Second by Mike Shaw.
11 Motion carried, 6 yes 0 no.

12
13 Mike Shaw made a motion to approve application PZ19131 with all stipulations and
14 conditions noted. Second by Tom Hooper. Motion carried, 6 yes 0 no.

15
16 Jim Wincek opened the public hearing for application PZ19152, a request for an
17 amendment to a previously approved special land use agribusiness addition reducing the
18 size of the warehouse production facility from 150' x 530' to 100' x 200'. The amendment
19 includes phases to expand onto the 100' x 200' facility at a later date. The subject property
20 is located in the Agricultural (AG) zoning district in Riverton Township described as 002
21 00 COMB 1982 NEW FACILITY 1990 SEE 990 132 03 W 1/2 OF SW 1/4 EXC S 650 FT OF E
22 633.32 FT SEC 32 T18N R17W 70.55 A M/L W BLDG-3994 W CHAUVEZ RD, Parcel 011-
23 132-003-00, access 3958 W. Chauvez Rd. Brady Selner presented the staff report.

24
25 Mike Shaw made a motion to accept the staff report as presented. Second by Doug
26 Robidoux. Motion carried, 6 yes 0 no.

27
28 Janet Andersen asked the applicant, Roy Hackert, what the timeline would be. Mr.
29 Hackert stated the building would be enclosed by winter.

30
31 Jim Wincek closed the public hearing.

32
33 The Planning Commission agreed the site plan showed everything that was needed with
34 the phases for completion.

35
36 Mike Shaw made a motion to approve Section 17.03. Second by Doug Robidoux. Motion
37 carried, 6 yes 0 no.

38
39 Janet Andersen made a motion to approve Section 16.05. Second by Tom Hooper.
40 Motion carried, 6 yes 0 no.

41
42 Tom Hooper made a motion to approve Section 18.05. Second by Doug Robidoux. Motion
43 carried, 6 yes 0 no.

44
45 Doug Robidoux made a motion to approve application PZ19152, a special land use
46 request for an agribusiness amendment. Second by Janet Andersen. Motion carried, 6
47 yes 0 no.

1 New Business: Brady Selner stated he was contacted by Habitat for Humanity with a
2 request to remove the landscaping requirements on their approved site plan.

3
4 Doug Robidoux stated a row of pine trees along the west side already existed.

5
6 Brady Selner stated the concern was for the landscaping requirements on the east side.

7
8 Doug Robidoux stated the access easement to the adjacent property disappears when
9 said property sells, so he proposed suspending the landscaping requirement until the
10 adjacent property sells.

11
12 Dennis Dunlap stated the commitment was made to do landscaping. Mr. Dunlap stated
13 there were methods to do cost effective landscaping.

14
15 Janet Andersen stated waving the requirement would set a precedence for future
16 businesses.

17
18 Doug Robidoux made a motion to suspend landscaping requirement until such time that
19 adjacent property is sold and the driveway is closed, and landscaping can be put in within
20 one year of sale. Second by Janet Andersen. Motion carried, 6 yes 0 no.

21
22 Unfinished Business: None

23
24 Zoning Directors Report: Brady Selner stated he would be in contact with the Planning
25 Commission and Nathan Mehmed with Williams and Works for when the next work
26 session would occur.

27
28 Brady Selner stated he was still working with Culligan and their permitting process.


29
30 Brady Selner stated Dennis Johnson, Green Acres representative, submitted applications
31 for map and text amendments, and that was anticipated to occur at the October 1st
32 meeting.

33
34 Zoning Board of Appeals: None

35
36 Jim Wincek opened public comment.

37
38 There was no public comment.

39
40 Meeting adjourned at 9:31 PM.

41
42
43
44 
45 Dennis Dunlap, Secretary
46 Mason County Planning Commission