

Mason County Planning & Zoning Department

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November 5, 2019

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

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

MEMBERS ABSENT: None

OTHERS PRESENT: Brady Selner, Cayla Christmas

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

Tom Hooper made a motion to approve the minutes from the September 3, 2019 meeting
as written. Second by Doug Robidoux. Motion carried, 6 yes 0 no.

Doug Robidoux made a motion to approve the minutes from the October 1, 2019 meeting
as written. Second by Janet Andersen. Motion carried, 6 yes 0 no.

Mike Shaw made a motion to approve the minutes from the October 22, 2019 meeting as
written. Second by Tom Hooper. Motion carried, 6 yes 0 no.

Additions, Deletions or Modifications to the agenda: None

Conflict of Interest: None

Jim Wincek opened the floor to public comment.

Dan Quinn, Amber Township business owner, asked to be placed on the meeting agenda.

Jim Wincek invited Dan Quinn to make his presentation during the public comment period.

Dan Quinn stated he wanted to place a storage building on a vacant piece of property
adjacent to his property where his open-air business (U-Win Motorsports) exists and
operates. Mr. Quinn stated the building would be used for personal storage as well as for
inventory and boat storage related to his open-air business. He stated he presented his
request to Brady Selner whom informed him he would need to reconfigure the parcels so
the storage building would be on the same parcel as the open-air business. Mr. Quinn
claimed the request by Mr. Selner was illegal.

Jim Wincek asked Dan Quinn to come back before the Planning Commission when they
could be better prepared to answer questions. Mr. Wincek asked Mr. Quinn to work with
Brady Selner through the process in order to bring the request before the Planning
Commission.

1 Correspondence: None

2
3 Jim Wincek opened the public hearing for a text amendment request by the Planning
4 Commission to add language regarding repair and light assembly to the Mason County
5 Zoning Ordinance. Brady Selner presented the request and laid out questions such as
6 what zoning districts would be appropriate for the use type to be a permitted use and/or
7 a special land use.

8
9 Mike Shaw stated he could see the application of repair and light assembly as a principle
10 permitted use in the Industrial zoning district, and as a special land use in the C-1, C-2,
11 and C-3 zoning districts.

12
13 Tom Hooper agreed with Mike Shaw and added a description would be needed of what
14 would be considered "light."

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16 Janet Andersen, Jim Wincek, and Dennis Dunlap concurred and added those types of
17 businesses would benefit Mason County.

18
19 Doug Roubidoux stated a lot of light assembly operations could occupy existing buildings
20 easily and cautioned the Planning Commission to not make the requirements too
21 restrictive; inhibiting existing buildings from being used.

22
23 Brady Selner stated the Planning Commission had two options of how to proceed.

24 1) The Planning Commission could recommend the text amendment, specifically on
25 where and what kind of use, to the County Board. Any applications in that period
26 would be a Special Land use without specific requirements in Section 17 and add
27 language later.

28 2) The Planning Commission could hold off on making a recommendation and allow
29 for time to come up with standards to bring to the County Board all at one time.

30 Tom Hooper asked if there were any applications that would be delayed if the Planning
31 Commission went with option number two.

32
33 Brady Selner stated there was at least one business that would likely be delayed.

34
35 Jim Wincek opened the floor for public comment.

36
37 Jim Gallie stated he received two phone calls requesting clarification of what "repair and
38 light assembly" meant. Mr. Gallie suggested the Planning Commission come up with
39 different language. Mr. Gallie added the possibility of adding the use to the Agricultural
40 zoning district.

41
42 Brady Selner stated home occupations were available in the Agricultural and Rural
43 Estates zoning districts, so residential character can be kept in those districts.

44
45 Doug Robidoux made a motion to recommend the approval of adding repair and light

1 assembly as a special land use in the C-1, C-2, and C-3 zoning districts and as a
2 permitted use in the Industrial zoning district to the full County Board. Second by Tom
3 Hooper. Motion carried, 6 yes 0 no.

4
5 New Business: Brady Selner stated Consumers Energy was requesting the release of a
6 landscaping bond for their Lake Winds Energy Park. Mr. Selner stated six of the eighty-
7 eight were dead.

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9 Tom Hooper stated Consumers put forth an effort to meet the criteria set by the Planning
10 Commission. Mr. Hooper was in favor of releasing the bond.

11
12 Janet Andersen stated she felt Consumers did what was asked of them and was also in
13 favor of releasing the bond.

14
15 Doug Robidoux, Jim Wincek, Mike Shaw, and Dennis Dunlap concurred.

16
17 Janet Andersen made a motion to recommend to the Mason County Board of
18 Commissioners to release the \$50,000 bond for landscaping. Second by Tom Hooper.
19 Motion carried, 6 yes 0 no.

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21 Unfinished Business: None

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23 Zoning Directors Report: Brady Selner stated he finished a preliminary site plan for
24 Trillium Creek Wedding Venue and the Planning Commission could expect that
25 application to be on an agenda soon.

26
27 Brady Selner stated there would be a site plan amendment application on the agenda for
28 November 19.

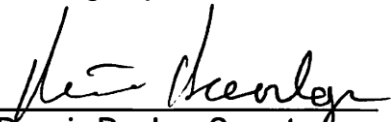
29
30 Zoning Board of Appeals: Doug Robidoux stated the next ZBA meeting would be the next
31 day.

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33 Jim Wincek opened public comment.

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35 Tom Alway asked for an update on the Blarney Castle property.

36
37 Brady Selner stated he was awaiting finalization on conditions placed on the zoning
38 permit.

39
40 Meeting adjourned at 8:05 PM.


Dennis Dunlap, Secretary

Mason County Planning Commission