

# Mason County Planning & Zoning Department

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November 19, 2019

Minutes of the Mason County Planning Commission meeting held at 5300 W. US 10,  
Ludington, November 19, 2019 at 7:00 p.m.

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

MEMBERS ABSENT: Doug Robidoux

OTHERS PRESENT: Brady Selner, Cayla Christmas

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

Minutes: None

Additions, Deletions or Modifications to the agenda: Jim Wincek asked to add a  
discussion for a possible change in the meeting time under new business.

Conflict of Interest: None

Public Comment: None

Correspondence: None

Public Hearings: None

New Business: Brady Selner presented site photos and a history on an existing special  
land use, a dental office, located at 3603 W. US 10 requesting a site plan amendment for  
an 838.9 square foot addition for additional treatment areas. The addition would be a  
27.3% gross floor area increase.

Janet Andersen made a motion to approve the staff analysis as presented. Second by  
Mike Shaw. Motion carried, 5 yes 0 no.

Jim Wincek opened the floor for the applicant/representative to speak.

Brad VanBurgen, Windberg Construction, stated the business was thriving, so the dental  
office needed more chairs available.

Janet Andersen stated the site plan was "well laid out" and seemed like a simple and  
much needed addition.

The Planning Commission concurred with Janet Andersen.



1 Dennis Dunlap made a motion to approve the site plan amendment. Second by Mike  
2 Shaw. Motion carried, 5 yes 0 no.

3  
4 Jim Wincek proposed the idea of changing meeting times from 7:00 p.m. to an earlier  
5 time. Mr. Wincek stated the time chosen would have to work for everyone.

6  
7 Dennis Dunlap stated many night meetings started at 7:00 p.m., but was not opposed to  
8 meeting earlier.

9  
10 Janet Andersen stated an earlier time could cause work issues for the public. Ms.  
11 Andersen added she did not mind meeting earlier, but 6:00 p.m. could "be tight" for the  
12 public wishing to attend.

13  
14 Tom Hooper stated he understood the issue with having meetings that run late followed  
15 by getting up early the next day for work, but agreed 6:00 p.m. would "be tight" for the  
16 public.

17  
18 Mike Shaw stated he did not mind meeting at 6:00 p.m.

19  
20 Jim Wincek asked Zoning Department staff for their thoughts.

21  
22 Brady Selner stated he understood the 7:00 p.m. meeting time exists to consider  
23 applications and to create availability to the public, but Mr. Selner stated he would like to  
24 meet earlier to get home sooner.

25  
26 Cayla Christmas stated an earlier meeting time would work better for her especially when  
27 meetings run late.

28  
29 Steve Hull stated the City of Scottville meetings occur at 5:30 p.m. and Riverton Township  
30 meets at 7:30 p.m., but added that was too late of a time.

31  
32 Jim Wincek stated the purpose of bringing it up was just to start a discussion. Mr. Wincek  
33 advised the Planning Commission to "mull it over" and decide later.

34  
35 Unfinished Business: None

36  
37 Zoning Directors Report: Brady Selner stated the next meeting was scheduled for  
38 December 3, and the only agenda item would be discussion on the future land use map.

39  
40 Brady Selner stated there was a possibility for an application to be on the agenda for the  
41 December 19 meeting.

42  
43 Janet Andersen stated she would not be present at the December 3 meeting.

44  
45 The Planning Commission agreed to cancel the December 3 meeting and discuss the  
46 future land use map at the December 19 meeting.

1 Zoning Board of Appeals: Brady Selner stated the ZBA would be meeting December 4  
2 for a variance request.

3  
4 Public Comment: None

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6 Meeting adjourned at 7:28 p.m.

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11 

12 Dennis Dunlap, Secretary  
13 Mason County Planning Commission