

Mason County Planning & Zoning Department

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January 7, 2020

Minutes of the Mason County Planning Commission meeting held at 5300 W. US 10,
Ludington, January 7, 2020 at 7:00 p.m.

MEMBERS PRESENT: Michael Shaw, Dennis Dunlap, Doug Robidoux, Janet Andersen, Jim Wincek, Alan Neushwander

MEMBERS ABSENT: None

OTHERS PRESENT: Brady Selner, Cayla Christmas

The meeting was called to order at 7:00 p.m. by Brady Selner.

Brady Selner opened nominations for Chairman.

Janet Andersen nominated Jim Wincek for Chairman. Second by Doug Robidoux. Mr. Wincek accepted the nomination. Jim Wincek was elected Chairman for 2020, 5 yes 0 no.

Brady Selner turned the meeting over to Jim Wincek.

Jim Wincek opened nominations for Vice Chairman.

Mike Shaw nominated Dennis Dunlap for Vice Chairman. Second by Janet Andersen. Mr. Dunlap accepted the nomination. Dennis Dunlap was elected Vice Chairman for 2020, 5 yes 0 no.

Jim Wincek opened nominations for Secretary.

Mike Shaw nominated Alan Neushwander for Secretary. Second by Doug Robidoux. Mr. Neushwander accepted the nomination. Alan Neushwander was elected Secretary for 2020, 5 yes 0 no.

Planning Commission Officers 2020:

Jim Wincek - Chairman

Dennis Dunlap – Vice Chairman

Alan Neushwander – Secretary

Meeting Minutes: None

Addition or deletions to the agenda: None

Conflict of Interest: None

Public Comment: Jim Gallie stated the Mason County Township Officers Association meeting scheduled for 7:30 p.m. would be held at the Pere Marquette Township Hall rather than the Meade Township Hall.

Correspondence: None

Jim Wincek opened the public hearing for application PZ19221, a special land use request by Pioneers Property LLC (Jarrod Ferwerda) to operate an agritourism enterprise, class II, special event barn rental. The subject property is located in the Agricultural (Ag) zoning district in Amber Township, parcel 001-020-027-00, access 3232 W. Conrad Rd. Brady Selner presented the staff report and site photos. A portion of the staff report is below:

FINDINGS OF FACT:

1. Trillium Creek Rustic Barn Venue opened in the summer of 2017.
2. The barn and house on the property are rented on a short-term basis for special events, primarily weddings.
3. Events are to be finished by 10:00 pm.
4. No employees on site.
5. Renters are responsible for catering food and alcohol. No preparation is done on site.
6. Parking for up to 70 cars is available on site in a gravel parking area.
7. The property will remain in a natural state. There is natural screening on the east property line.
8. There is one 24 square foot wall sign on the barn. No further signage is proposed.
9. Four trash receptacles are located within the barn and must be taken by the renters after the event.
10. Property was purchased on the west property line. The deck now meets the 25 foot required side yard setback.
11. A building permit has not been obtained for the barn and deck. A building permit will be sought after the zoning process is complete.

UNIQUE PHYSICAL CHARACTERISTICS

The parcel is relatively flat.

Janet Andersen made a motion to accept the staff report as presented. Second by Doug Robidoux. Motion carried, 6 yes 0 no.

Jim Wincek opened the floor for the applicant(s) to speak.

Jarrod and Ashley Ferwerda stated they enjoyed running the property.

Dennis Dunlap asked why an application and site plan were coming before the Planning Commission two years after they began business.

Ashley Ferwerda stated they were working with Mary Reilly initially and did as much as they could at the time. Ms. Ferwerda stated when Ms. Reilly left, their project "fell through the cracks."

1 Jim Wincek asked Ashley Ferwerda how many events were held in 2019. Ms. Ferwerda
2 answered there were 11 events.

3
4 Jim Wincek closed the public hearing.

5
6 Doug Robidoux stated the project was a growing business across the state. Mr. Robidoux
7 added he liked to see the business in Mason County.

8
9 Janet Andersen stated the property was well maintained and she had not received any
10 complaints from the neighbors.

11
12 Mike Shaw stated the property had a good buffer zone. Mr. Shaw asked how many cars
13 had been parked in the parking area.

14
15 Ashley Ferwerda stated they were able to make lines for 72 cars. Ms. Ferwerda added it
16 was typical for large parties to rent a transportation bus.

17
18 Alan Neushwander stated the property owners seemed to be doing what was required
19 and had a lack of knowledge of what was required beforehand.

20
21 Doug Robidoux made a motion to approve application PZ19221 as per the staff analysis
22 contingent upon obtaining a building permit, and additional screening would not be
23 required. Second by Janet Andersen. Motion carried, 6 yes 0 no.

24
25 Jim Wincek opened the public hearing for application PZ19247, a request for a site plan
26 amendment to an existing open-air-business, Wanna-Buy-Sheds, to build a 54' x 150'
27 warehouse/storage building. The subject property is located in the Neighborhood
28 Commercial (C-2) zoning district in Branch Township, parcel 002-016-061-01, access
29 6559 E. US 10. Brady Selner presented site photos and a staff analysis.

30
31 Mike Shaw made a motion to approve the staff analysis as presented. Second by Dennis
32 Dunlap. Motion carried, 6 yes 0 no.

33
34 Jim Wincek opened the floor for the applicant to speak.

35
36 Marv Schmucker stated he did not have anything to add but was open to any questions.

37
38 Dennis Dunlap stated the applicant should keep in mind the natural drainage features on
39 the south side of the property when thinking about developing in the future.

40
41 Jim Wincek closed the public hearing.

42
43 Janet Andersen stated the property looked fine and had no issues with the expansion.

44
45 The Planning Commission concurred with Janet Andersen.

46
47 Mike Shaw made a motion to accept application PZ19247. Second by Janet Andersen.

1 Motion carried, 6 yes 0 no.

2
3 New Business: Brady Selner presented an unclassified use, coffee roasting, and made a
4 recommendation a coffee roasting business fall under the same use classification as a
5 microbrewery, distillery, and winery. Mr. Selner stated the potential impact of the use was
6 the generation of odor, which would not be more intense than that of a distillery or
7 brewery.

8
9 Mike Shaw made a motion to accept the Zoning Director's recommendation to place
10 coffee roasting under the same use classification as microbreweries, distilleries, and
11 wineries. Second by Doug Robidoux. Motion carried, 6 yes 0 no.

12
13 Unfinished Business: None

14
15 Zoning Directors Report: Brady Selner stated the next meeting would be for a Special
16 Land Use request in Summit Township.


17
18 Zoning Board of Appeals: None

19
20 Jim Wincek opened public comment.

21
22 Jim Gallie asked if there had been any progress made on the pallet recycling facility.

23
24 Brady Selner stated he had reached out in October and later met with Danny Vargas to
25 get information on how the business should proceed. Mr. Selner stated he had not heard
26 from the business owners since. Mr. Selner stated he sent a letter and gave the business
27 owners until January 15th to provide a site plan and an application for a special land use.

28
29 Meeting adjourned at 7:39 P.M.

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31 

32
33 Alan Neushwander, Secretary
34 Mason County Planning Commission