

Mason County Planning & Zoning Department

102 E. FIFTH STREET
SCOTTVILLE, MICHIGAN 49454
(231) 757-9272 • FAX (231) 757-9253

October 6, 2020

Minutes of the Mason County Planning Commission meeting held at 5300 W. US 10, Ludington, October 6, 2020 at 7:00 p.m.

MEMBERS PRESENT: Janet Andersen, Dennis Dunlap, Alan Neushwander, Doug Robidoux, Michael Shaw, James 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.

Janet Andersen made a motion to approve the August 18, 2020 meeting minutes as written. Second by Dennis Dunlap. Motion carried, 6 yes 0 no.

Addition or deletions to the agenda: None

Conflict of Interest: None

Public Comment: None

Correspondence: None

Public Hearing: None

New Business: Brady Selner presented a staff report for application PZ20153, Great Lakes Energy Cooperative, a request for a site plan approval for the addition of electric car charging stations on a property located in the Highway Commercial (C-2) zoning district, parcel 001-013-017-00, access 525 West US-10. A portion of the staff report is below:

FINDINGS OF FACT:

1. There will be four EV charging stations with a total build out of eight more.
2. A future vending kiosk will be added later.
3. The east drive will be reconfigured as a "right in – right out."
4. The exit for the east drive will be gated and used by GLE staff only when needed.
5. The west drive will remain the same.
6. Internal traffic control signs will be installed throughout the site.

UNIQUE PHYSICAL CHARACTERISTICS

The parcel is relatively flat.

Mike Shaw made a motion to accept the staff analysis as presented. Second by Dennis

1 Dunlap. Motion carried, 6 yes 0 no.

2
3 Janet Andersen stated she was supportive of the initiative and appreciative that the
4 Planning Commission's concerns were addressed.

5
6 Alan Neushwander echoed the appreciation of the concerns being remedied.

7
8 Alan Neushwander made a motion to approve application PZ20153 and the site plan
9 dated 9/24/2020 for the addition of electric car charging stations and vending kiosk at
10 Great Lakes Energy Cooperative located at 525 West US-10 (parcel 001-013-017-00)
11 based on the standards listed in Section 18.05 of the Mason County Zoning Ordinance.
12 Second by Janet Andersen. Motion carried, 6 yes 0 no.

13
14 Brady Selner began discussions regarding proposed solar text amendments. Mr. Selner
15 stated Nathan Mehmed with Williams & Works would be reviewing proposed language
16 with the Planning Commission.

17
18 Nathan Mehmed supplied the Planning Commission with existing ordinance language in
19 different communities regarding solar power for both large scale (commercial) and small
20 scale (residential) uses.

21
22 The Planning Commission discussed definitions, paint and glare requirements, sound
23 restrictions, setback requirements, zoning districts, lot coverage, height, screening,
24 commission requirements, agreements with the Road Commission, and minimum lot area
25 requirements for small scale.

26
27 Nathan Mehmed stated he would make any requested modifications and address any
28 concerns raised to bring back to the Planning Commission.

29
30 Brady Selner stated Consumers Energy did not respond to his request for the justification
31 for the 10.8 million dollar decommissioning bond. Mr. Selner stated he had listed it as an
32 agenda item in case a response was received.

33
34 Brady Selner stated the Planning Commission could not see "a huge jump" in the bond
35 amount due to limitations set forth by the zoning ordinance.

36
37 Dennis Dunlap requested a copy of the bond be provided to the Planning Commission
38 members as many of them were not on the Planning Commission when the Lake Winds
39 Energy Project went into operations.

40
41 Unfinished Business: None

42
43 Zoning Directors Report: Brady Selner stated the 42 day review for the Master Plan
44 Update was complete, so the public hearing could be scheduled.

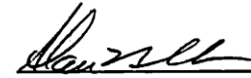
45
46 Brady Selner stated NRG Pallet, Inc. had been cleaned up substantially.

1 Zoning Board of Appeals: Doug Robidoux stated the ZBA would be meeting October 7th.

2
3 Jim Wincek opened public comment.

4
5 There was no public comment.

6
7 Meeting adjourned at 8:33 P.M.

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10 

11 Alan Neushwander, Secretary
12 Mason County Planning Commission