

Mason County Planning & Zoning Department

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

September 15, 2020

Minutes of the Mason County Planning Commission meeting held at 5300 W. US 10,
Ludington, September 15, 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: Brady Selner stated he received one letter of correspondence from the
Oceana County Planning Commission commending the Mason County Planning
Commission on a job well done with the Master Plan Update.

Jim Wincek opened the public hearing for application PZ20122, Indian Summer Co-
operative Inc., a request for an amendment to an existing special land use to construct a
48' x 72' pole building to be used as a pump house for the upgraded waste water
treatment system as well as equipment storage. The property is located in the Agricultural
(AG) zoning district in Riverton Township, parcel 011-132-002-00, access 3892 West
Chauvez Road. Brady Selner presented a staff report and site photos.

Mike Shaw made a motion to approve the staff analysis as presented. Second by Doug
Robidoux. Motion carried, 6 yes 0 no.

David Hackert stated the Michigan Department of Environment, Great Lakes, and Energy
(EGLE) required retaining ponds which were lined over a year before. Mr. Hackert stated
the ponds could hold almost nine million gallons of water, so there was a need for a new
pump house.

Dennis Dunlap asked David Hackert if the treatment process was aerated. Mr. Hackert
stated that was not required, so no.

1 Jim Wincek closed the public hearing.

2
3 The Planning Commission agreed the request was straight forward without issues.

4
5 Doug Robidoux made a motion to approve special land use amendment PZ20122 and
6 the site plan dated 8/22/2020 for the 48' x 72' pole building to be used for storage of
7 equipment and as a pump house for the upgraded waste water treatment system for
8 Indian Summer Co-op Inc. at the property located at 3892 West Chauvez Road (Parcel
9 number 011-132-002-00) based on the standards listed in Sections 16.05, 17.03, and
10 18.05 of the Mason County Zoning Ordinance. Second by Janet Andersen. Motion
11 carried, 6 yes 0 no.

12
13 New Business: Brady Selner presented photos for the Consumers Energy Lake Winds
14 Energy Project (LWEP) 3-year performance review preliminary discussion. Mr. Selner
15 stated he had not received a performance report from Consumers Energy.

16
17 Janet Andersen stated the bond amount was not enough. Ms. Andersen stated it would
18 be easier to let the bond go than to decommission the project.

19
20 Brady Selner stated he would contact Consumers Energy and ask how the bond amount
21 was figured.

22
23 The Planning Commission requested the results of an updated avian study, a list of the
24 performance bond status (met towers and decommissioning), and yearly maintenance
25 inspection reports.

26
27 The Planning Commission also requested that Consumers describe maintenance
28 programs to check light sensors for Shadow Flicker/describe how Consumers responds
29 if sensors are malfunctioning, identify how open gear grease maintenance issues are
30 identified, resolved, and prevented, and identify if any turbine blades have issues or
31 maintenance requirements (breaking/snow throw).

32
33 Unfinished Business: None

34
35 Zoning Directors Report: Brady Selner stated Absolute Restoration had submitted a
36 preliminary site plan. Mr. Selner stated the Access Management Committee
37 recommended to close the eastern driveway of the property which was not shown on the
38 site plan. Mr. Selner stated Absolute Restoration was renting the property and the cost to
39 close the driveway was approximately \$15,000.

40
41 Brady Selner stated Hidden Forest Mobile Home Park would be submitting an updated
42 site plan for a 103 lot addition to the community. Mr. Selner added the park had received
43 approval for the expansion in 2006 but had not moved forward.

44
45 Zoning Board of Appeals: None

46
47 Jim Wincek opened public comment.

1
2 There was no public comment.
3
4 Meeting adjourned at 7:46 P.M.
5



Alan Neushwander, Secretary
Mason County Planning Commission