

Mason County Planning & Zoning Department

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July 7, 2020

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

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

MEMBERS ABSENT: None

OTHERS PRESENT: Fabian Knizacky, 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 minutes from the June 16, 2020 meeting as amended. Second by Doug Robidoux. Motion carried, 6 yes 0 no.

Addition or deletions to the agenda: None

Conflict of Interest: None

Public Comment: None

Correspondence: None

Jim Wincek opened the public hearing for application PZ20048, Jackie Visscher, a special land use request to operate a commercial dog kennel of up to 11 dogs on a property located in the Agricultural (AG) zoning district, Riverton Township, parcel 011-008-006-02, access 3514 W Kistler Rd. Brady Selner presented a staff report and site photos. A portion of the staff report is below:

FINDINGS OF FACT:

1. The primary use of this property is a residential use.
2. The existing pole barn will be used for the dog kennel.
3. There are four individual dog rooms with an area outside contained by chain link fencing.
4. There is a proposed 19.5' x 64' exercise yard contained by a 6' privacy fence.
5. There will be one 9-foot sign located by the driveway entrance.
6. Hours of operation are from 8:30 am – 10:30am and 2:00 pm – 5:00 pm with one employee.
7. No contour or site vegetation change is proposed.

Jim Wincek asked what the approximate distance was between the kennel and the neighboring dwelling.

Brady Selner stated the closest dwelling was approximately 250 feet away.

1 Doug Robidoux made a motion to accept the staff analysis. Second by Janet Andersen.
2 Motion carried, 6 yes 0 no.

3
4 Janet Andersen stated she was familiar with the property and the pole barn had always
5 housed many hunting dogs. Ms. Andersen stated the parking was adequate and added
6 the applicant had "a nice amount of room to do this."

7
8 Jim Wincek stated additional screening would be taken care of with a perimeter fence.

9
10 Doug Robidoux made a motion to approve application PZ20048 sections 18.05, 16.05,
11 and 17.38 as per staff analysis. Second by Janet Andersen. Motion carried, 6 yes 0 no.

12
13 New Business: None

14
15 Unfinished Business: Brady Selner stated the Planning Commission could recommend to
16 the subcommittee and then to the full county board to begin distribution of the master plan
17 if they were comfortable.

18
19 Dennis Dunlap stated there were issues such as solar energy and diversity that were
20 mentioned in goals but were not mentioned in the 5 year plan. Mr. Dunlap stated language
21 regarding impact on county drains should be added.

22
23 Jim Wincek stated he did not disagree, but he would have liked to see that discussed
24 earlier in the process.

25
26 Fabian Knizacky suggested a place to reference "diversity" in the document.

27
28 The Planning Commission agreed that was acceptable.

29
30 Fabian Knizacky made a motion to send the draft with changes discussed at this meeting
31 and the previous meeting to the subcommittee of the county board and recommend they
32 send it out for public comment per state statute. Second by Doug Robidoux. Motion
33 carried, 7 yes 0 no.

34
35 Zoning Directors Report: Brady Selner stated he had been working with Custom
36 Conveyor Concepts LLC to bring forward a site plan to the Planning Commission;
37 however, the applicant's site plan wasn't "quite there yet."

38
39 Brady Selner stated the Planning Commission could hold a meeting to discuss some text
40 amendments within the zoning ordinance on July 21st if they wanted to. The Planning
41 Commission agreed to hold a meeting July 21st.

42
43 Mike Shaw asked if the Planning Commission could receive a presentation from the
44 Mason County Emergency Manager to know what questions should be asked, such as
45 "Are you building in a flood plain?"

46
47 Brady Selner stated he could ask.

1 Janet Andersen stated Freesoil Township moved forward with providing their own zoning.

2
3 Brady Selner stated Freesoil Township approved an ordinance to create a planning
4 commission and would need to adopt a zoning ordinance before they could start taking
5 applications.

6
7 Zoning Board of Appeals: Doug Robidoux stated the ZBA met twice and approved
8 variances. Mr. Robidoux noted there may have been a possible oversight for vacation
9 homes when the language for accessory dwelling units was written.

10
11 Jim Wincek opened public comment.

12
13 There was no public comment.

14
15 Meeting adjourned at 7:49 P.M.



Alan Neushwander, Secretary
Mason County Planning Commission