

# Mason County Planning & Zoning Department

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

January 19, 2021

Minutes of the Mason County Planning Commission meeting held online via Zoom due to ongoing COVID-19 pandemic state of emergency declared by Michigan DHHS, January 19, 2021 at 7:00 p.m.

MEMBERS PRESENT: Michael Shaw, Janet Andersen, Jim Wincek, Alan Neushwander, Kim Halladay

MEMBERS ABSENT: Dennis Dunlap

OTHERS PRESENT: Cayla Christmas, Steve Hull

The meeting was called to order at 7:00 p.m. by Cayla Christmas.

Cayla Christmas took roll call. The present Planning Commissioners and their locations were as follows:

Janet Andersen – Ludington  
Kim Halladay – Pere Marquette Township  
Alan Neushwander – Pere Marquette Township  
Mike Shaw – Ludington  
Jim Wincek – Scottville

Cayla Christmas opened nominations for Chairman.

Mike Shaw nominated Jim Wincek for Chairman. Second by Alan Neushwander. Mr. Wincek accepted the nomination. Jim Wincek was elected Chairman for 2021 by roll call vote, 5 yes 0 no. The results of the roll call vote were as follows:

Janet Andersen – Yes  
Kim Halladay – Yes  
Alan Neushwander – Yes  
Mike Shaw – Yes  
Jim Wincek – Yes

Cayla Christmas turned the meeting over to Jim Wincek.

Jim Wincek opened nominations for Vice Chairman.

Alan Neushwander nominated Mike Shaw for Vice Chairman. Second by Jim Wincek. Mr. Shaw accepted the nomination. Mike Shaw was elected Vice Chairman for 2021 by roll call vote, 5 yes 0 no. The results of the roll call vote were as follows:

Janet Andersen – Yes  
Kim Halladay – Yes  
Alan Neushwander – Yes  
Mike Shaw – Yes

1 Jim Wincek – Yes

2  
3 Jim Wincek opened nominations for Secretary.

4  
5 Janet Andersen nominated Alan Neushwander for Secretary. Second by Mike Shaw. Mr.  
6 Neushwander accepted the nomination. Alan Neushwander was elected Secretary for  
7 2021 by roll call vote, 5 yes 0 no. The results of the roll call vote were as follows:

8 Janet Andersen – Yes

9 Kim Halladay – Yes

10 Alan Neushwander – Yes

11 Mike Shaw – Yes

12 Jim Wincek – Yes

13  
14 Planning Commission Officers 2021:

15 Jim Wincek - Chairman

16 Mike Shaw – Vice Chairman

17 Alan Neushwander – Secretary

18  
19 Jim Wincek introduced Kim Halladay, the newest Planning Commission member.

20  
21 Janet Andersen left the meeting.

22  
23 Mike Shaw made a motion to approve the minutes from the December 15, 2020 meeting  
24 as written. Second by Alan Neushwander. Motion carried by roll call vote, 4 yes 0 no. The  
25 results of the roll call vote were as follows:

26 Kim Halladay – Yes

27 Alan Neushwander – Yes

28 Mike Shaw – Yes

29 Jim Wincek – Yes

30  
31 Addition or deletions to the agenda: None

32  
33 Conflict of Interest: None

34  
35 Public Comment: None

36  
37 Correspondence: None

38  
39 Applications: None

40  
41 New Business: None

42  
43 Unfinished Business: Jim wincek opened the floor for representatives from Consumers  
44 Energy to discuss the Lake Winds Energy Park Three Year Review.

45  
46 Brian Zatloukal and Eric Gustad were present to answer questions from the Planning  
47 Commission members.

1 Mike Shaw stated there were concerns regarding whether the decommissioning bond  
2 would cover today's labor costs.

3  
4 Brian Zatloukal stated the US Department of Labor Statistics inflation calendar was used  
5 as it was in 2017. Mr. Zatloukal stated he was confident in how the number was reached.

6  
7 Alan Neushwander asked if there were any updates on the complaints of flicker and  
8 grease leakage.

9  
10 Brian Zatloukal stated no complaints had been received from residences within the park  
11 boundaries. Mr. Zatloukal stated the equipment was operational and checked on a regular  
12 basis to make sure commitments are being met. Mr. Zatloukal added that the grease  
13 issue was a result of a different formula used, and the decision to go back to the original  
14 formula had been made.

15  
16 Eric Gustad stated there is a formal complaint process which ensures a paper trail to  
17 document issues are being addressed and resolved.

18  
19 Mike Shaw stated Consumers Energy was doing a great job with the problem resolution  
20 process.

21  
22 Jim Wincek stated the Planning Commission was appreciative that the issue with the  
23 grease was resolved so quickly.

24  
25 Jim Wincek suggested postponing decisions on the solar ordinance language since some  
26 members of the Planning Commission were not present at the meeting; however, he  
27 opened the floor for discussion.

28  
29 The Planning Commission agreed to wait until the next meeting.

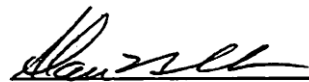
30  
31 Zoning Directors Report: Cayla Christmas stated there were no agenda items for  
32 February 2<sup>nd</sup>.

33  
34 Zoning Board of Appeals: None

35  
36 Jim Wincek stated the Planning Commission would need to select a new member to  
37 represent the commission on the Zoning Board of Appeals.

38  
39 Jim Wincek opened public comment.

40  
41 Meeting adjourned at 7:47 P.M.



**Alan Neushwander, Secretary**  
**Mason County Planning Commission**