

# Mason County Planning & Zoning Department

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August 17, 2021

Minutes of the Mason County Planning Commission meeting held at 5300 W. US 10, Ludington, August 17, 2021 at 7:00 p.m.

MEMBERS PRESENT: Janet Andersen, Dennis Dunlap, Kim Halladay Chuck Lange, Alan Neushwander, Mike Shaw

MEMBERS ABSENT: Steve Bieniek

OTHERS PRESENT: Cayla Christmas, Tammy Lowe

The meeting was called to order at 7:00 p.m. by Chairman Chuck Lange.

Dennis Dunlap made a motion to approve the July 20, 2021 minutes as amended. Second by Mike Shaw. Motion carried, 6 yes 0 no

Addition, Deletions or Modification to the agenda: None

Conflict of Interest: None

Public Comment: Chuck Lange opened the floor for public comment.

Seth Hopkins stated he had a private disc golf course and asked how he would gain permission to open it to the public.

Chuck Lange stated Seth Hopkins needed to speak with the Zoning Director, Cayla Christmas, to get on the agenda.

Correspondence: Cayla Christmas read a letter received from John Gancarz. Mr. Gancarz expressed concern over the electric charging station on US 10 on Great Lakes Energy's property.

Cayla Christmas stated she received correspondence from Free Soil Township asking for comments on their new zoning ordinance.

Chuck Lange opened the public hearing for application PZ21131, Indian Summer, a request to expand an existing special land use, Agribusiness, with a 16' x 26' addition to an existing building to be used for a boiler room. The subject property is located in the Agriculture zoning district, Riverton Township, parcel 011-132-003-00, access 3958 W Chauvez Rd. Cayla Christmas presented the staff report and photos.

Mike Shaw made a motion to approve the staff analysis as presented. Second by Alan Neushwander. Motion carried, 6 Yes 0 No

Chuck Lange opened the floor for the applicant to speak.

1 Dave Hackert stated the addition was needed to accommodate a larger boiler.

2  
3 Chuck Lange stated he had written approval from the Mason County Drain Commission

4  
5 Janet Andersen made a motion to approve application PZ21131 as presented based on  
6 meeting Sections 17.03, 16.05, 18.05. Second by Dennis Dunlap. Motion carried, 6 yes  
7 0 no

8  
9 Chuck Lange opened the public hearing for application PZ21114, Iron Rock Properties,  
10 LLC, a special land use request to establish a new Automobile Service Station in the  
11 Neighborhood Commercial (C-2) District, Amber Township, parcel 001-013-009-10,  
12 access 460 W US 10. Cayla Christmas presented the staff report and photos.

13  
14 Janet Andersen made a motion to approve the staff analysis as presented. Second by  
15 Alan Neushwander. Motion carried, 6 yes 0 no

16  
17 Chuck Lange opened the floor for the applicant to speak.

18  
19 Chad Viening stated the project would be the "typical gas station" with room for semi-  
20 trucks to maneuver.

21  
22 Lewis Squires stated he was concerned with the traffic that is already on US 10. He is  
23 wondering where the traffic entrance and exit would be located.

24  
25 Ed Spyker also expressed concern about the traffic on US 10.

26  
27 Chuck Lange closed the public hearing.

28  
29 Janet Andersen stated she would like to see something on paper from MDOT referencing  
30 approval for the driveways as well as the discrepancy of the shape of the parcel between  
31 the site plan and the survey corrected. Ms. Andersen added concern over the drainage  
32 retention pond.

33  
34 Dennis Dunlap stated the site plan was lacking contour lines. Mr. Dunlap added the  
35 ordinance requires to show discharge point.

36  
37 Chuck Lange noted three parcel numbers listed on the site plan. Mr. Lange asked for  
38 clarification for which parcel number the project would be located.

39  
40 Mike Shaw and Alan Neushwander shared concerns of the driveway location on US 10.

41  
42 Chuck Lange stated he would like to see the concerns with elevations, contour lines,  
43 parcel information, and MDOT approval addressed and recommended the decision be  
44 postponed to a meeting at a later date.

45  
46 Cayla Christmas read correspondence from MDOT stating the proposed driveway  
47 locations on the site plan were adequate and met MDOT standards.

1 The Planning Commission agreed to postpone a decision until the applicant could correct  
2 the site plan and return at a later date.

3 New Business: Cayla Christmas stated RFPs could be sent out as early as November  
4 17 to potential consultants for the upcoming Zoning Ordinance update.

5  
6 The Planning Commission agreed to send RFPs out November 17, 2021.

7  
8 Unfinished Business: None

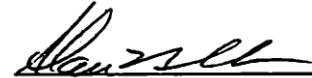
9  
10 Zoning Directors Report: Cayla Christmas stated the Planning Commission would be  
11 meeting on September 7, 2021 with three public hearings.

12  
13 Zoning Board of Appeals: None

14  
15 Chuck Lange opened public comment.

16  
17 Lewis Squires stated he was in favor of the Auto Service Station but he wanted to make  
18 sure the concern with traffic was addressed.

19  
20 Meeting adjourned at 8:07 P.M.



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Alan Neushwander, Secretary  
Mason County Planning Commission