

# Mason County Planning & Zoning Department

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

September 21, 2021

Minutes of the Mason County Planning Commission meeting held at 5300 W. US 10,  
Ludington, September 21, 2021 at 7:00 p.m.

MEMBERS PRESENT: Janet Andersen, Steve Bieniek, Kim Halladay Chuck Lange,  
Alan Neushwander, Mike Shaw

MEMBERS ABSENT: Dennis Dunlap

OTHERS PRESENT: Cayla Christmas, Tammy Lowe

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

Meeting Minutes: None

Additions, Deletions or Modifications to the agenda: None

Conflict of Interest: None

Public Comment: None

Correspondence: Cayla Christmas received a letter from Pere Marquette Township  
stating they were updating their comprehensive plan.

Applications: None

New Business: None

Unfinished Business: Chuck Lange reopened Planning Commission discussion on  
application PZ21114, Iron Rock Properties; a postponed decision from the August 17,  
2021 meeting.

Janet Andersen asked Jim Nordlund to address the property descriptions listed on the  
site plan. Ms. Andersen asked if the three given parcels would be connected to the  
proposed project.

Jim Nordlund stated the three parcels would not be tied to the project, and a new property  
description was written by the Amber Township Assessor to move an existing property  
line in order to make the project property larger to accommodate the proposed detention  
pond.

Chuck Lange stated an email had been sent to Cayla Christmas with the new property  
description.

1 Janet Andersen stated the footprint of the project had increased from the original  
2 proposal.  
3

4 Jim Nordlund stated more maneuvering space was added to accommodate semi-trucks  
5 making it easier for them to turn around. Mr. Nordlund added the number of fuel pumps  
6 had increased by one gas pump and one diesel pump.  
7

8 Jim Nordlund stated contour lines had been added to the site plan.  
9

10 Janet Anderson asked if there was new communication from MDOT.  
11

12 Cayla Christmas stated she did not have any new communication but did have the email  
13 printed from Michael Brege approving the proposed driveway locations.  
14

15 Mike Shaw made a motion to approve application PZ21114 with the updated legal  
16 description. Second by Alan Neushwander. Motion carried, 6 Yes 0 No.  
17

18 Zoning Directors Report: Cayla Christmas stated Ludington Meat Co. would be making  
19 application for a site plan amendment request to add outdoor seating to their restaurant  
20 use.  
21

22 Zoning Board of Appeals: None  
23

24 Chuck Lange opened public comment.  
25

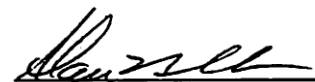
26 Lewis Squires stated the driveway along US 31 for application PZ21114 was an excellent  
27 provision but was disappointed there was no discussion regarding the driveway along US  
28 10. Mr. Squires expressed concern over the location being so close to the US 10/US 31  
29 intersection. Mr. Squires added concern about the drainage from the project property not  
30 being adequate.  
31

32 Christine Chisholm expressed concern over the inadequate drainage for the existing  
33 Mason County Central High School and Dr. Squires's office. Ms. Chisholm stated she did  
34 not believe the new project would have adequate drainage either.  
35

36 Jim Newkirk stated the Mason County Drain Commissioner had stated he could not  
37 address the drainage within the city limits of Scottville. Mr. Newkirk stated the issues  
38 surround the inadequacies of the MDOT owned drains, but claimed MDOT would not fix  
39 them.  
40

41 Chuck Lange stated the concerns expressed would need to be taken to the proper  
42 departments such as the Mason County Drain Commissioner and MDOT as approval for  
43 the proposed drainage system had been received from the Mason County Drain  
44 Commissioner.  
45

46 Meeting adjourned at 7:30P.M.



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