

Mason County Planning & Zoning Department

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February 1, 2022

Minutes of the Mason County Planning Commission meeting held at 5300 W. US 10,
Ludington, February 1, 2022 at 7:00 p.m.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Steven Hull, Fabian Knizacky, Cayla Sanders, Tammy Lowe

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

Cayla Sanders opened the floor for nominations for Chairman.

Mike Shaw nominated Chuck Lange for Chairman. Second by Alan Neushwander. Mr. Lange accepted the nomination. Janet Andersen made a motion to close nominations and cast unanimous ballot for Chuck Lange. Chuck Lange was elected Chairman for 2022, 6 yes 0 no.

Cayla Sanders turned the meeting over to Chuck Lange.

Chuck Lange opened the floor for nominations for Vice Chairman.

Alan Neushwander nominated Mike Shaw for Vice Chairman. Second by Dennis Dunlap. Mr. Shaw accepted the nomination. Janet Anderson made a motion to close nominations and cast unanimous ballot for Mike Shaw. Mike Shaw was elected Vice Chairman for 2022, 6 yes 0 no.

Chuck Lange opened the floor for nominations for Secretary.

Chuck Lange nominated Steve Bieniek for Secretary. Second by Mike Shaw. Mr. Bieniek accepted the nomination. Chuck Lange made a motion to close nominations. Steve Bieniek was elected Secretary for 2022, 6 yes 0 no.

Planning Commission Officers 2022:

Chuck Lange – Chairman

Mike Shaw – Vice Chairman

Steve Beiniek – Secretary

Janet Andersen made a motion to approve the minutes from the October 19, 2021 meeting as written. Second by Steve Bieniek. Motion carried, 7 yes 0 no.

Additions, Deletions or Modifications to the agenda: Cayla Sanders stated the date needed to be changed from February 2, 2022 to February 1, 2022.

Conflict of Interest: None

Public Comment: None

1 Correspondence: None

2
3 Applications: None

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5 New Business: Cayla Sanders stated that there were four responses in total to the request
6 for proposals for consulting services to update the Zoning Ordinance.

7
8 The Planning Commission made the decision to interview all four consulting firms. The
9 Planning Commission asked Cayla Sanders to compile a list of interview questions used
10 in the past in preparation for the meeting scheduled for March 1, 2022.

11
12 Cayla Sanders stated there was existing language that needed to be addressed within
13 the update. Fabian Knizacky asked Ms. Sanders to have a document completed prior to
14 the next meeting to possibly discuss with the candidates during their interviews.

15
16 Chuck Lange suggested interviews be held during the March 15, 2022 meeting with the
17 meeting time to start at 6:00 pm instead of the regularly scheduled 7:00 pm.

18
19 Fabian Knizacky stated the Mason County Board of Commissioners would be meeting
20 the following week to appoint Steve Hull and himself as ad hoc members for the purpose
21 of the Zoning Ordinance Update.

22
23 Mike Shaw made a motion to approve all four candidates for interviews once the Zoning
24 Administrator had a list of priorities to present to the candidates. Second by Dennis
25 Dunlap. Motion carried, 7 yes 0 no.

26
27 Unfinished Business: None

28
29 Zoning Directors Report: Cayla Sanders stated that the office is still receiving many
30 residential permits.

31
32 Cayla Sanders stated the person whom developed a site condominium development
33 along South Lakeshore Drive in Summit Township had purchased another property and
34 was looking to do another similar development.

35
36 The Planning Commission agreed to cancel the regularly scheduled meeting for February
37 15, 2022 due to lack of agenda items.

38
39 Zoning Board of Appeals: Chuck Lange stated the ZBA would be meeting on February 2,
40 2022 for a variance request relating to side setback requirements.

41
42 Chuck Lange opened public comment.

43
44 Dennis Dunlap stated he would be gone from the middle of February to March.

45
46 Meeting adjourned at 7:26 P.M.



Steve Bieniek, Secretary
Mason County Planning Commission