

# Mason County Planning & Zoning Department

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June 7, 2022

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

MEMBERS PRESENT: Janet Andersen, Steve Bieniek, Dennis Dunlap, Alan  
Neushwander, Michael Shaw

MEMBERS ABSENT: Kim Halladay, Chuck Lange

OTHERS PRESENT: Cayla Sanders

The meeting was called to order at 7:00 p.m. by Vice Chairman Mike Shaw.

Meeting Minutes: None

Addition or deletions to the agenda: Cayla Sanders stated the application for Site Plan  
Review had been retracted by the applicant. Ms. Sanders stated that would no longer be  
an agenda item.

Conflict of Interest: None

Public Comment: None

Correspondence: None

Mike Shaw opened the public hearing for application PZ22054, Chris VanderHaag, a  
request to expand an existing Special Land Use with a 30' x 100' mini-warehouse storage  
building. The subject property is located within Amber Township in the Neighborhood  
Commercial (C-2) zoning district and described as: COMM AT NE COR OF LOT 4 OF  
PLAT OF RATHBUN SUBD FOR POB TH W ALG N LINE OF SAID PLAT 320 FT TO  
NW COR LOT 6 OF SD PLAT TH N 01 DEG 51'30"W 175.13 FT TH N 88 DEG 11'30"E  
317.23 FT TH S 02 DEG 45'46"E 175.16 FT TO POB SEC 15 T18N R17W, 1.29 acres  
M/L, parcel 001-015-008-20, access 1670 W. US-10 HWY (parcel directly behind  
VanderHaag Car Sales-Rental). Cayla Sanders presented the staff report. A portion of  
the staff report is below:

## FINDINGS OF FACT:

1. No changes to existing driveway.
2. A portion of the car lot extends into the US-10 right of way and this is grandfathered.  
VanderHaag's car sales operation existed before US-10 became a 5-lane Hwy. The original  
application, in 2017, was approved without the requirement of adding the greenbelt. The car lot  
would have to remove 10-15' of asphalt to accommodate a greenbelt.

1 UNIQUE PHYSICAL FEATURES

- 2 1. Sandy soils  
3 2. The property has been flattened and all vegetation removed in preparation of the storage  
4 unit.

5  
6 Janet Andersen made a motion to accept the staff report as presented. Second by Steve  
7 Bieniek. Motion carried, 5 yes 0 no.

8  
9 Dennis Dunlap asked if the berms shown on the site plan were planned for or existing.  
10 Mr. Dunlap expressed concerns with the water runoff from the site.

11  
12 Chris VanderHaag stated the berms were recently created during site preparation. Mr.  
13 VanderHaag added the site consisted of sandy soils and the water would be directed to  
14 a catch basin.

15  
16 Steve Bieniek made a motion to approve application PZ22054 as presented. Second by  
17 Dennis Dunlap. Motion carried, 5 yes 0 no.

18  
19 New Business: None

20  
21 Unfinished Business: Cayla Sanders went through the updated list of survey questions  
22 for the Zoning Ordinance update. The Planning Commission agreed on the survey layout  
23 and questions.

24  
25 Zoning Director's Report: Cayla Sanders stated the Town Hall Meeting for the Zoning  
26 Ordinance Update was scheduled for August 2, 2022 at Mason County Eastern in the  
27 Multi-Purpose Room.

28  
29 Zoning Board of Appeals: Cayla Sanders stated the ZBA had not met since the last  
30 Planning Commission meeting.

31  
32 Mike Shaw opened public comment.

33  
34 Tom Always requested one inclusion to the survey questions. The Planning Commission  
35 agreed to the suggested change.

36  
37 Mike Shoup stated it would be nice if short-term rentals had to register somehow to  
38 regulate them.

39  
40 Janet Andersen stated an ordinance would need to be adopted in order for zoning to  
41 regulate short-term rentals. Ms. Andersen added the requirement for a registration does  
42 not mean everyone would adhere to the requirements.

43  
44 Meeting adjourned at 7:33 P.M.

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Steve Bieniek, Secretary  
Mason County Planning Commission