

Mason County Planning & Zoning Department

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

July 5, 2022

Minutes of the Mason County Planning Commission meeting held at 5300 W. US 10, Ludington, July 5, 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: Cayla Sanders, Tammy Lowe

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

Kim Halladay made a motion to approve the May 17, 2022 meeting minutes as written. Second by Steve Bieniek. Motion carried, 7 yes 0 no.

Janet Andersen made a motion to approve the June 7, 2022 meeting minutes as written. Second by Dennis Dunlap. Motion carried, 7 yes 0 no.

Additions, Deletions or Modifications to the agenda: None

Conflict of Interest: None

Public Comment: Kim Halladay expressed appreciation for how well things are organized and done in a timely manner for the Planning Commissioner's meeting packets.

Correspondence: None

Applications: None

New Business: Cayla Sanders presented application PZ22089, a site plan amendment for an existing Open Air Business to resurface an existing parking lot and display area. Ms. Sanders stated the parcel is in the Neighborhood Commercial zoning district. Ms. Sanders added Bish's RV is in the process of purchasing Fun-N-Sun RV. A portion of the staff report is below:

FINDINGS OF FACT:

1. The existing Special Land Use was permitted in 2006 (#12249), and expansions were made in 2014 (PZ14088), 2015 (PZ15169), and 2017 (PZ17161).
2. 2015 Correspondence from Omimex (Sour Gas Line) states a 25' setback is needed from the sour gas pipeline – 25' setback shown on site plan.

Mike Shaw made a motion to accept the staff analysis as presented. Second by Steve Bieniek. Motion carried, 7 yes 0 no.

1 Chuck Lange opened the floor for discussion on the site plan amendment.

2
3 Chuck Lange stated he believes all standards are met to approve the application as
4 presented.

5
6 Mike Shaw made a motion to approve application PZ22089 with the following conditions:

- 7 1) Site plan must meet the requirements of Section 18.05 (5).
8 2) Site plan must meet the requirements of Section 18.05 (6).
9 3) Site plan must meet landscaping requirements of Section 3.13.
10 4) Site plan must meet required setbacks for the use.

11 The conditions shall be verified by the Zoning Administrator prior to the issuance of a
12 permit. Second by Steve Bieniek. Motion carried, 5yes 2 no.

13
14 Unfinished Business: None

15
16 Zoning Director's Report: Cayla Sanders shared the Zoning ordinance survey flyer.

17
18 Janet Andersen questioned when the survey would go live.

19
20 Cayla Sanders stated it would go live the following day and remain active through August.

21
22 Janet Andersen asked if paper copies of the survey would be made available to the public
23 at the District Libraries. Ms. Sanders stated she would check with the planning consultant.

24
25 Alan Neushwander asked about getting the survey on Mason County Press, Ludington
26 Daily News and the Mason County website. Ms. Sanders stated she would distribute the
27 notifications to the media outlets.

28
29 Zoning Board of Appeals: Chuck Lange stated the ZBA would meet the following evening
30 for a setback variance request.

31
32 Chuck Lange opened public comment.

33
34 There was no public comment.

35
36 Meeting adjourned at 7:49


Steve Bieniek, Secretary
Mason County Planning Commission