

# Mason County Planning & Zoning Department

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

November 1, 2022

Minutes of the Mason County Planning Commission meeting held at 5300 W. US 10, Ludington, November 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: Cayla Sanders, Tammy Lowe, Fabian Knizacky, Steve Hull

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

Janet Andersen made a motion to approve the September 6, 2022 meeting minutes as written. Second by Steve Bieniek. Motion carried, 7 yes 0 no.

Mike Shaw made a motion to approve the October 4, 2022 meeting minutes as written. Second by Steve Bieniek. Motion carried, 7 yes 0 no.

Additions, Deletions or Modifications to the agenda: None

Conflict of Interest: None

Public Comment: Chris Gallagher stated she wanted to start a process for banning short-term rentals in Mason County, specifically Logan Township.

Chuck Lange stated short-term rentals were going to be a topic of discussion during the ordinance update.

Correspondence: None

Applications: None

New Business: Nathan Mehmed with William & Works initiated the first workshop for the ordinance update. Mr. Mehmed reviewed the list of ordinance text clarifications and amendments compiled by the former Zoning Director, Brady Selner, and Cayla Sanders.

Fabian Knizacky verified Nathan Mehmed had been supplied a list of concerns compiled by Amber Township for the Ordinance Update. Cayla Sanders stated the list had been sent to Mr. Mehmed prior, but the list was not part of the discussion for the evening.

Fabian stated specific language existed requiring new construction to tie into existing infrastructure for water and sewer services.

Dennis Dunlap asked if the minimum lot size requirement within the Agricultural zoning

1 district should be increased.

2  
3 Fabian Knizacky stated that idea had been explored in previous years; however, there  
4 was very heavy push-back from the public.

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6 Steve Bieniek stated he had received many complaints concerning junk in Mason County.

7  
8 Fabian Knizacky stated junk complaints would need to go the Junk Authority Board as  
9 County Zoning did not have the authority to enforce junk complaints.

10  
11 Nathan Mehmed reviewed the online survey results with the Planning Commission. Mr.  
12 Mehmed stated affordable housing and tiny homes were frequently mentioned.

13  
14 Nathan Mehmed stated the ordinance would be broken down into sections with each  
15 workshop meeting reviewing a few sections at a time.

16  
17 Unfinished Business: None

18  
19 Zoning Director's Report: Cayla Sanders stated the next Planning Commission meeting  
20 would be November 15 to discuss a site plan review for a building re-occupancy and a  
21 Special Land Use application for a new dental office.

22  
23 Cayla Sanders stated Kirk Barz's map amendment request was approved at the County  
24 Board level. Ms. Sanders added the map amendment would go into effect after public  
25 notification is made to the public through print.

26  
27 Zoning Board of Appeals: None.

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29 Chuck Lange opened public comment.

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31 There was no public comment.

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33 Meeting adjourned at 8:23 P.M.

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Steve Bieniek, Secretary  
Mason County Planning Commission