

Mason County Planning & Zoning Department

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

November 15, 2022

Minutes of the Mason County Planning Commission meeting held at 5300 W. US 10, Ludington, November 15, 2022 at 7:00 p.m.

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

MEMBERS ABSENT: Mike Shaw

OTHERS PRESENT: Tammy Lowe

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

Janet Andersen made a motion to approve the November 1, 2022 meeting minutes as amended. Second by Steve Bieniek. Motion carried, 6 yes 0 no.

Additions, Deletions or Modifications to the agenda: None

Conflict of Interest: None

Public Comment: None

Correspondence: None

Chuck Lange opened the public hearing for application PZ22202, Michael Brown, Burdco Inc., a Special Land Use request to establish a new Professional Office (Dental Clinic). The subject property is located within Amber Township in the Mixed Use Transitional (C-3) zoning district, parcel 001-014-029-05, access 60 S Gordon Rd. Chuck Lange presented the staff report.

Dennis Dunlap made a motion to accept the staff analysis as presented. Second by Alan Neushwander. Motion carried, 6 yes 0 no.

Chuck Lange opened the floor for the applicant to speak.

FINDINGS OF FACT:

1. The property has no developmental history.
2. The applicants are proposing to hook into public water but not sewer. Sewer is available on the south side of US 10 by running under US 10 to hook into the system that runs along the north side of the highway.
3. Access Management requirement waived by MDOT due to access being along a side road and not US 10.

1 Janet Andersen asked if the applicants were hooking into the sewer.

2
3 Holly Mulherin, Nordlund and Associates, stated she believed that would happen if it
4 was required.

5
6 Dennis Dunlap stated there was a gravity sewer on the north side of US 10 which the
7 Ordinance required the applicants to tie into.

8
9 Dennis Dunlap asked if both proposed signs would be lighted.

10
11 Mike Brown stated the main sign on US 10 and the sign on Gordon Rd would both be
12 lighted.

13
14 Dennis Dunlap asked if the driveway would be asphalt and have a curve at the
15 entrance.

16
17 Holly Mulherin stated the driveway would be asphalt and have a curve at the entrance.

18
19 Janet Andersen made a motion to approve application PZ22202 based on meeting all
20 standards in Sections 16.05 and 18.05 with the following conditions:

- 21 1. Sewer and water would need to meet all Health Department standards and tie
22 into public sewer if available.
23 2. Parking area would be asphalt

24 Second by Steve Bieniek. Motion Carried, 6 yes 0 no

25
26 New Business: Chuck Lange opened the floor for application PZ22198, Jason Muralt, a
27 request for a site plan approval to re-occupy an existing commercial building located at
28 1868 W. US 10 in Amber Township, Section 15, parcel 001-015-004-40. Chuck Lange
29 presented a staff report. A portion of the staff report is below:

30
31 FINDINGS OF FACT

- 32 1. The existing building was built in 1980.
33 2. The most recent permitted use was a warehouse/truck terminal or distribution
34 center.
35 3. The building was most recently used for an unpermitted use which was pallet
36 recycling. The property was found to be in violation in 2019 with operations ceasing
37 in 2020.

38
39 UNIQUE PHYSICAL CHARACTERISTICS

- 40 1. The parcel is on well and septic.

41
42 Chuck Lange opened the floor for the applicant to speak.

43
44 Jason Muralt stated the building was on public water and had a septic.

1 Steve Bieniek made a motion to accept the staff analysis as presented. Second by Kim
2 Halladay. Motion carried, 6 yes 0 no.

3
4 Dennis Dunlap asked what the building would be used for.

5
6 Jason Muralt stated the building would be used for storage for equipment utilized with
7 ProMaster carpet cleaning.

8
9 Janet Andersen stated the building looks nice.

10
11 Janet Andersen made a motion to approve application PZ22198 based on meeting
12 standards of Section 18.05 as presented. Second by Steve Bieniek. Motion carried, 6 yes
13 0 no.

14
15 Unfinished Business: None

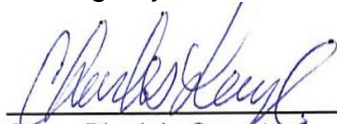
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17 Zoning Director's Report: None

18
19 Zoning Board of Appeals: Chuck Lange stated the ZBA had not conducted a meeting.

20
21 Chuck Lange opened public comment.

22
23 There was no public comment.

24
25 Meeting adjourned at 7:30 P.M.



Steve Bieniek, Secretary
Mason County Planning Commission