

Mason County Planning & Zoning Department

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March 21, 2023

Minutes of the Mason County Planning Commission meeting held at 5300 W. US 10, Ludington, March 21, 2023 at 6:17 p.m.

MEMBERS PRESENT: Janet Andersen, Steve Bieniek, Chuck Lange, Alan Neushwander, Mike Shaw

MEMBERS ABSENT: Dennis Dunlap

OTHERS PRESENT: Cayla Sanders, Tammy Lowe

The meeting was called to order at 6:17 p.m. by Chairman Chuck Lange.

Janet Andersen made a motion to approve the February 21, 2023 meeting minutes as written. Second by Alan Neushwander. Motion carried, 4 yes 0 no.

Additions, Deletions or Modifications to the agenda: None

Conflict of Interest: None

Public Comment: None

Correspondence: Cayla Sanders read a letter received from Pere Marquette Charter Township for a public hearing April 4, 2023. The purpose of the public hearing was to get views and comments on the update for the Comprehensive Plan.

Steve Bieniek entered the meeting.

New Business: Chuck Lange opened the public hearing for application PZ22219, Amber Township, a site plan review for the re-occupancy of an existing commercial building previously used for a truck distribution center with a new retail use. The subject property is located within Amber Township in the Highway Commercial (C-1) zoning district, parcel 001-017-036-00, access 3785 W US 10. Cayla Sanders presented the staff report and site photos. A portion of the staff report is below:

FINDINGS OF FACT

1. The existing building was built in 1950, prior to zoning.
2. The existing building does meet today's required setbacks.
3. The most recent permitted use was a truck terminal or distribution center.
4. The property has an existing well and sewer services.
Parking areas proposed are 10' x 18' with a 22' maneuvering lane. The ordinance requires 10' x 20' with a minimum of a 20' maneuvering lane

Janet Andersen made a motion to accept the staff analysis as presented. Second by

1 Steve Bieniek. Motion carried, 5 yes 0 no.

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3 Chuck Lange asked how much of the parking would be paved.

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5 Brandon Israels stated 60' x 70' would be paved with 11 parking spaces.

6
7 Janet Andersen stated the parking spaces needed to be 10' x 20' and would need to be
8 expanded by 2 feet.

9
10 Cayla Sanders stated a requirement of Section 18.05 was curbing which was not shown
11 on the site plan.

12
13 Brandon Israels asked if rolled asphalt would be acceptable.

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15 The Planning Commission agreed rolled asphalt would be acceptable and added
16 asphalt would be needed along the access.

17
18 Cayla Sanders clarified to the Planning Commission a proposed addition to the existing
19 building was shown on the site plan.

20
21 Chuck Lange stated the proposed addition met size and setback requirements as
22 presented.

23
24 Alan Neushwander made a motion to approve application PZ22219 with conditions
25 based on meeting the standards of Section 18.05. The conditions for approval are as
26 follows:

- 27 1. Parking spaces must to be 10' x 20'.
28 2. Appropriate curbing must be added.

29
30 Second by Mike Shaw. Motion Carried, 5 yes 0 no.

31
32 Unfinished Business: None

33
34 Zoning Director's Report: Cayla Sanders stated there were no applications for the April
35 4th meeting and the deadline for the second meeting was the following week. The
36 Planning Commission agreed to cancel the meeting scheduled for April 4th.

37
38 Cayla Sanders stated the bylaws were being reviewed the following Tuesday to the
39 subcommittee with the proposed amendments made by the Planning Commission.

40
41 Janet Andersen stated the Mason County Board of Commissioners approved the text
42 amendments to add "Club" as a special land use in the Rural Estates district and
43 "Veterinary Clinic" as a principal permitted use in the Highway Commercial district.

44
45 Zoning Board of Appeals: Chuck Lange stated the ZBA would meet March 22nd to review
46 a request to construct a detached accessory building within the front yard and a request
47 for an existing legal nonconforming structure to change use.


1 Chuck Lange opened public comment.

2

3 There was no public comment.

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5 Meeting adjourned at 6:46 P.M.



Steve Bieniek, Secretary
Mason County Planning Commission