



# CHEBOYGAN COUNTY PLANNING COMMISSION

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870 SOUTH MAIN ST. ■ PO BOX 70 ■ CHEBOYGAN, MI 49721  
PHONE: (231)627-8489 ■ FAX: (231)627-3646

**CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING  
WEDNESDAY, NOVEMBER 7, 2018 AT 7:00 PM  
ROOM 135 – COMMISSIONERS ROOM  
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

## **AGENDA**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **APPROVAL OF AGENDA**

### **APPROVAL OF MINUTES**

### **PUBLIC HEARING AND ACTION ON REQUESTS**

- 1.) **CHEBOYGAN COUNTY PLANNING COMMISSION** – The Michigan Planning Enabling Act (Act 33; 2006) requires local units of government that have adopted master plans to annually prepare a capital improvements plan for anticipated capital expenditures for all types of public structures and improvements. This is an annual public hearing item whereby the capital improvements plan will be discussed by the Planning Commission. Capital improvements plans help in coordinating and advancing the desirable future development of the local unit of government under the adopted master plan and seek to, in part, improve the overall quality of life and help in achieving the County's long-term planning goals.
- 2.) **CHEBOYGAN COUNTY PLANNING COMMISSION** - An Ordinance to amend Cheboygan County Zoning Ordinance #200 that regards Motor Vehicle and Fuel Sales land uses. The amendment proposes adding Definitions to Article 2 of the Zoning Ordinance, including for Car Wash, Motor Vehicle Sales and Repair Facility; Motor Vehicle Service Station; and Retail sales Establishment, Small-scale Convenience. The amendment also proposes including said land uses to the lists of permitted and special uses in various zoning districts.

### **UNFINISHED BUSINESS**

### **NEW BUSINESS**

- 1.) **CHEBOYGAN AIRPORT AUTHORITY** - A capital improvement expenditure for a storage building. The Cheboygan County Airport property is located at 1520 Levering Rd., Beaugrand Township, Section 35, parcel #041-026-300-001-00 and is zoned General Industrial Development (D-GI).

### **STAFF REPORT**

### **PLANNING COMMISSION COMMENTS**

### **PUBLIC COMMENTS**

### **ADJOURN**



# CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST., ROOM 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721  
PHONE: (231)627-8489 ■ TDD: (800)649-3777

## CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, OCTOBER 17, 2018 AT 7:00 PM ROOM 135 – COMMISSIONER'S ROOM – CHEBOYGAN COUNTY BUILDING

**PRESENT:** Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdyk, Churchill, Lyon  
**ABSENT:** None  
**STAFF:** Michael Turisk  
**GUESTS:** Eric Boyd, Carl Muscott, Cal Gouine, Bob Lyon, Roberta Matelski, John Moore, Russell Crawford, Cheryl Crawford, Karen Johnson

The meeting was called to order by Chairperson Croft at 7:00pm.

### PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

### APPROVAL OF AGENDA

The meeting agenda was presented. **Motion** by Mr. Churchill seconded by Mr. Kavanaugh, to approve the agenda as presented. Motion carried unanimously.

### APPROVAL OF MINUTES

The October 3, 2018 Planning Commission minutes were presented. **Motion** by Mr. Borowicz, seconded by Mr. Churchill, to approve the meeting minutes as presented. Motion carried unanimously.

### PUBLIC HEARING AND ACTION ON REQUESTS

No comments.

### UNFINISHED BUSINESS

#### Continued discussion regarding the County's Capital Improvement Plan.

Mr. Turisk introduced the Capital Improvement Plan. Discussion was held. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh to schedule a public hearing on the Capital Improvement Plan for November 7, 2018. Motion carried unanimously.

#### Continued discussion regarding the draft Amendment to the Zoning Ordinance relative to Motor Vehicle and Fuel Sales Uses.

Mr. Turisk discussed the information on the Motor Vehicle and Fuel Sales Uses amendment, explaining changes made by legal counsel. Discussion was held. **Motion** by Mr. Freese, seconded by Mr. Churchill, to schedule a public hearing on the Motor Vehicle and Fuel Sales Uses Amendment for November 7, 2018. Motion carried unanimously.

#### Continued discussion regarding the draft Amendment to the Zoning Ordinance relative To Solar Energy Systems.

Mr. Turisk introduced the revisions to the solar ordinance. Mr. Freese went over changes agreed to with legal counsel in his memo of October 11, 2018. Mr. Freese then went over all changes proposed by Mr. Muscott's email dated September 18, 2018 and made changes to the draft that were agreed to by the Planning Commission. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to schedule a public hearing on the Solar Energy Systems amendment for November 21, 2018. Motion carried unanimously.

### NEW BUSINESS

No comments.

### STAFF REPORT

Mr. Turisk that an offer was made for the Code Enforcement Officer position and it was accepted. Mr. Turisk stated the

expected start date for the new employee will be October 30, 2018. Mr. Turisk stated that the new employee will be asked to attend a future meeting to meet the Planning Commission members. Discussion was held.

**PLANNING COMMISSION COMMENTS**

Discussion was held regarding if the proposed solar amendment will work for developers.

**PUBLIC COMMENTS**

Mr. Muscott stated that the Level 2 system is the largest system that the public will be involved with and site plan review is required for any system larger than 1,333sf. Mr. Muscott stated that he could purchase two ten acre parcels and put a solar system on each one that is under 1,333sf. Mr. Freese referred to page 6 of the proposed Solar Energy System amendment and read "A Level 2 PV-S System(s) may be located on any parcel within the zoning district that permits these systems to service each building on that lot or lot of record parcel." Mr. Muscott stated that he appreciates the Planning Commission's work on this amendment. Mr. Borowicz noted that a Level 2 PV-S System on a parcel of 2 acres, with more than 1,333sf of solar collection surface, requires a special use permit. Discussion was held.

**ADJOURN**

**Motion** by Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 9:11pm.

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Charles Freese  
Planning Commission Secretary

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# CHEBOYGAN COUNTY



# CAPITAL IMPROVEMENT PROGRAM 2019 - 2025

Approved by the Planning Commission on \_\_\_\_\_

Approved by the Board of Commissioners on \_\_\_\_\_

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## **Introduction**

The Michigan Planning Enabling Act (Act 33, 2008) requires local municipalities that have adopted a master plan to annually prepare a Capital Improvement Program, a planning tool that can coordinate community planning, financial capacity and physical development. A Capital Improvement Program may be considered a blueprint for planning capital improvement expenditures, and seek, in part, to improve quality of life and achieve a community's long-term goals. The Act provides that the Capital Improvements Program show those public structures and improvements in general order of their priority that in the judgment of the Planning Commission will be needed or desirable and can be undertaken within the ensuing 6-year period.

The inclusion of a project in a Capital Improvement Program will not require any public entity or County department to fund or complete the project. This report has been prepared and projected on a one-time cash basis that lists the potential project and its estimated cost as provided by various agencies and departments. This cash method of reporting may suggest a substantial one-time cost for many improvements. Not considered are such factors as debt amortization or shared expenses such as grants or other sources of financial aid.

The projects listed in this report should be identified or prioritized as needed or desirable by the Planning Commission and determine that they do not conflict with the adopted Master Plan.

## **Definition**

Capital Improvements for the purposes of this Capital Improvement Program shall be defined as additions to County assets which are the result of construction or purchase of land, buildings or facilities or renovations of the same, with an estimated useful life of five (5) years or more and exceed an estimated cost of \$15,000.00.

## **Procedure**

- a) The staff of the Planning and Zoning Department gathers project information from agencies and departments within the County for inclusion in the CIP.
- b) The proposed projects are reviewed by the Planning Commission.
- c) Agency and department representatives may provide reports to the Planning Commission by request.
- d) Staff will present the draft CIP to the Planning Commission for review. The Planning Commission will elect which projects should be included in the CIP and place identified projects in order of priority.
- e) The Planning Commission will hold a public meeting on the draft CIP and may make changes to the draft CIP accordingly.
- f) The Planning Commission will forward the final draft CIP, along with a recommendation, to the County Board of Commissioners.
- g) The County Board of Commissioners will approve, modify or reject with rationale, the CIP.
- h) The Planning Commission will annually update the CIP by employing the aforementioned procedure.

## **Project Prioritizing**

Projects are presented in a general order of priority in consideration of factors listed in the following categories:

a) Needed (essential; should do):

- Addresses an objective of the Master Plan.
- Satisfies a legal obligation.
- Corrects a condition dangerous to public health and safety.
- Reduces future operating and maintenance costs.
- Leverages local, state or federal funds.
- Prevents irreparable damage to a valuable public facility.
- Stimulates economic growth and private investment.

b) Desirable (important; could do):

- Provides a new or expanded level of service.
- Provides a facility improvement that would enhance efficiency or use with minimal or no increase in operating costs.
- Enhances cultural or natural resources.

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# Project Descriptions

## Needed Project Category

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## Project Description

**Project Title:** Fuel Tank and Fuel Dock Replacement and Upgrade

**Agency:** Cheboygan County Marina

**Project Type:** Facility Replacement

**Project Description:** Existing fuel dock and fuel tank was constructed and installed in 1988. A new wood dock is proposed to replace the existing dock. Replacement of the existing fuel storage tank is also proposed.

**Year(s) of Project:** 2019-2020

**Estimated Cost:** \$800,000

**Planning Commission Priority Category:** Needed

## Project Description

**Project Title:** County Building Security Windows and Doors

**Agency:** County Building Maintenance Department

**Project Type:** Facility Maintenance

**Project Description:** Replacement of interior windows and doors to increase security

**Year(s) of Project:** 2019

**Estimated Cost:** \$100,000

**Planning Commission Priority Category:** Needed

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## Project Description

**Project Title:** County Building Trim Panel/Window Replacement

**Agency:** Cheboygan County

**Project Type:** Facility Maintenance

**Project Description:** Replacement of panels and windows of County Building

**Year(s) of Project:** 2021 contingent on funding

**Estimated Cost:** \$550,000

**Planning Commission Priority Category:** Needed

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## Project Description

**Project Title:** County Building Elevator Replacement

**Agency:** County Building Maintenance Department

**Project Type:** Facility Maintenance

**Project Description:** Replacement of elevator

**Year(s) of Project:** 2020 contingent on funding

**Estimated Cost:** \$250,000

**Planning Commission Priority Category:** Needed

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## Project Description

**Project Title:** County Building Court Room, Treasurer's Office Remodel and Indigent Defense Meeting Rooms

**Agency:** Cheboygan County

**Project Type:** Facility Maintenance

**Project Description:** Renovation of Probate Court Room, replace carpet and modify walls in Treasurer's Office. Construct meeting rooms for public defenders to meet with clients to conform to new indigent defense standards.

**Year(s) of Project:** 2019

**Estimated Cost:** \$100,000

**Planning Commission Priority Category:** Needed

## Project Description

**Project Title:** County Building Parking Lot Seal Coating

**Agency:** Cheboygan County

**Project Type:** Facility Maintenance

**Project Description:** The current paved parking area needs to be seal coated and striped.

**Year(s) of Project:** 2020

**Estimated Cost:** \$50,000

**Planning Commission Priority Category:** Needed

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## Project Description

**Project Title:** Fuel Tank Replacement

**Agency:** Cheboygan County

**Project Type:** Facility Replacement

**Project Description:** Replace fuel tank and pump at County Building

**Year(s) of Project:** 2023

**Estimated Cost:** \$280,000

**Planning Commission Priority Category:** Needed

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## Project Description

**Project Title:** County Building Drive

**Agency:** Cheboygan County

**Project Type:** Road Reconstruction

**Project Description:** Reconstruct County Building drive

**Year(s) of Project:** 2020

**Estimated Cost:** \$200,000

**Planning Commission Priority Category:** Needed

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## Project Description

**Project Title:** Sand Road Senior Center Central Air Conditioning Upgrade

**Agency:** Cheboygan County Council on Aging

**Project Type:** Facility Improvement

**Project Description:** The current central air conditioning system at the Sand Road Senior Center is using R-22 refrigerant and requires upgrading of the furnace and outdoor condensing units A-coil to 410A refrigerant. The EPA requires new units to be 410A.

**Year(s) of Project:** 2019

**Estimated Cost:** \$35,000

**Planning Commission Priority Category:** Needed

**Project Description**

**Project Title:** Sand Road Senior Center Parking lot seal coating and paving

**Agency:** Cheboygan County Council on Aging

**Project Type:** Facility Maintenance

**Project Description:** The current paved parking area needs to be seal coated and striped. Additionally, the area in front of the small garage has no paving and is soft and difficult to plow. Repairs to cracked areas are also needed to prevent trips/falls from unsteady seniors and a parking lot drainage basin is needed.

**Year(s) of Project:** 2019

**Estimated Cost:** \$50,000

**Planning Commission Priority Category:** Needed

**Project Description**

**Project Title:** Wolverine Senior Center Parking lot resurfacing

**Agency:** Cheboygan County Council on Aging

**Project Type:** Facility Improvement

**Project Description:** The current paved parking area needs to be resurfaced and striped. Repairs to cracked areas are also needed to prevent trips/falls from unsteady seniors.

**Year of Project:** 2019

**Estimated Cost:** \$45,000

**Planning Commission Priority Category:** Needed

**Project Description**

**Project Title:** Terminal Ramp Rehabilitation

**Agency:** Cheboygan Airport Authority

**Project Type:** Facility maintenance

**Project Description:** This project entails the asphalt paved portion of the airport lying between the Terminal and the runway. The Terminal Ramp is used for reception of arriving flights, staging departing flights, parking, and fueling. Rehabilitation of this portion of the paved area of the airport has been identified as a priority as a result of a detailed review of all asphalt surfaces.

**Year(s) of Project:** 2022

**Estimated Cost:** \$635,000

**Planning Commission Priority Category:** Needed

### Project Description

**Project Title:** County Building Energy Efficiency Upgrades

**Agency:** County Building Maintenance

**Project Type:** Facility Improvement

**Project Description:** Several energy efficiency upgrades are planned over a three year period. The upgrades include new energy efficient valves and fixtures in the restrooms, automatic light switches were practical throughout the building, energy efficient hot water heating systems, lighting and electrical upgrades. The upgrades will reduce energy costs which will pay for the cost of Improvement over time.

**Year(s) of Project:** 2019 to 2022

**Estimated Cost:** \$15,000 each year

**Planning Commission Priority Category:** Needed

### Project Description

**Project Title:** Mann Road

**Agency:** Cheboygan County Road Commission

**Project Type:** Rehabilitation

**Project Description:** Pallister Road to M-33 (2.54 miles). Project scope includes bituminous base crush, shape and resurface, drainage corrections, ditching and restoration.

**Year(s) of Project:** 2019

**Estimated Cost:** \$923,648

**Planning Commission Priority Category:** Needed

**Project Description**

**Project Title:** South Straits Highway

**Agency:** Cheboygan County Road Commission

**Project Type:** Rehabilitation

**Project Description:** M-68 to Wildwood Road (2.28 miles). Project includes; base crushing, shaping and resurfacing, drainage corrections, gravel shoulders and restoration.

**Year(s) of Project:** 2019

**Estimated Cost:** \$850,000

**Planning Commission Priority Category:** Needed

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## Project Description

**Project Title:** Parke Road

**Agency:** Cheboygan County Road Commission

**Project Type:** Rehabilitation

**Project Description:** End of pavement to Reams Road (.30 miles). Project includes; base crushing, shaping and resurfacing, drainage corrections, gravel shoulders and restoration.

**Year(s) of Project:** 2019

**Estimated Cost:** \$100,000

**Planning Commission Priority Category:** Needed

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## Project Description

**Project Title:** Reams Road

**Agency:** Cheboygan County Road Commission

**Project Type:** Rehabilitation

**Project Description:** Parke Road to Pickerel Lake Road (1.3 miles) Project includes; base crushing, shaping and resurfacing, drainage corrections, gravel shoulders and restoration.

**Year(s) of Project:** 2019

**Estimated Cost:** \$460,000

**Planning Commission Priority Category:** Needed

## Project Description

### Desirable Project Category

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## Project Description

**Project Title:** Terminal Renovation and Expansion

**Agency:** Cheboygan Airport Authority

**Project Type:** Facility Addition and Maintenance

**Project Description:** The terminal renovation project is proposed to expand and upgrade the existing facility as well as incorporate maintenance items. Maintenance items include carpet, windows, heating and doors. The project also proposes to add office and meeting space as well as a pilot lounge area.

**Year(s) of Project:** 2020

**Estimated Cost:** \$240,000

**Planning Commission Priority Category:** Desirable

Cheboygan County Capital Improvements Program  
Program Summary

DRAFT 9/12/2018

	2019	2020	2021	2022	2023	2024
<b>Cheboygan County Airport</b>						
Maintenance Building						
Terminal Renovation/Expansion		240,000				
Terminal Ramp Rehabilitation				635,000		
<b>Department Total</b>	<b>0</b>	<b>240,000</b>	<b>0</b>	<b>635,000</b>	<b>0</b>	<b>0</b>
<b>Cheboygan Building Maintenance</b>						
County Bldg. Energy Efficiency Upgrades	15,000	15,000	15,000	15,000		
County Bldg. Panel/Window Replacement	100,000		550,000			
County Bldg. Jail Expansion/Record Storage						
County Fuel Tank Replacement					280,000	
<b>Department Total</b>	<b>115,000</b>	<b>15,000</b>	<b>565,000</b>	<b>15,000</b>	<b>0</b>	<b>0</b>
<b>Cheboygan Co. Rd. Commission</b>						
South Straits Highway	850,000		700,000			
Mann Rd.	923,648					
Parke Rd.	100,000					
Reams Rd.	460,000					
South River Rd.		636,122	1,035,200			
E. Burt Lake Rd.		680,000				
VFW Rd.		520,000				
Bridge PM program		500,000				
Onaway Rd.		500,000				
Black River Rd.			300,000	1,200,000		
Levering Rd.				635,200		
Riggsville Rd.				800,000		
Topinabee Mail Route				400,000		
Afton Rd.				780,000		
Sealcoat Projects			700,000			
<b>Department Total</b>	<b>2,333,648</b>	<b>2,836,122</b>	<b>2,735,200</b>	<b>3,815,200</b>	<b>0</b>	<b>0</b>
<b>Cheboygan County Marina</b>						
Fuel Tank and Fuel Dock Replacement	800,000					
<b>Department Total</b>	<b>800,000</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Cheboygan County Council on Aging</b>						
Sand Road Center Parking Lot Resurfacing	50,000	85,000				
Sand Road Center Air Conditioning Upgrade	35,000					
Wolverine Center Parking Lot Resurfacing	45,000					
<b>Department Total</b>	<b>130,000</b>	<b>85,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Capital Improvement Program Total</b>	<b>3,378,648</b>	<b>2,376,122</b>	<b>3,300,200</b>	<b>4,465,200</b>	<b>280,000</b>	<b>0</b>



# CHEBOYGAN COUNTY PLANNING AND ZONING DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721  
PHONE: (231) 627-8489 ■ FAX: (231) 627-3646  
[www.cheboygancounty.net/planning/](http://www.cheboygancounty.net/planning/)

**Date:** October 31, 2018

**To:** Planning Commission

**From:** Michael Turisk, Planning Director

**Re:** November 7, 2018 Public Hearing for proposed zoning ordinance amendment regarding Motor Vehicle and Fuel Sales Uses.

Planning Commissioners,

Included with this memo is a clean draft of the latest proposed ordinance amendment regarding motor vehicle and fuel sales uses last discussed during our regular meeting of October 17, 2018. Also included is the proposed use listing changes to the applicable sections of the current zoning ordinance, with the amendment language shown in green.

The draft amendment proposes the following:

1. Section 1 of the amendment document provides new definitions for:
  - a. Car wash
  - b. Motor vehicle sales and/or repair facility
  - c. Motor vehicle service station
  - d. Retail sales establishment, small-scale convenience
2. Section 2 deletes the current definition of Gasoline service station.
3. Section 3 allows Motor vehicle service station and Retail sales establishment, small-scale convenience uses in the Commercial Development (D-CM) zoning districts with site plan review approval.
4. Section 4 establishes the following:
  - a. Car wash uses permitted with site plan review approval in the Commercial Development zoning districts.
  - b. Car wash uses require special use permit approval in the Village Center (D-VC), Village Center Indian River (VC-IR) and the Village Center Topinabee (VC-T) zoning districts.

- c. Motor vehicle repair and sales facility uses require special use permit approval in the Commercial Development, Agriculture and Forestry Management (M-AF), Village Center Indian River, Village Center Topinabee and Rural Character/Country Living (D-RC) zoning districts.
- d. Retail sales establishment (small-scale convenience) uses require special use permit approval in the Agriculture and Forestry Management and Rural Character/Country Living (D-RC) zoning districts.
- e. Motor vehicle service station uses require special use permit approval in the Village Center zoning districts.

CHEBOYGAN COUNTY ZONING ORDINANCE  
AMENDMENT #149

AN ORDINANCE TO AMEND CHEBOYGAN COUNTY ZONING ORDINANCE NO.  
200 RELATIVE TO MOTOR VEHICLE AND FUEL SALES USES.

**Section 1. Amendment of Section 2.2.**

Section 2.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add the following definitions in their appropriate alphabetical locations which shall read in their entirety as follows:

**Car wash**

A commercial establishment with facilities provided for cleaning, drying and waxing of motor vehicles.

**Motor vehicle sales and/or repair facility**

A commercial establishment for the repair of motor vehicles such as automobiles, boats, motorcycles, all-terrain vehicles, snowmobiles, motor homes, recreational vehicles, tractors and motor vehicle equipment such as farm equipment and trailers. This definition includes the sale, installation and servicing of motor vehicles and motor vehicle equipment parts including engine rebuilding-and includes specialty services such as brake, muffler, tire service, body and frame repair and collision repair including vehicle painting.

**Motor vehicle service station**

A commercial establishment primarily operated and designed for the dispensing and sale of motor fuels, together with the sale of minor accessories and retail items. In addition, such a facility may provide minor motor vehicle servicing, minor repair and maintenance. Motor vehicle service station use does not include any of the following or similar activities: reconditioning of motor vehicles, collision services such as body and frame repair or overall painting of vehicles.

**Retail sales establishment, small-scale convenience**

A small-scale retail use (5,000 square feet or less) that offer for sale motor vehicle fuels, beverages and food items for consumption off the premises, retail items and tangible consumer goods.

**Section 2. Amendment of Section 2.2.**

Section 2.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to delete the following definition:

Gasoline service station.

**Section 3. Amendment of Section 6.2.**

Section 6.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add Sections 6.2.2., 6.2.34. and 6.2.35. which shall read in their entirety as follows:

6.2.34. Motor vehicle service station.

6.2.35. Retail sales establishment, small-scale convenience.

**Section 4. Amendment of Sections 6.2.2., 6.3.4., 9.3.2., 9.3.8., 13.3.1., 13.3.5., 13A.3.2., 13A.3.5., 13C.3.2., 13C.3.7., 14.3.1. and 14.3.10.** Sections 6.2.2., 6.3.4., 9.3.2., 9.3.8., 13.3.1., 13.3.5., 13A.3.2, 13A.3.5., 13C.3.2., 13C.3.7., 14.3.1. and 14.3.10. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

- 6.2.2. Car wash.
- 6.3.4. Motor vehicle sales and/or repair facility.
- 9.3.2. Motor vehicle sales and/or repair facility.
- 9.3.8. Retail sales establishment, small-scale convenience.
- 13.3.1. Car wash.
- 13.3.5. Motor vehicle service station.
- 13A.3.2. Car wash.
- 13A.3.5. Motor vehicle sales and/or repair facility.
- 13C.3.2. Car wash.
- 13C.3.7. Motor vehicle sales and/or repair facility.
- 14.3.1. Motor vehicle sales and/or repair facility.
- 14.3.10. Retail sales establishment, small-scale convenience.

**Section 5. Severability.**

If any section, clause, or provision of this Ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the validity of the remainder of the Ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional or invalid.

**Section 6. Effective Date.**

This Ordinance shall become effective eight (8) days after being published in a newspaper of general circulation within the County.

CHEBOYGAN COUNTY

By:  
John B. Wallace  
Its: Chairperson

By:  
Karen L. Brewster  
Its: Clerk

Notes

**Zoning Ordinance No. 200 Draft Amendment  
Relative to Motor Vehicle & Fuel Sales Uses  
November 7, 2018**

Under ARTICLE 6 – COMMERCIAL DEVELOPMENT DISTRICT (D-CM)

SECTION 6.2. PERMITTED USES

6.2.1. Any use permitted in the D-RS, Residential Development District. (Rev. 05/23/15, Amendment #127)

6.2.2. ~~Automobile, boat, equipment, and farm machinery sales, repair, rental and washing establishments.~~ Car wash. (Rev. \_\_/\_\_/\_\_, Amendment #149)

6.2.3. Bar and Restaurant, Restaurant, carry out, Restaurant, drive in and Restaurant, fast food. (Rev. 01/16/18, Amendment #144)

6.2.4. Bed and Breakfast (Rev. 10/25/09, Amendment #80)

6.2.5. Arcades, bowling alleys or billiard parlors. (Rev. 09/01/17, Amendment #140)

6.2.6. Cabinet making shops.

6.2.7. Dance, music, voice studios.

6.2.8. Dress making, millinery, clothing stores.

6.2.9. Drive in eating establishments, fast food establishments, and restaurants. (Rev. 04/12/07, Amendment #67)

6.2.10. Farm product stands.

6.2.11. Funeral homes, undertaking establishments.

6.2.12. Hotels, motels.

6.2.13. Laboratories.

6.2.14. Nurseries for flowers and plants.

6.2.15. Offices.

6.2.16. Parking lots, buildings and garages.

6.2.17. Retail sales establishment, General

6.2.18. Retail sales establishment, Household

6.2.19. Retail sales establishment, Specialty

6.2.20. Retail lumber yards.

6.2.21. Rifle or pistol ranges when in completely enclosed buildings. (Rev. 09/28/11, Amendment #92)

6.2.22. Assembly, educational or social event facilities. (Rev. 09/01/17, Amendment #140)

6.2.23. Wholesale sales and storage when in completely enclosed buildings. (Rev. 09/28/11, Amendment #92)

6.2.24. Multiple family housing. (Rev. 05/23/15, Amendment #127)

6.2.25. Nurseries and day care centers for children. (Rev. 05/23/15, Amendment #127)

6.2.26. Adult Daycare Center, Assisted Living Center or Health Care Living Center. (Rev. 09/01/17, Amendment #141)

6.2.27. Boarding and lodging houses. (Rev. 05/23/15, Amendment #127)

6.2.28. Medical clinics and doctor's offices. (Rev. 05/23/15, Amendment #127)

6.2.29. Private storage buildings, subject to the requirements of Section 17.23. Rev. 05/23/15, Amendment #127)

6.2.30. Mobile food units, subject to requirements of Section 17.29. (Rev. 02/25/17, Amendment #137)

6.2.31. Health and fitness center. (Rev. 01/16/18, Amendment #143)

6.2.32. Personal service center. (Rev. 01/16/18, Amendment #143)

6.2.33. Pet grooming. (Rev. 01/16/18, Amendment #143)

6.2.34. Motor vehicle service station. (Rev. \_\_/\_\_/\_\_, Amendment #149)

6.2.35. Retail sales establishment, small-scale convenience. (Rev. \_\_/\_\_/\_\_, Amendment #149)

**Notes**

**Zoning Ordinance No. 200 Draft Amendment  
Relative to Motor Vehicle & Fuel Sales Uses  
November 7, 2018**

SECTION 6.3. USES REQUIRING SPECIAL LAND USE PERMITS

- 6.3.1. Bus Terminals.
- 6.3.2. Commercial cleaning plants, dry cleaning, laundry establishments.
- 6.3.3. Contractor's yards, equipment storage and materials handling operations.
- 6.3.4. ~~Gasoline service stations and garages.~~ Motor vehicle sales and/or repair facility. (Rev. \_\_/\_\_/\_\_, Amendment #149)
- 6.3.5. Commercial kennels, pet shops, and veterinary hospitals, according to Section 17.16. (Rev. 11/22/09, Amendment #81)
- 6.3.6. Outdoor, drive-in theaters.
- 6.3.7. Outdoor commercial recreation activities.
- 6.3.8. Trailer and mobile home parks.
- 6.3.9. Manufacturing, production, processing and fabrication when the operational effects are determined to be no greater than the other uses permitted in this district with respect to noise, glare, radiation, vibration, smoke, odor and/or dust.
- 6.3.10. Junk yards, salvage yards and waste disposal sites.
- 6.3.11. Uses which are not expressly authorized in any zoning district, either by right or by special use permit, or uses which have not been previously authorized by the Planning Commission pursuant to this subsection or corresponding subsections In other zoning districts may be allowed in this zoning district by special use permit if the Planning Commission determines that the proposed use is of the same general character as the other uses allowed in this zoning district, either by right or by special use permit, and the proposed use is in compliance with the applicable requirements of the Cheboygan County Comprehensive Plan for this zoning district. (Rev. 04/26/08, Amendment #75)
- 6.3.12. Public and private wind generation and anemometer towers. (Rev. 06/17/04, Amendment #31)
- 6.3.13 Child Caring Institutions, subject to the requirements of Section 17.24 (Rev. 04/28/10, Amendment #85)
- 6.3.14. Boat Storage (Rev. 08/26/10, Amendment #88)
- 6.3.15. Truck Terminals or Warehouses subject to the requirements of Section 17.26. (Rev. 03/28/12, Amendment #107)
- 6.3.16. Indoor Storage Facilities (Rev. 05/25/13, Amendment #116)
- 6.3.17. Planned Projects subject to provisions of Section 17.28 (Rev. 10/13/16, Amendment #136)

Notes

**Zoning Ordinance No. 200 Draft Amendment  
Relative to Motor Vehicle & Fuel Sales Uses  
November 7, 2018**

Under ARTICLE 9 – AGRICULTURE AND FORESTRY MANAGEMENT DISTRICT (M-AF)

SECTION 9.3. USES REQUIRING SPECIAL LAND USE PERMITS

9.3.1. See ARTICLE 17, SUPPLEMENTAL REGULATIONS for standards and conditions for special uses and ARTICLE 18, SPECIAL LAND USE (SLU) PERMIT PROCEDURES AND STANDARDS for instructions on applying for permits.

9.3.2. ~~Automobile repair and service and gasoline stations.~~ Motor vehicle sales and/or repair facility. (Rev. \_\_/\_\_/\_\_, Amendment #149)

9.3.3. Assembly, educational or social event facilities. Rev. 09/01/17, Amendment #140)

9.3.4. Public parks and recreational areas, playgrounds and campgrounds. Rev. 09/01/17, Amendment #140)

9.3.5. Bar and Restaurant. (Rev. 01/16/18, Amendment #144)

9.3.6. Commercial Hunting and fishing cabins. (Rev. 04/28/00, Amendment #14)

9.3.7. Golf courses, country clubs and sportsmen's' associations or clubs.

9.3.8. ~~Grocery and party stores.~~ Retail sales establishment, small scale convenience. (Rev. \_\_/\_\_/\_\_, Amendment #149)

9.3.9. Resorts, resort hotels, recreation farms, vacation lodges, motor inns, motels and other tourist lodging facilities.

9.3.10. Slaughter houses and meat packing plants.

9.3.11. Travel trailer courts, tenting areas and general camping grounds.

9.3.12. Public airports and landing fields, with appurtenant facilities.

9.3.13. Non-essential public utility and service buildings.

9.3.14. Adult Daycare Center, Assisted Living Center or Health Care Living Center. (Rev. 09/01/17, Amendment #141)

9.3.15. Animal feedlots or piggeries.

9.3.16. Earth removal, quarrying, gravel processing, mining and related mineral extraction businesses.

9.3.17. Commercial kennels, pet shops, and veterinary hospitals according to Section 17.16. (Rev.11/23/09, Amendment #81)

9.3.18. Junk yards, salvage yards and waste disposal sites. (Rev. 04/26/08, Amendment #75)

9.3.19. Commercial composting (Rev. 04/28/00, Amendment #14)

9.3.20. Contractor's Yards, provided all of the following requirements are met: (Rev. 12/24/03, Amendment #26)

9.3.20.1. Minimum 10 acre parcel.

9.3.20.2. Minimum 330' of road frontage / lot width.

9.3.20.3. Minimum Setbacks: 100' front; 75' side; 100' rear.

9.3.20.4. All related equipment and materials must be stored within an enclosed building, not to exceed 5,000 square feet, or screened from view from public or private roads and adjoining properties under different ownership behind a wooden fence or greenbelt.

9.3.20.5. Buildings and uses permitted herein shall only be approved for parcels occupied by the parcel owner and which shall contain the owner's primary residence.

9.3.21. Public and private wind generation and anemometer towers. (Rev. 06/17/04, Amendment #31)

9.3.22. Uses which are not expressly authorized in any zoning district, either by right or by special use permit, or uses which have not been previously authorized by the Planning Commission pursuant to this subsection or corresponding subsections in other zoning districts may be allowed in this zoning district by special use permit if the Planning Commission determines that the proposed use is of the same general character as the other uses allowed in this zoning district, either by right or by special use permit, and the proposed use is in compliance with the applicable requirements of the Cheboygan County Comprehensive Plan for this zoning district. (Rev. 04/26/08, Amendment #75)

9.3.23 Child Caring Institutions, subject to the requirements of Section 17.24. (Rev. 04/28/10, Amendment #85)

**Notes**

**Zoning Ordinance No. 200 Draft Amendment  
Relative to Motor Vehicle & Fuel Sales Uses  
November 7, 2018**

SECTION 9.3. USES REQUIRING SPECIAL LAND USE PERMITS (cont.)

9.3.24 Indoor Storage Facilities, subject to requirements of section 17.27.1. (Rev.05/25/13, Amendment #116)

9.3.25. Planned Projects subject to provisions of Section 17.28. (Rev.05/25/13, Amendment #116)

Under ARTICLE 13 – VILLAGE CENTER (D-VC)

SECTION 13.3. USES REQUIRING SPECIAL LAND USE PERMITS

13.3.1 ~~Automobile repair and washing establishments.~~ Car wash. (Rev. \_\_/\_\_/\_\_, Amendment #149)

13.3.2 Bus terminals.

13.3.3 Dry cleaning and laundry establishments.

13.3.4 Assembly, educational or social event facilities. (Rev. 09/01/17, Amendment #140)

13.3.5 ~~Gasoline service stations and garages.~~ Motor vehicle service station. (Rev. \_\_/\_\_/\_\_, Amendment #149)

13.3.6 Hotels and motels.

13.3.7 Multiple-family housing.

13.3.8 Outdoor recreation activities.

13.3.9 Veterinary hospitals.

13.3.10 Uses which are not expressly authorized in any zoning district, either by right or by special use permit, or uses which have not been previously authorized by the Planning Commission pursuant to this subsection or corresponding subsections in other zoning districts may be allowed in this zoning district by special use permit if the Planning Commission determines that the proposed use is of the same general character as the other uses allowed in this zoning district, either by right or by special use permit, and the proposed use is in compliance with the applicable requirements of the Cheboygan County Comprehensive Plan for this zoning district. (Rev. 04/26/08, Amendment #75)

Under ARTICLE 13A – VILLAGE CENTER INDIAN RIVER DISTRICT (VC-IR)

SECTION 13A.3. USES REQUIRING SPECIAL LAND USE PERMITS

13A.3.1. Assisted Living Facility or Adult Daycare Center (Rev. 09/01/17, Amendment #141)

13A.3.2. ~~Automobile repair and washing establishments.~~ Car wash. (Rev. \_\_/\_\_/\_\_, Amendment #149)

13A.3.3. Dry cleaning and laundry establishments

13A.3.4. Assembly, educational or social event facilities. (Rev. 09/01/17, Amendment #140)

13A.3.5. ~~Gasoline service stations and garages.~~ Motor vehicle sales and/or repair facility. (Rev. \_\_/\_\_/\_\_, Amendment #149)

13A.3.6. Outdoor recreation activities

13A.3.7. Veterinary hospitals

13A.3.8. Visitor Center

Under ARTICLE 13C VILLAGE CENTER TOPINABEE DISTRICT (VC-T)

SECTION 13C.3 USES REQUIRING SPECIAL LAND USE PERMITS

13C.3.1. Assisted Living Facility or Adult Daycare Center (Rev. 09/01/17, Amendment #141)

13C.3.2. ~~Automobile repair and washing establishments.~~ Car wash. (Rev. \_\_/\_\_/\_\_, Amendment #149)

13C.3.3. Bed and Breakfasts

13C.3.4. Day Care Centers

Notes

**Zoning Ordinance No. 200 Draft Amendment  
Relative to Motor Vehicle & Fuel Sales Uses  
November 7, 2018**

SECTION 13C.3 USES REQUIRING SPECIAL LAND USE PERMITS (cont.)

- 13C.3.5. Dry cleaning and laundry establishments
- 13C.3.6. Assembly, educational or social event facilities. (Rev. 09/01/17, Amendment #140)
- 13C.3.7. ~~Gasoline service stations and garages.~~ Motor vehicle sales and/or repair facility. (Rev.     /    /    , Amendment #149)
- 13C.3.8. Outdoor recreation activities
- 13C.3.9. Veterinary hospitals

Under ARTICLE 14 RURAL CHARACTER /COUNTRY LIVING DISTRICT (D-RC)

SECTION 14.3. USES REQUIRING SPECIAL LAND USE PERMITS

- 14.3.1. ~~Automobile repair businesses.~~ Motor vehicle sales and/or repair facility. (Rev.     /    /    , Amendment #149)
- 14.3.2. Bed & Breakfasts.
- 14.3.3. Cemeteries.
- 14.3.4. Commercial greenhouses and nurseries.
- 14.3.5. Public parks and recreational areas and playgrounds. (Rev. 09/01/17, Amendment #140)
- 14.3.6. Day care centers.
- 14.3.7. Assembly, educational or social event facilities. (Rev. 09/01/17, Amendment #140)
- 14.3.8. ~~Gas stations.~~ Reserved for future use.
- 14.3.9. Golf courses, country clubs and sportsmen's associations or clubs.
- 14.3.10. ~~Grocery and party stores.~~ Retail sales establishment, small-scale convenience. (Rev.     /    /    , Amendment #149)
- 14.3.11. Multiple family housing.
- 14.3.12. Non-essential public utility and service buildings.
- 14.3.13. Adult Daycare center, Assisted Living Center or Health Care Living Center. (Rev. 09/01/17, Amendment #141)
- 14.3.14. Reserved for future use. (Rev. 09/01/17, Amendment #140)
- 14.3.15. Public greenhouses and nurseries.
- 14.3.16. Offices (Rev. 09/28/11, Amendment #92)
- 14.3.17. Veterinary hospitals.
- 14.3.18. Uses which are not expressly authorized in any zoning district, either by right or by special use permit, or uses which have not been previously authorized by the Planning Commission pursuant to this subsection or corresponding subsections in other zoning districts may be allowed in this zoning district by special use permit if the Planning Commission determines that the proposed use is of the same general character as the other uses allowed in this zoning district, either by right or by special use permit, and the proposed use is in compliance with the applicable requirements of the Cheboygan County Comprehensive Plan for this zoning district. (Rev. 04/26/08, Amendment #75)
- 14.3.19. Planned projects subject to provisions of Section 17.28. (Rev. 10/13/16, Amendment #136)



# CHEBOYGAN COUNTY

## PLANNING AND ZONING DEPARTMENT

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CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721  
PHONE: (231) 627-8489 ■ FAX: (231) 627-3646  
[www.cheboygancounty.net/planning/](http://www.cheboygancounty.net/planning/)

**Date:** November 1, 2018

**To:** Planning Commission

**From:** Michael Turisk, Planning Director

**Re:** Cheboygan County Airport capital improvement for storage building.

Planning Commissioners,

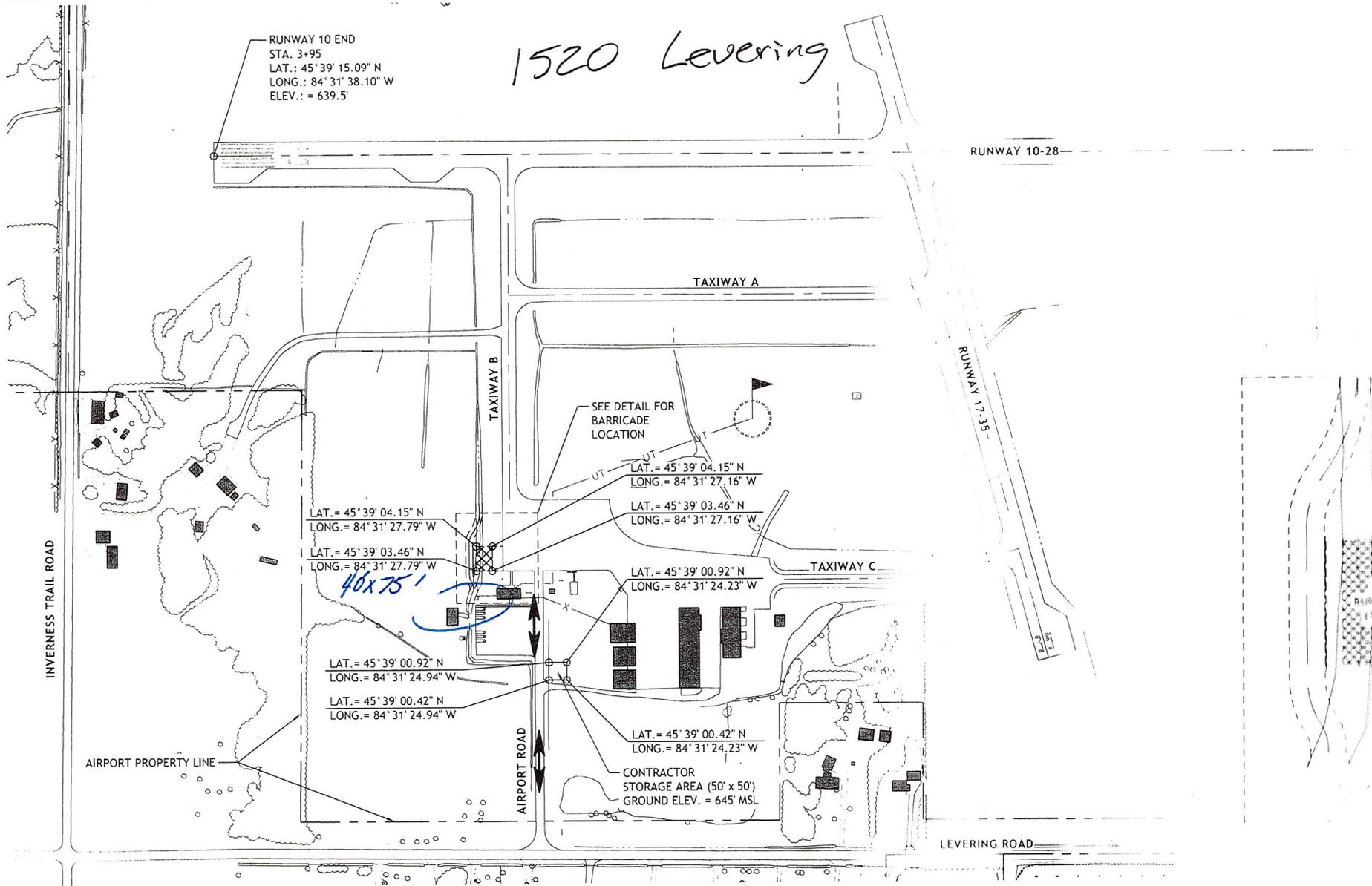
The Cheboygan County Airport recently submitted construction plans for a 3,000 square-foot storage building for various snow and ice removal equipment. Being a capital improvement and as a courtesy, staff has attached a site plan showing the airport property with the location of the storage building at the property's western third.

Please note that this is *not* a project that requires action on the part of the Planning Commission; rather, this merely serves as an update regarding a planned capital improvement for the County Airport.

Feel free to contact me should you have questions.

---

# 1520 Levering



RUNWAY 10 END  
 STA. 3+95  
 LAT.: 45° 39' 15.09" N  
 LONG.: 84° 31' 38.10" W  
 ELEV.: = 639.5'

RUNWAY 10-28

TAXIWAY A

SEE DETAIL FOR  
 BARRICADE  
 LOCATION

LAT. = 45° 39' 04.15" N  
 LONG. = 84° 31' 27.16" W

LAT. = 45° 39' 03.46" N  
 LONG. = 84° 31' 27.16" W

LAT. = 45° 39' 04.15" N  
 LONG. = 84° 31' 27.79" W

LAT. = 45° 39' 03.46" N  
 LONG. = 84° 31' 27.79" W

*40x75'*

LAT. = 45° 39' 00.92" N  
 LONG. = 84° 31' 24.23" W

TAXIWAY C

LAT. = 45° 39' 00.92" N  
 LONG. = 84° 31' 24.94" W

LAT. = 45° 39' 00.42" N  
 LONG. = 84° 31' 24.94" W

LAT. = 45° 39' 00.42" N  
 LONG. = 84° 31' 24.23" W

CONTRACTOR  
 STORAGE AREA (50' x 50')  
 GROUND ELEV. = 645' MSL

INVERNESS TRAIL ROAD

AIRPORT PROPERTY LINE

AIRPORT ROAD

LEVERING ROAD

## SAFETY PHASING PLAN NOTES

### SCOPE OF WORK

CONTRACT FM16-4-C26: THIS PROJECT CONSISTS OF CONSTRUCTING A PRE-ENGINEERED, STEEL, SNOW REMOVAL EQUIPMENT BUILDING, *45' x 70'*

### GENERAL PROVISIONS

TO MAINTAIN TRAFFIC AND SAFETY AT CHEBOYGAN COUNTY AIRPORT, THE CONTRACTOR WILL BE REQUIRED TO PERFORM WORK THIS CONTRACT UNDER THE FOLLOWING SCHEDULE, COMPLYING WITH ALL CONTRACT GENERAL PROVISIONS, SAFETY PROVISIONS AND SPECIAL CONDITIONS AS HEREIN PROVIDED. PARTICULAR ATTENTION SHALL BE GIVEN TO THE FOLLOWING GENERAL PROVISIONS AND ADVISORY CIRCULARS:

**EQUIPMENT STORAGE AREA:** THE CONTRACTOR'S EQUIPMENT STORAGE AREA SHALL BE AS DESIGNATED ON THE SAFETY PHASING PLAN. THE CONTRACTOR'S EQUIPMENT AND VEHICLES SHALL BE RESTRICTED TO THE CONSTRUCTION SITE OR STORAGE AREAS DURING CONSTRUCTION AND PARKED IN AN EQUIPMENT STORAGE AREA DURING NON-WORKING PERIODS. THE EQUIPMENT STORAGE AREAS AND ALL HAUL ROUTES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE PROJECT. ALL COSTS ASSOCIATED WITH RESTORATION SHALL BE INCLUDED IN BID ITEM NO. 1 - SRE BUILDING UNLESS OTHERWISE NOTED.

**EQUIPMENT HEIGHT:** EQUIPMENT HEIGHT SHALL NOT EXCEED 40 FEET DURING CONSTRUCTION OR 15 FEET WHILE STORED IN THE EQUIPMENT STORAGE AREA BACKHOES OR CRANES THAT EXCEED 25' HEIGHT WHEN EXTENDED SHALL BE MARKED WITH A 3' X 3' FLAG, AVIATION ORANGE AND WHITE IN COLOR.

**BARRICADES:** SHALL BE MULTI-BARRIER MODEL AR-10X96, OR APPROVED EQUIVALENT.

### NOTES:

THE CONTRACTOR SHALL SUBMIT A SAFETY PLAN COMPLYING WITH THE REQUIREMENTS OF FAA ADVISORY CIRCULAR 150/5320-2T EARLY PRIOR TO BEGINNING WORK ON THIS PROJECT. THE PLAN AND THE PROJECT ENGINEER AND MENTOR OFFICE OF AERONAUTICS DIVISION OF A NOTICE-TO-PROCEED.

THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE WITH VALUES AT THE PREOPERATION MEETING. REQUESTS FROM EARLY CONSTRUCTION SCHEDULE OR PREOPERATION PLAN MUST BE SUBMITTED TO THE PROJECT ENGINEER FOR APPROVAL AT LEAST THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL HAVE A SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION IS TAKING PLACE.

CONSTRUCTION PHASING

**CONSTRUCTION DATA**

PRIME CONTRACTOR

\_\_\_\_\_

MAJOR SUBCONTRACTORS AND/OR SUPPLIERS

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

WORK COMMENCED \_\_\_\_\_ COMPLETED \_\_\_\_\_

PROJECT ENGINEER  
 QoE CONSULTING

4100 CAPITAL CITY BLVD, FLR 2  
 LANSING, MI 48906

ALL CONSTRUCTION PERFORMED UNDER THIS CONTRACT HAS BEEN COMPLETED IN FULL COMPLIANCE WITH THE DRAWINGS, NOTES AND SPECIFICATIONS CONTAINED HEREIN. PLEASE ALL CHANGES FROM PLANS AS SHOWN BE REPORTED.

( Certified ) \_\_\_\_\_ PROJECT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



STATE OF MICHIGAN  
 DEPARTMENT OF TRANSPORTATION  
 AIRPORTS DIVISION  
 LANSING



# CHEBOYGAN COUNTY AIRPORT

CHEBOYGAN COUNTY  
 CHEBOYGAN, MICHIGAN

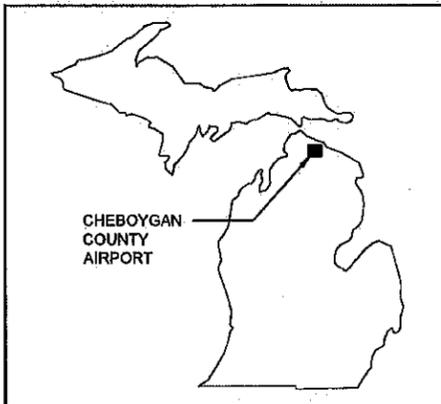
## SNOW REMOVAL EQUIPMENT (SRE) STORAGE BUILDING

State Contract No.:  
 FM16-4-C26

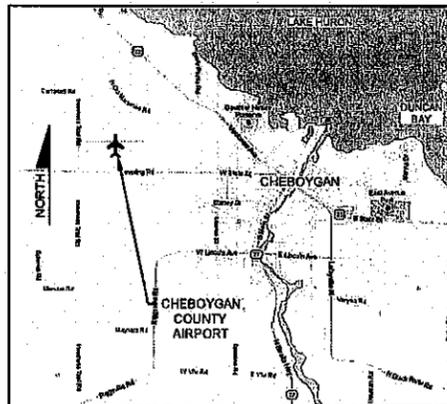
Federal Project No.:  
 B-26-0019-2215

Project Description:  
 SNOW REMOVAL EQUIPMENT (SRE) STORAGE BUILDING

Airport:  
 CHEBOYGAN COUNTY



MICHIGAN LOCATION MAP  
 NOT TO SCALE



VICINITY MAP  
 NOT TO SCALE

CHEBOYGAN COUNTY  
 AIRPORT AUTHORITY

APPROVED \_\_\_\_\_ LOUIS VASSILAKOS \_\_\_\_\_ 08/03/17  
 CHAIRMAN AIRPORT BOARD DATE

**MISS DIG System, Inc.**  
 1-800-482-7171



DESIGNERS & CONSULTANTS  
 PLANS PREPARED BY:

**QoE CONSULTING**  
 4100 CAPITAL CITY BLVD., FLR 2  
 LANSING, MI 48906  
 PH 517.327.1980 // FX 517.327.1982  
 QOECONSULTING.COM

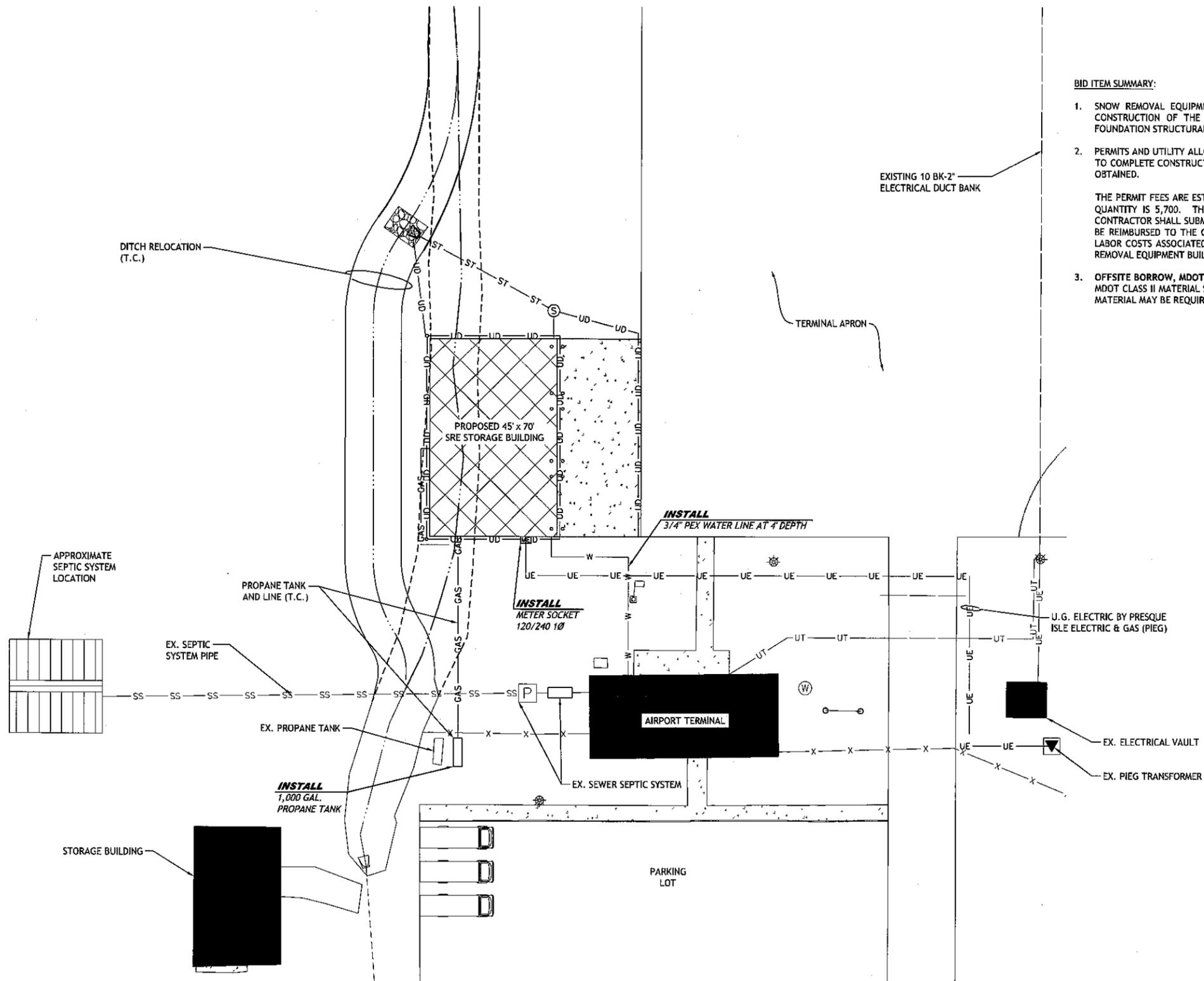
APPROVED *Gordon H. Bogner* 8/1/17  
 GORDON H. BOGNER, P.E. No. 23112

10	ELECTRICAL PLAN	
9	MECHANICAL PLAN	
8	ELEVATIONS AND ROOF PLAN	
7	FLOOR PLAN	
6	FOUNDATION PLAN	
5	GRADING AND PAVING PLAN	
4	DRAINAGE PLAN	
3	SITE & UTILITY PLAN	
2	SAFETY PHASING PLAN	
1	TITLE SHEET	
SHEET NUMBER	INDEX TO SHEETS	LATEST REVISION DATE

AIRPORT TYPE GENERAL AVIATION FILE NUMBER FM16-4-C26

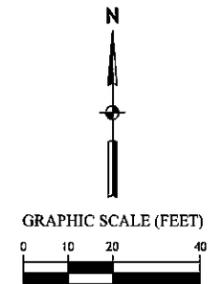


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 Date: 1/20/18 2:19:24 PM / smith  
 Plotted: 1/20/18 2:25:57 PM / Scott Smith



**BID ITEM SUMMARY:**

- SNOW REMOVAL EQUIPMENT BUILDING, LUMP SUM - ALL MATERIALS, LABOR AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION OF THE FACILITY AND SYSTEMS SPECIFIED HEREIN INCLUDING PRE-ENGINEERED STEEL AND CONCRETE FOUNDATION STRUCTURAL DESIGN AND DRAWINGS STAMPED BY A MICHIGAN LICENSED PROFESSIONAL ENGINEER.**
- PERMITS AND UTILITY ALLOWANCE DOLLARS - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED TO COMPLETE CONSTRUCTION OF THE SRE BUILDING. THE CONTRACTOR WILL BE REIMBURSED FOR THE COST OF ALL PERMITS OBTAINED.**  
  
 THE PERMIT FEES ARE ESTIMATED AT \$2,100, AND THE ELECTRICAL ALLOWANCE IS \$3,600. THE UNITS ARE DOLLARS AND THE QUANTITY IS 5,700. THE CONTRACTOR SHALL BID \$1.00 FOR THIS ITEM. WHEN THE UTILITY INVOICES ARE PAID, THE CONTRACTOR SHALL SUBMIT A COPY OF THE INVOICES TO THE PROJECT ENGINEER. THE ACTUAL UTILITY INVOICED FEES WILL BE REIMBURSED TO THE CONTRACTOR. THE FINAL PRICE FOR UTILITY FEES WILL BE ADJUSTED BY CHANGE ORDER. ALL LABOR COSTS ASSOCIATED WITH COORDINATION AND PAYMENT TO THE UTILITIES SHALL BE INCLUDED IN ITEM NO. 1 - SNOW REMOVAL EQUIPMENT BUILDING.
- OFFSITE BORROW, MDOT CLASS II PER CUBIC YARD:**  
 MDOT CLASS II MATERIAL SHALL BE PLACED BENEATH THE CONCRETE FLOOR AND APPROACH, 12 INCH THICKNESS. ADDITIONAL MATERIAL MAY BE REQUIRED FOR FILL IN ABANDONED DITCH BENEATH BUILDING AREA, AS DIRECTED BY ENGINEER.



**LEGEND**

	EXISTING	THIS CONTRACT (T.C.)
PAVEMENT		
U.G. AIRPORT CABLE (AIRPORT OWNED)	—UE—	—UE—
ELECTRICAL MANHOLE	N.A.	(MH)
ELECTRICAL DUCT		N.A.
ELECTRICAL TRANSFORMER	—P—	N.A.
UNDERGROUND ELECTRICAL SERVICE	▼	—P—
ELECTRICAL METER	N.A.	(M)
LIGHT POLE	(L)	N.A.
UNDERGROUND GAS LINE	GAS	GAS
WELL	(W)	N.A.
WATER LINE	N.A.	—W—
UNDERDRAIN	N.A.	—UD—
END SECTION	□	N.A.
CULVERT		N.A.
CHAIN LINK FENCE	—X—	—X—
PROPERTY LINE		
THIS CONTRACT		(T.C.)

**NOTE**

- UNDERGROUND TELEPHONE CABLE AND WATER LINE LOCATIONS ARE UNKNOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, HAND DIGGING AND PROTECTING ALL AIRPORT OWNED UTILITIES DURING CONSTRUCTION. THESE UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, AIRPORT BEACON AND WINDCONE HOMERUN CABLES, FUEL FARM POWER AND CONTROL LINES, APRON AND PARKING LOT AREA LIGHT CABLES, AND AV FUEL SIGN POWER AND CONTROL CABLES. ANY DAMAGE TO EXISTING CABLES SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE.

**UTILITY FEED SUMMARY (T.C.)**

- ELECTRIC** - PIEG WILL INSTALL POWER TO METER SOCKET ON THE SRE BUILDING AS SHOWN. SEE BID ITEM SUMMARY, NOTE 2., ABOVE.
- WATER** - INSTALL A TEE AND SHUT OFF VALVE IN THE EXISTING 1 1/4" COPPER COLD WATER LINE (VERIFY SIZE PRIOR TO ORDERING MATERIALS) IN THE BASEMENT OF THE TERMINAL BUILDING. INSTALL A 3/4" PLASTIC WATER LINE (PEX) UNDERGROUND AS SHOWN ON THE MECHANICAL PLAN. THE WATER LINE WILL EXTEND TO AN OUTSIDE, FROST FREE HYDRANT, THEN THROUGH THE BUILDING FOUNDATION INTO THE BOTTOM OF A FROST FREE HYDRANT.

DATE \_\_\_\_\_ BY \_\_\_\_\_

REVISIONS

NO.	DATE	DESCRIPTION

**CHEBOYGAN COUNTY AIRPORT AUTHORITY**

**Goe CONSULTING**

4100 Capital City Blvd., Flr 2  
 Lansing, MI 48906  
 Ph: 517.327.1980 / F: 517.327.1982  
 GoeConsulting.com

**SRE BUILDING SITE AND UTILITY PLAN**

**CHEBOYGAN COUNTY AIRPORT**

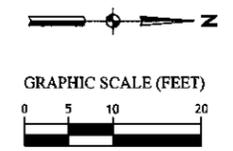
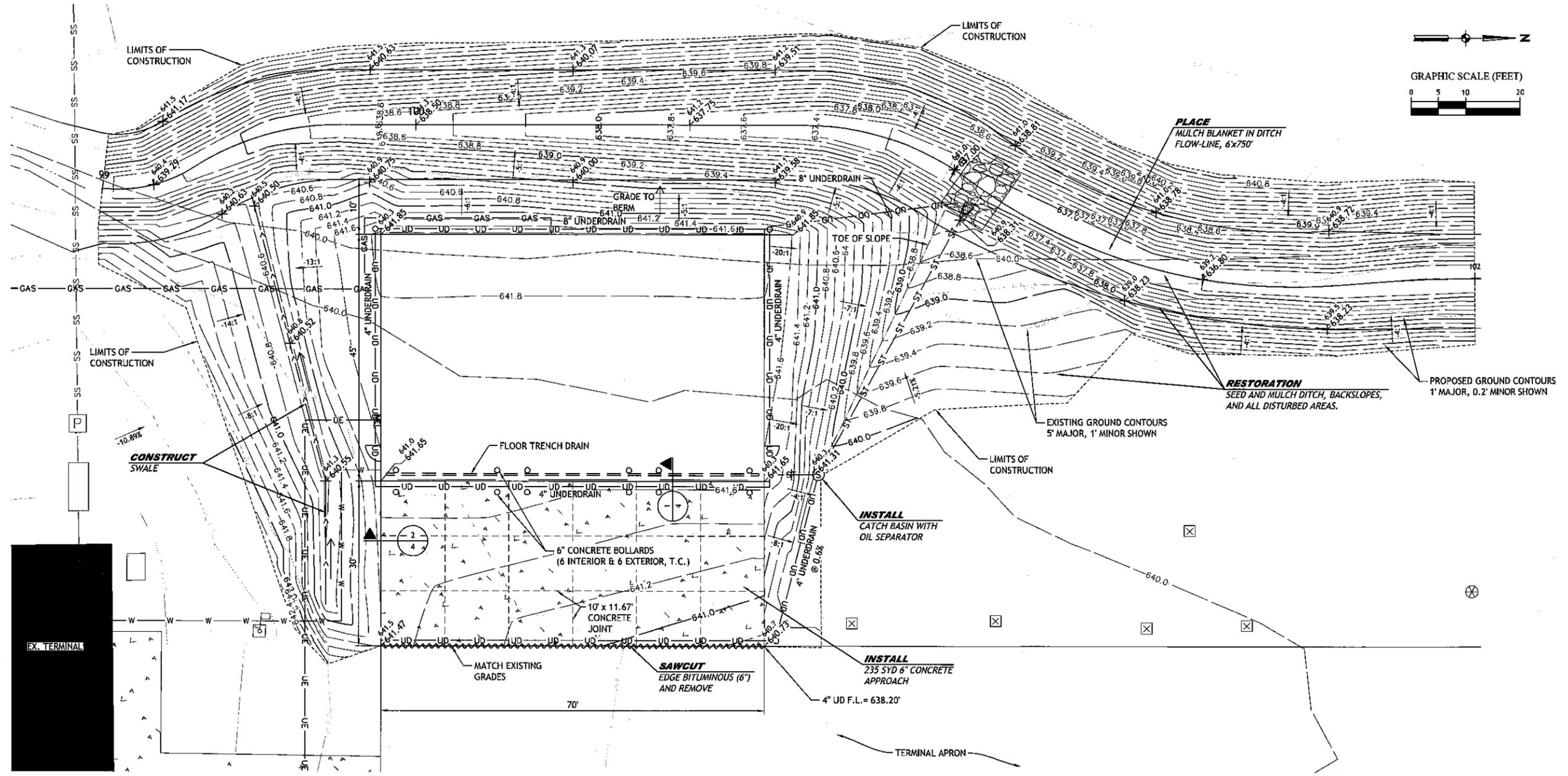
DESIGNED: CWN  
 DRAWN: SGS  
 REVIEWED: GHB  
 APPROVED: CWN  
 DATE: XX-XX-2017

3

OF 10

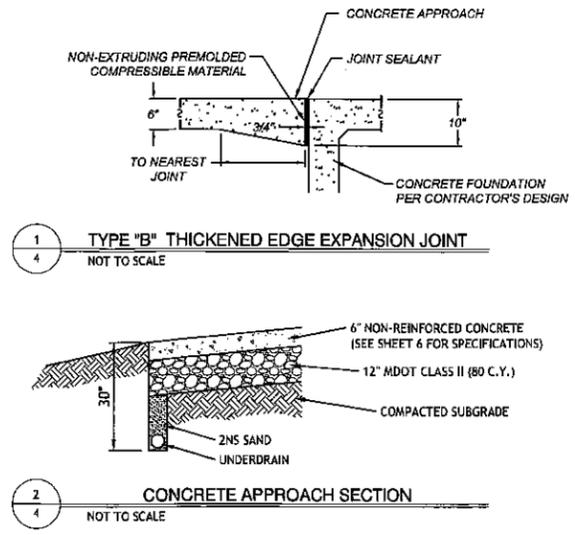


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 Modified / By: January 24, 2018 10:14:40 AM / samth  
 Plotted / By: March 1, 2018 2:30:18 PM / Scott Smith



**NOTES:**

1. DITCH RELOCATION - EST. 700 C.Y.
2. DITCH CLEAN-OUT - EST. 200 C.Y.
3. GRANULAR MATERIAL FROM DITCH EXCAVATION MAY BE USED FOR FILL IN EXISTING DITCH IN BUILDING AREA AT THE DIRECTION OF THE ENGINEER.
4. BRUSH FROM DITCH RELOCATION AND DITCH CLEAN-OUT MUST BE DISPOSED OF OFFSITE AT LOCATION DETERMINED BY CONTRACTOR.
5. EXCESS UNSUITABLE EXCAVATION, IF ANY, FROM THE SITE WORK MAY BE WASTED ONSITE IN THE EAST APPROACH OF RUNWAY 28 AT THE DIRECTION OF THE PROJECT ENGINEER. (SEE SHEET 2)



**LEGEND**

	EXISTING	THIS CONTRACT (T.C.)
PAVEMENT		
CONCRETE JOINT	N.A.	
CONCRETE PAVEMENT		
LIMITS OF GRADING / TURFING AND MULCHING	N.A.	
U.G. AIRPORT CABLE	UE	N.A.
ELECTRICAL HANDHOLE	N.A.	⊕
ELECTRICAL DUCT		N.A.
POWER LINES	P	P
APRON LIGHT POLE	⊗	N.A.
GAS MAIN	N.A.	GAS
STORM SEWER	ST	N.A.
STORM SEWER MANHOLE	⊙	⊙
CHAIN LINK FENCE	X	N.A.
SIGN	P	N.A.

**SRE BUILDING GRADING AND PAVING PLAN**

**CHEBOYGAN COUNTY AIRPORT**

PROJECT NO: FM16-4C26

DRAWN: SGS

DESIGNED: CWN

REVIEWED: GHB

APPROVED: CWN

CHEBOYGAN, MICHIGAN

DATE: XX-XX-2017

**GoE CONSULTING**

4100 Capital City Blvd., Flr 2  
 Lansing, MI 48906  
 P: 517.327.1980 F: 517.327.1982  
 GoEconsulting.com

**CHEBOYGAN AIRPORT**

REV: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

DATE: \_\_\_\_\_

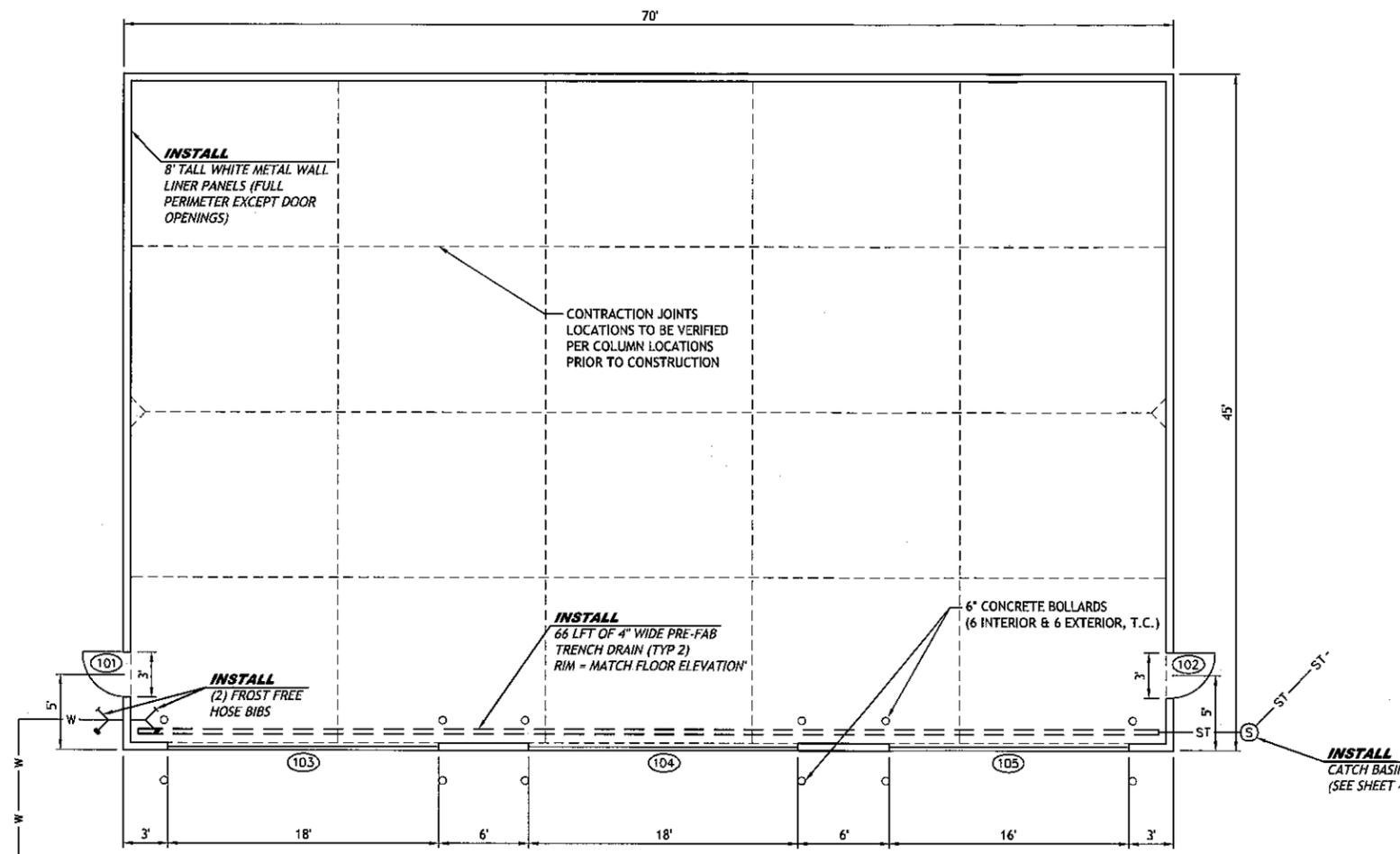
BY: \_\_\_\_\_

5

OF 10



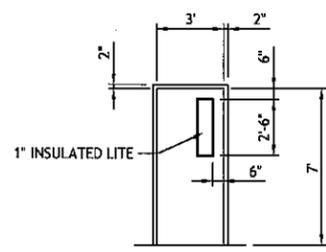
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 March 1, 2016 2:25:17 PM / smm  
 March 1, 2016 2:30:30 PM / Scott Smith



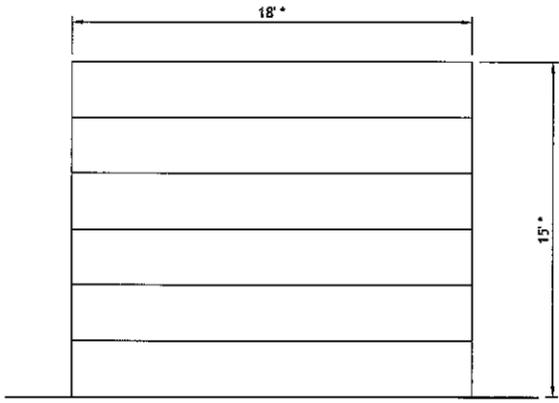
**FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

DOOR SCHEDULE					
DOOR NUMBER	DOOR SIZE			DOOR MATERIAL	ELEV.
	WIDE	HIGH	THICK		
101	3'-0"	7'-0"	1 3/4"	INSULATED HOLLOW METAL	D1
102	3'-0"	7'-0"	1 3/4"	INSULATED HOLLOW METAL	D1
103	18'-0"	15'-0"	2"	INSULATED OVERHEAD SECTIONAL	D2
104	18'-0"	15'-0"	2"	INSULATED OVERHEAD SECTIONAL	D2
105	16'-0"	15'-0"	2"	INSULATED OVERHEAD SECTIONAL	D3

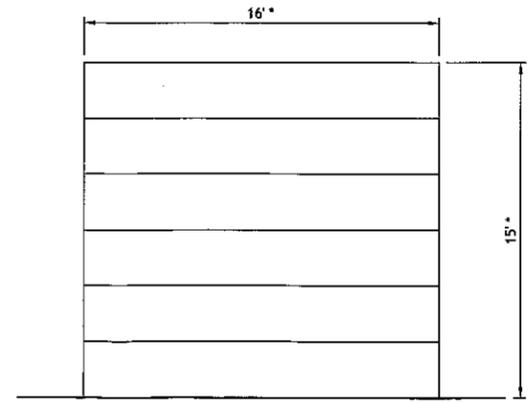
DOOR SCHEDULE	
CODE	DESCRIPTION
D1	INSULATED HOLLOW METAL DOOR TO BE ATTACHED WITH HEAVY DUTY BUTT HINGES. LOCKS ARE TO BE BORED CYLINDRICAL, LOCKS KEYED TO MATCH. DOORS SHALL ALSO BE FURNISHED WITH A 2'-6" BY 8" LITE, PUSH PAD ACTUATING BAR, MECHANICAL CLOSER, THRESHOLD, WEATHER STRIPPING, AND A DOOR BOTTOM SWEEP.
D2	INSULATED OVERHEAD SECTIONAL DOOR WITH AN R-VALUE OF 17.5 MINIMUM.
D3	INSULATED OVERHEAD SECTIONAL DOOR WITH AN R-VALUE OF 17.5 MINIMUM.



**D1**  
 SCALE: 1/4" = 1'-0"



**D2**  
 SCALE: 1/4" = 1'-0"



**D3**  
 SCALE: 1/4" = 1'-0"

\* NOTE: OVERHEAD DOOR DIMENSIONS SHOWN ARE MINIMUM CLEAR DISTANCES.

- NOTES:
- PRE-FAB TRENCH DRAINS SHALL BE K100S DRAINS WITH CLASS E SLOTTED IRON GRATES AS MANUFACTURED BY ACO, OR APPROVED EQUAL.

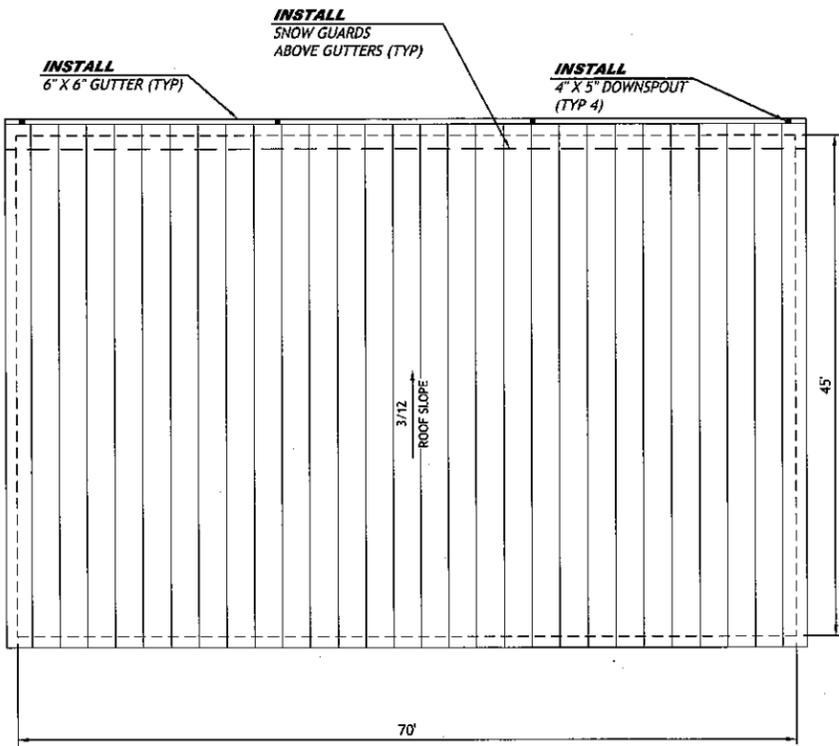
REV	DESCRIPTION	DATE	BY



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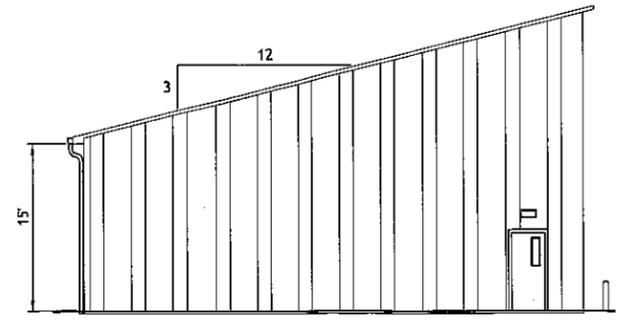
SRE BUILDING		CHEBOYGAN, MICHIGAN	
FLOOR PLAN		DESIGNED	CWN
APPROVED	CWN	REVIEWED	GHB
DATE:	XX-XX-2017	DATE:	XX-XX-2017
PROJECT NO:	FM16-4-C26	DRAWN	SGS

File Name: m:\cheboygan\161643 sre building\CAD\final plans - rebid\08-SLH-ELEV.dwg - Layout1  
 Modified / By: March 1, 2018 2:23:06 PM / smith  
 Plotted / By: March 1, 2018 2:30:35 PM / Scott Smith

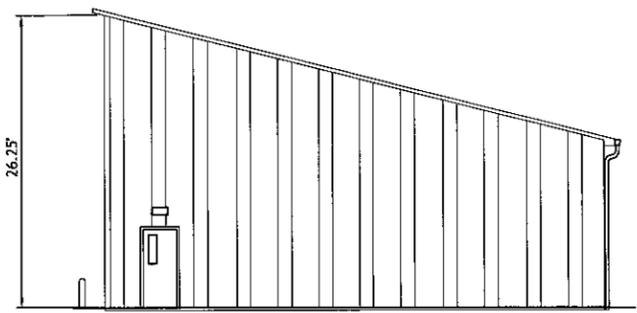


**ROOF PLAN**  
1 1/2 SCALE

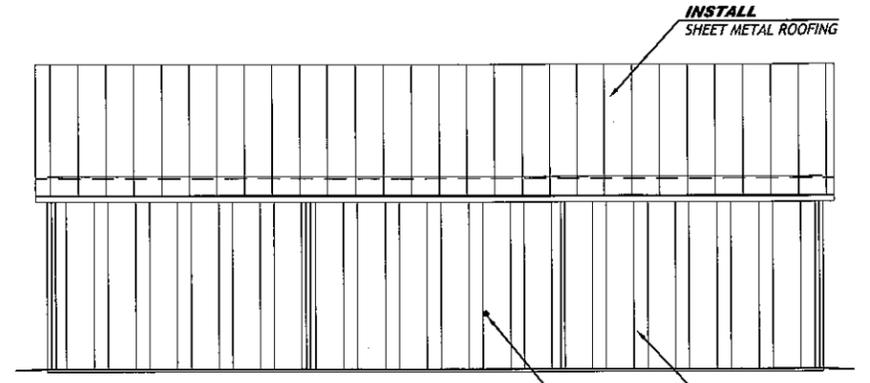
NOTE:  
 METAL SIDING PANELS SHALL BE BLUE (MATCH EXISTING HANGARS).  
 METAL ROOF, TRIM, LOUVERS, AND OVER-HEAD DOORS SHALL BE WHITE.



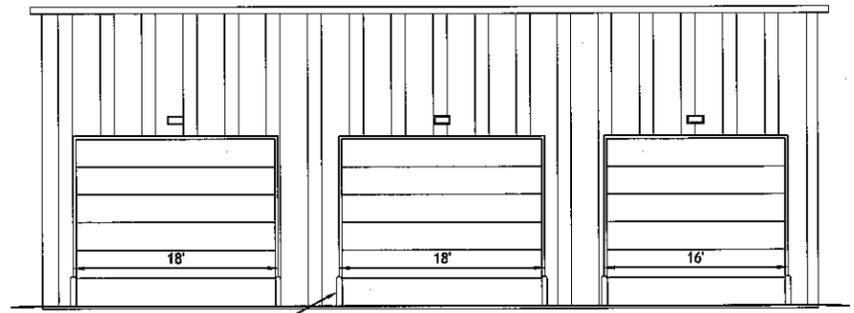
**SOUTH ELEVATION**  
1 1/2 SCALE



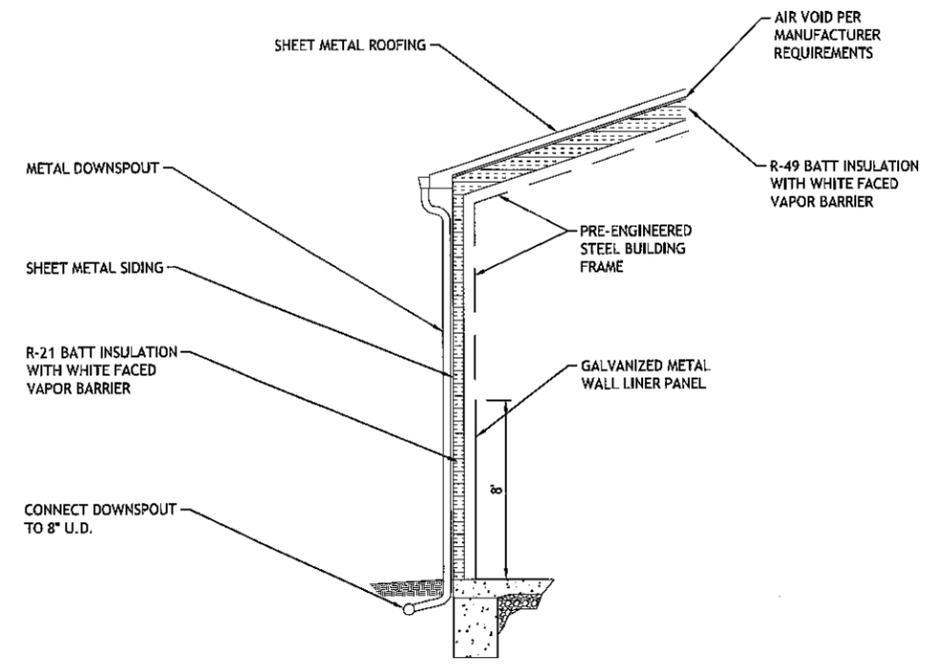
**NORTH ELEVATION**  
1 1/2 SCALE



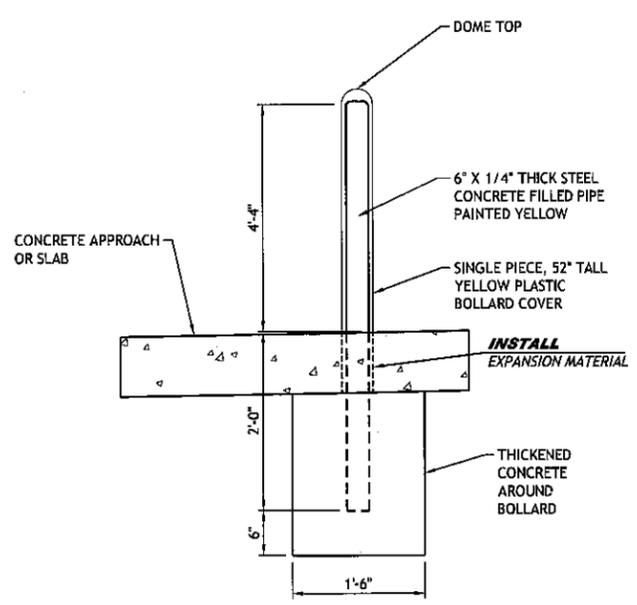
**WEST ELEVATION**  
1 1/2 SCALE



**EAST ELEVATION**  
1 1/2 SCALE



**WALL SECTION**  
NOT TO SCALE



**BOLLARD SECTION**  
NOT TO SCALE

NOTE:  
 BOLLARD COVER SHALL BE A MINIMUM 1/4" THICKNESS OF LDPE OR HDPE MATERIAL AND BE UV PROTECTIVE WITH ANTI-STATIC PROPERTIES.

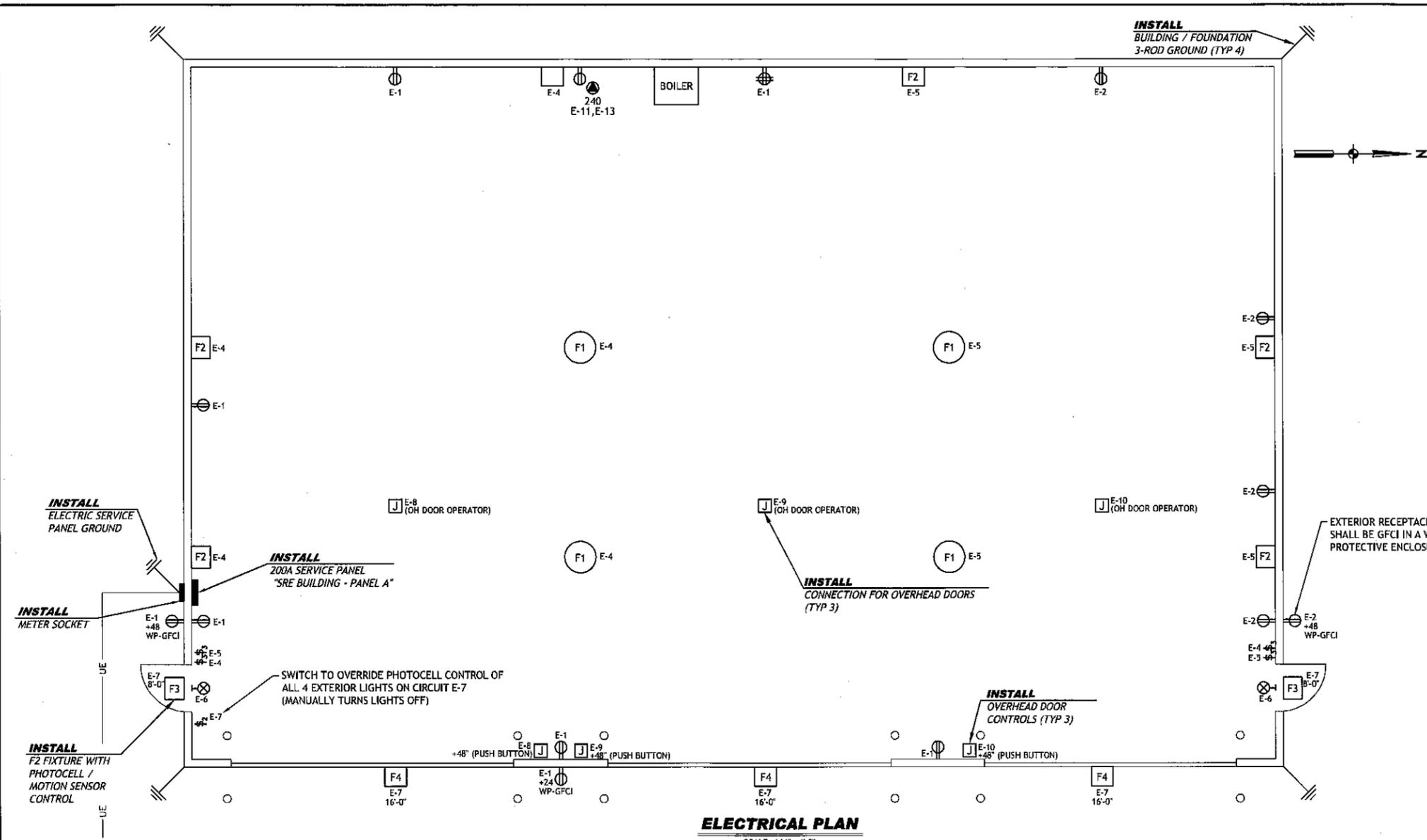
CHEBOYGAN AIRPORT		DATE	BY
SRE BUILDING		REV	DESCRIPTION
ELEVATIONS AND ROOF PLAN		DATE	BY
CHEBOYGAN COUNTY AIRPORT		APPROVED	CWN
PROJECT NO:	FM16-4C26	DESIGNED	CWN
		REVIEWED	GHIB
		APPROVED	CWN
		DATE:	XX-XX-2017
CHEBOYGAN, MICHIGAN			
8			
OF 10			



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File Name: m:\cheboygan\161643 are building\CAD\final plans - rebid\10-SLH-ELEC.dwg - ELECTRICAL  
 Modified / By: February 27, 2018 1:34:34 AM / ssmith  
 Plotted / By: March 1, 2018 2:30:46 PM / Scott Smith



**ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"

ELECTRIC SYMBOLS		
SYMBOL	DESCRIPTION	MOUNTING HEIGHT UNLESS OTHERWISE INDICATED
○	SUSPENDED LED LIGHT FIXTURE (F1)	+15'-0"
□	WALL MOUNTED LED LIGHT FIXTURE (F2, F3, F4)	+10'-0" (F-2, F-3); +16'-0" (F-4)
⊕	EXIT SIGN (FIXTURE F5)	1'-0" ABOVE DOOR
⊕	DUPLEX RECEPTACLE OUTLET	+48"
⊕	QUADPLEX RECEPTACLE OUTLET	+48"
⊕	TWO WAY SWITCH	+48"
⊕	THREE WAY SWITCH	+48"
■	120/240V, 1 PHASE, 3 WIRE PANELBOARD	+79" TO HIGHEST CKT BRKR MAXIMUM
□	JUNCTION BOX	PER MANUFACTURER

**NOTE:**  
 MOUNTING HEIGHTS INDICATED ARE ABOVE FINISHED FLOOR INDOORS OR FINISHED GRADE OUTDOORS TO CENTERLINE OF DEVICE UNLESS OTHERWISE INDICATED.

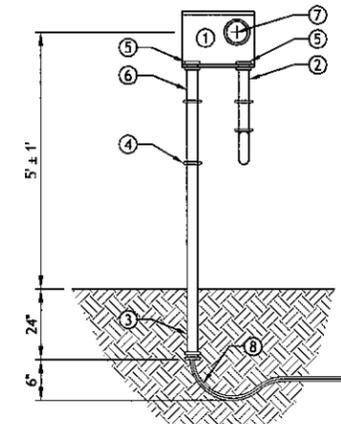
LEGEND	
F1	= DEVICE DESIGNATOR (IF REQUIRED)
8'-0"	= MOUNTING HEIGHT IF NOT STANDARD
E-14	= PANELBOARD CIRCUIT NUMBER(S)

SRE BUILDING PANEL A	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24

24 POLE SPACES

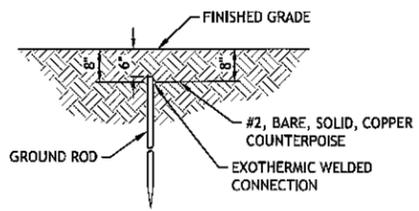
PANELBOARD A SCHEDULE	
200A, 120/240V, 1PH, 3W.	
CIRCUIT NUMBER	O.C.P.D. /LOAD
MAIN	200A, 22,000 AIR
1-2	20A - GARAGE OUTLETS (GFCI CB)
3	20A - SPARE
4-5	20A - GARAGE LIGHTS
6	20A - EXIT SIGNS
7	20A - EXTERIOR LIGHTS
8-10	20A - DOOR OPERATORS
11,13	50A - 240V OUTLET
12,14	30A - BOILER
15-16	20A - SPARES
17-24	SPACES

**NOTE:**  
 SEE SPECIFICATION SECTION 16000 FOR PANELBOARD SPECIFICATIONS.

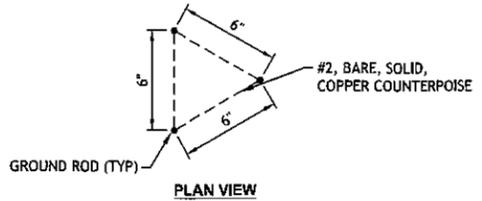


**UNDERGROUND SERVICE ENTRANCE ON BUILDING**  
 NOT TO SCALE

- MEMBER'S SERVICE EQUIPMENT**
- METER BASE.
  - MEMBER'S SERVICE ENTRANCE CABLE OR CONDUCTORS IN CONDUIT.
  - ELECTRICAL CONDUIT (2" MIN.) EXTENDED 2 FEET BELOW GRADE. PVC OR RIGID STEEL CONDUIT.
  - CABLE STRAPS OR CONDUIT CLAMPS AS REQUIRED.
  - CONNECTORS AS REQUIRED.
  - PVC OR RIGID STEEL CONDUIT AS REQUIRED.
- PIE&G SERVICE EQUIPMENT**
- PIE&G kWh METER - MINIMUM 4 FT - MAXIMUM 6FT FROM GROUND.
  - PIE&G UNDERGROUND SERVICE WIRE.
  - GROUND RODS AS REQUIRED BY NEC AND/OR LOCAL INSPECTOR.



**ELEVATION VIEW**



**PLAN VIEW**

**3-ROD GROUND ROD DETAIL**  
 NOT TO SCALE

- GROUND ROD NOTES:**
- INSTALL 10" X 3/4" 3-ROD GROUND ROD, EACH LOCATION, WITH #2 BARE, STRANDED COPPER WIRE CADWELDED TO GROUND RODS AND SECURELY FASTENED TO BUILDING STRUCTURAL FRAME (4 LOCATIONS) OR ELECTRICAL PANEL (1 LOCATION).
  - THE RESISTANCE TO GROUND OF THE COUNTERPOISE GROUNDING SYSTEM SHALL NOT EXCEED 25 OHMS.

LIGHTING FIXTURE SCHEDULE	
TAG	DESCRIPTION
F1	SUSPENDED LED LOW BAY FIXTURE, DIALIGHT DUROSITE SERIES LED LOW BAY LBW1C1A, OR EQUAL
F2	INTERIOR WALL MOUNTED LED FIXTURE, LUMECON MODEL LFS-SAL-30-(TYPE V), OR EQUAL
F3	EXTERIOR WALL MOUNTED LED FIXTURE, LUMECON MODEL LFS-SAL-30-(TYPE V), OR EQUAL
F4	EXTERIOR WALL MOUNTED LED FIXTURE UL LISTED WET LOCATION, LUMECON MODEL NUMBER LFS-SAL-60-(TYPE III), OR EQUAL
F5	WALL MOUNTED LED EXIT SIGN AND LED EMERGENCY LIGHT FIXTURE. FIXTURE TO INCLUDE TWO EMERGENCY AREA LIGHTS AND OPERATE ON BATTERY POWER DURING A POWER OUTAGE.

**NOTES:**

- ALL FIXTURES ARE AS SPECIFIED OR APPROVED EQUAL. SEE SPECIFICATION SECTION 16000 FOR PERFORMANCE SPECIFICATIONS.
- EXTERIOR FIXTURES SHALL INCLUDE BUILT-IN PHOTOCELL CONTROL. THE SOUTHWEST TWO WAY SWITCH SHALL OVERRIDE THE PHOTOCELL CONTROL OF EACH FIXTURE CAUSING THEM TO REMAIN OFF AT ALL TIMES. IT WILL NOT BE POSSIBLE TO TURN ON THE FIXTURES WITHOUT THE PHOTOCELL CONTROL BEING ACTIVATED (DUSK) AND THE SWITCH BEING IN THE ON POSITION.
- INTERIOR LIGHT SWITCHES SHALL CONTROL ALL LIGHTS ON THE RELATED CIRCUIT EXCEPT FOR EXIT SIGNS (FIXTURE F4) WHICH SHALL RECEIVE UNINTERRUPTED POWER.

REV	DESCRIPTION	DATE	BY
1	REBID - REMOVE SOURCE CAPTURE EXHAUST SYSTEM	2/18	SS



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**CHEBOYGAN, MICHIGAN**  
 DATE: 03-06-2017  
 APPROVED: CWN  
 REVIEWED: GHB  
 DESIGNED: CWN  
 DRAWN: SCS  
 PROJECT NO: PH16-PC26