



# CHEBOYGAN COUNTY PLANNING COMMISSION

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## CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, JULY 11, 2018 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

**PRESENT:** Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill  
**ABSENT:** Jazdyk  
**STAFF:** Mike Turisk  
**GUESTS:** Eric Boyd, John F. Brown, Carl Muscott, Bob Lyon, Roberta Matelski, Gary Dechape, Alicia Dechape, Andrew Makee, John Moore, Chad Stemple

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. Borowicz, to approve the agenda as presented. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

### APPROVAL OF MINUTES

The June 20, 2018 Planning Commission minutes were presented. **Motion** by Mr. Churchill, seconded by Mr. Kavanaugh, to approve the meeting minutes as presented. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

The July 26, 2018 Planning Commission minutes were presented. **Motion** by Mr. Freese, seconded by Mr. Borowicz, to table until the minutes can be reviewed and considered at the next meeting. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

**Motion** by Mr. Freese, supported by Mr. Kavanaugh, to change the order of the agenda to move discussion of solar regulation to the first item on the agenda.

### UNFINISHED BUSINESS

#### Review And Discussion Of Draft Zoning Ordinance Language For Solar Arrays

Mr. Freese reviewed the draft solar regulation paragraph by paragraph discussing each item. Changes in draft 5 were discussed and additional proposed changes received from solar contractors were discussed and either approved, modified or rejected and final regulation approved. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to send to legal counsel for review. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

### PUBLIC HEARING AND ACTION ON REQUESTS

**Chad Stemple** - Requests a Special Use Permit for a landscaping contractor’s yard, per Section 6.3.3. of the Zoning Ordinance. The property is located at 164 South Straits Highway, Tuscarora Twp., Section 1, Parcel #161-001-200-005-03, and is zoned Commercial Development (D-CM) and Agriculture and Forestry Management (M-AF).

Mr. Turisk reviewed the background information contained in the staff report covering the application.

Ms. Croft asked for public comments. Mr. Muscott expressed his approval of the business. He also indicated it would have desirable if the entire parcel could have been rezoned Commercial Development with the parcel to the south. Public comment closed.

**Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to grant the topography waiver request. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdzyk)

The Planning Commission reviewed and approved the General Findings. The Planning Commission reviewed and approved the Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Kavanaugh, seconded by Mr. Borowicz, to approve the special use permit based on the General Findings, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 with the following conditions:

1. Health Department approval of well and septic
2. MDOT approval of commercial driveway and signage
3. Soil and Sedimentation review
4. Contractor's yard to be confined to Commercial Development (D-CM) portion of the parcel
5. Use of the detailed site plan provided is to be considered the official site plan and not the general parcel description which was also furnished.

Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdzyk)

**Gary and Alicia Dechape/Therese Vuke** - Requests a Site Plan Review for used car sales, per Section 6.2.2. of the Zoning Ordinance. The property is located at 5015 South Straits Highway, Tuscarora Twp., Section 36, Parcel #161-036-100-001-02, and is zoned Commercial Development (D-CM).

Mr. Turisk reviewed the background information contained in the staff report covering the application.

Ms. Croft asked for public comments. There were no public comments. Public comment closed.

**Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to grant the topography waiver request. Motion carried unanimously.

The Planning Commission reviewed and approved the General Findings. The Planning Commission reviewed and approved the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to approve the site plan based on the General Findings and the Specific Findings of Fact Under Section 20.10 subject to Health Department approval for well and septic. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdzyk)

#### **NEW BUSINESS**

No comments.

#### **STAFF REPORT**

Mr. Turisk provided information on Citizen Planner training program proposed for August. He indicated the training was required by law for all Planning Commission members who have not already received it and that it might be beneficial review even for those who have already received the training. He indicated further information on scheduling and funding would be provided at a later date.

#### **PLANNING COMMISSION COMMENTS**

Several members made favorable comments on the solar regulation.

#### **PUBLIC COMMENTS**

Mr. Muscott thanked Mr. Freese for his work on the solar regulation. Mr. Muscott noted that Clinton County's solar regulation is only 4 pages.

#### **ADJOURN**

**Motion** by Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:42pm.



Charles Freese  
Planning Commission Secretary