



CHEBOYGAN COUNTY PLANNING COMMISSION

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CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, MARCH 6, 2019 AT 7:00 P.M. ROOM 135 - COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Croft, Ostwald, Lyon,
ABSENT: Jazdyk, Churchill, Borowicz
STAFF: Jen Merk, Jeff Lawson
GUESTS: John F. Brown, Cal Gouine, Charlie Veneros, Carl Muscott, John Moore, Eric Boyd, Bob Lyon, Ed Delana

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. Kavanaugh, seconded by Ms. Lyon, to approve the agenda as presented. Motion carried. 6 Ayes (Bartlett, Freese, Kavanaugh, Croft, Ostwald, Lyon), 0 Nays, 3 Absent (Jazdyk, Churchill, Borowicz)

APPROVAL OF MINUTES

The February 20, 2019 Planning Commission minutes were presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Bartlett, to approve the meeting minutes as presented. Motion carried. 6 Ayes (Bartlett, Freese, Kavanaugh, Croft, Ostwald, Lyon), 0 Nays, 3 Absent (Jazdyk, Churchill, Borowicz)

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

Review Of Draft Amendment To Planning Commission Bylaws

Discussion was held regarding the bylaws. Mr. Freese proposed to add a paragraph to Section 5 to cover unforeseen meeting cancellations to read "Scheduled meetings may be cancelled at the call of the Chairperson in the event of inclement weather, declared emergencies or natural disasters. In such event, the Chairperson shall notify the Director of Planning and Zoning. The Director shall then be responsible for notifying the other members of the Planning Commission and any other individuals with a known interest in the meeting agenda whom the Director expects to attend. The Director shall post notice of such cancellation at the County Building so that it is visible from the outside and also post notice of cancellation on the Planning and Zoning website."

Mr. Freese brought up an ambiguity in the regulation between the definition of rear lot line in Section 2 and the diagram shown in Section 2.3 for waterfront lots. Mr. Freese explained the sheet he provided showing the definition, Section 2.3 in question and a diagram of a hypothetical lot, which illustrated the two different conclusions concerning which would be considered the rear lot line. Discussion was held. Mr. Freese suggested removing the asterisk and the words "road with parcel address" from the legend accompanying the diagrams. Mr. Freese suggested there were a number of small changes of this type that he knew of that should be made and that these changes could be brought up, discussed and agreed upon by the Planning Commission and then held until they could be processed together in one amendment or with another more critical matter requiring an immediate amendment.

STAFF REPORT

Ms. Merk noted that there will be a site plan review request and an enforcement report on the 03/20/19 Planning Commission agenda. Mr. Lawson noted that the enforcement officer will be attending the 03/20/19 Planning Commission meeting to provide an overview of enforcement procedures.

PLANNING COMMISSION COMMENTS

Motion by Mr. Freese, seconded by Mr. Kavanaugh, to delay discussion on tiny homes, bathroom in private storage buildings and areas in which greater leeway might be granted to the Zoning Administrator in the approval of changes to the site plan, special use permits, or in other areas of the regulation. Motion carried. 6 Ayes (Bartlett, Freese, Kavanaugh, Croft, Ostwald, Lyon), 0 Nays, 3 Absent (Jazdyk, Churchill, Borowicz)

PUBLIC COMMENTS

Mr. Muscott referred to the asterisk being removed from the setback diagrams and asked how the front will be determined if there are two roads or on a corner lot. Mr. Freese stated it should be only removed from that showing the waterfront lot. Mr. Muscott encouraged the Planning Commission to begin the discussion soon in regards to tiny homes.

ADJOURN

Motion by Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 7:20pm.

A handwritten signature in cursive script, appearing to read "Charles Freese", written over a horizontal line.

Charles Freese
Planning Commission Secretary