



# CHEBOYGAN COUNTY PLANNING COMMISSION

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## CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, APRIL 1, 2015 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

**PRESENT:** Bartlett, Freese, Kavanaugh, Croft, Ostwald, Lyon, Churchill, Jazdyk  
**ABSENT:** Borowicz  
**STAFF:** Scott McNeil  
**GUESTS:** Bob Lyon, John Moore, Carl Muscott, Tony Matelski, Cal Gouine, Earl Stevens, Janet Vance, Jon Vance

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

### APPROVAL OF MINUTES

The March 18, 2015 Planning Commission minutes were presented. **Motion** by Mr. Churchill, seconded by Mr. Ostwald, to approve the meeting minutes as presented. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Croft, Ostwald, Lyon, Churchill, Jazdyk), 0 Nays, 1 Absent (Borowicz)

### PUBLIC HEARING AND ACTION ON REQUESTS

#### An ordinance to amend Cheboygan County Zoning Ordinance No. 200 to remove all references to the Mixed Residential Development (D-MR) Zoning District.

Mr. McNeil explained that this amendment removes of all references to the Mixed Residential Zoning District by rewriting each section of the zoning ordinance. Ms. Croft asked for public comments. There were no public comments. Public comment closed. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to forward the proposed amendment to the Cheboygan County Board of Commissioners with a recommendation for approval. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Croft, Ostwald, Lyon, Churchill, Jazdyk), 0 Nays, 1 Absent (Borowicz)

### UNFINISHED BUSINESS

#### Discussion Regarding 2016 Capital Improvement Program Project Descriptions

Mr. McNeil stated there are two new projects proposed which include the Cheboygan County Marina Fuel Dock and Fuel Tank Replacement and Mullett Township Beach Park Improvements. Mr. McNeil stated that he has talked with the Road Commission and they will submit the same projects as they submitted last year with the same timeframes. Mr. McNeil stated he will include these projects in the summary and provide a copy to the Planning Commission. Mr. McNeil asked if the Planning Commission would like presentations from any of the departments.

Mr. Jazdyk stated a couple of the projects have been in the local newspapers and he would like to receive more information on the projects. Mr. Jazdyk stated he would like a presentation from the Cheboygan Council on Aging, Mullett Township and Cheboygan County Airport. Ms. Croft stated that none of the airport's projects are new projects. Mr. Kavanaugh stated the airport has spoken at previous Planning Commission meetings regarding these projects. Ms. Lyon stated the Council on Aging has spoken to the Planning Commission previously regarding the resurfacing of the parking lot. Mr. Jazdyk stated it would be interesting to have a discussion with the Road Commission to find out what will happen with the additional funding from the millage. Mr. Kavanaugh stated that discussion does not belong in this review. Mr. McNeil noted the Road Commission is proposing the same projects as they did last year. Mr. Jazdyk stated he would be interested in more information on the kind of money that would be required for some of the projects. Mr. Churchill stated the cost of the project is not the focus for the Planning Commission. Mr. Kavanaugh stated the departments provide the cost of the project but the cost of the project is not a

reason for the Planning Commission to hold up the project. Discussion was held. Mr. McNeil stated there is decision making criteria within the Capital Improvement Plan for a desirable project and for a needed project that can be reviewed by the Planning Commission. Mr. Churchill stated he does not look at the cost of the project. Mr. Churchill stated he looks at what the project will do for the community. Ms. Lyon noted that someone else has to determine whether the project is feasible or not. Mr. Jazdyk stated he would like presentations from the Council on Aging and the Cheboygan Airport. Ms. Lyon stated it would be helpful to receive copies of the previous handouts and minutes that were reviewed. Mr. Jazdyk stated when spending millions of dollars in the private sector the funding of the project is a critical piece of the decision making process. Mr. Kavanaugh stated the Planning Commission is not determining what money is being spent. Mr. Kavanaugh explained that the Planning Commission is determining whether the project is needed or desirable. Discussion was held. Mr. Freese stated that he would like to hear presentations regarding the Cheboygan County Marina Fuel Dock and Fuel Tank Replacement and Mullett Township Beach Park Improvements. Mr. Freese stated there have been presentations on the other projects and there are no changes to the projects. Mr. Kavanaugh asked if Mr. McNeil could provide the criteria to review these projects. Ms. Lyon asked Mr. McNeil to provide copies of the previous handouts and minutes that were reviewed for the Council on Aging and the Cheboygan Airport.

**Discussion regarding proposed zoning amendment relative to use of tents, campers, travel trailers, motor homes and undersize mobile homes.**

Mr. Kavanaugh presented pictures of parcels with campers and explained that he would be uncomfortable if he lived next door or owned an adjacent parcel. Mr. Kavanaugh stated that these campers can remain on the property even though the owner only uses the camper two times a year. Mr. Kavanaugh stated additional buffers and setbacks would still allow everyone to camp without having a negative impact on property values or undesirable situations. Ms. Croft asked if there are residences close to the camping examples provided in the pictures. Mr. Kavanaugh stated yes. Mr. Kavanaugh questioned if someone owning a high end home would want these campers on the adjacent parcel permanently. Mr. Kavanaugh stated some of them have an outhouse and some are very nice campers. Mr. Kavanaugh suggested percentage setbacks. Mr. Kavanaugh stated everyone should be able to camp. Mr. Kavanaugh explained the importance of buffers and setbacks to provide protection to the adjacent property owner. Mr. Kavanaugh stated that these campers will be allowed permanently unless we can prove that they are not being used. Mr. Kavanaugh noted that it will be difficult to prove that they are not being used. Mr. Kavanaugh stated if someone is living in a camper it will be difficult to prove. Mr. Kavanaugh stated he does not believe a permit is necessary but he would like to see a review of the setback.

Ms. Lyon noted that there are narrow lots. Mr. McNeil stated that he and Mr. Kavanaugh discussed requiring 30% of lot width for the side setback. Mr. Kavanaugh stated this would still allow someone with a small lot to have a camper. Mr. Freese stated this will work for small parcels but it restrictive for large parcels. Mr. Freese suggested requiring 30% of the lot width or 100ft. whichever is less. Mr. Jazdyk stated his concerns regarding how this change would affect campers for watchman/caretakers. Mr. Kavanaugh stated those are mainly in Commercial and Industrial Zoning Districts. Mr. Jazdyk suggested providing guidelines for the public explaining the reason for the buffers and setbacks. Mr. Freese asked if the front setback should be reviewed also. Mr. Kavanaugh stated yes as it is just as important as the side setbacks. Mr. Jazdyk suggested that two or three of the Planning Commission members work with Mr. McNeil on this amendment.

**NEW BUSINESS**

**Review of a proposed ordinance amendment by Burt Township.**

Mr. McNeil stated Burt Township has submitted two amendments for the Planning Commission to review. Mr. McNeil stated the first amendment provides provisions for accessory buildings. Mr. McNeil stated the second amendment provides regulations for walkways in a waterfront setback and fencing on a waterfront lot. Mr. McNeil stated he did not see anything in these amendments that would conflict with the Master Plan. The Planning Commission noted that Burt Township has large setback requirements. Discussion was held.

**STAFF REPORT**

Mr. McNeil stated he is working on the amendment for the Rural Stream Protection District and hopes to put it on the next agenda for the Planning Commission to review.

**PLANNING COMMISSION COMMENTS**

No comments.

**PUBLIC COMMENTS**

Mr. Muscott stated he hates to see the camping amendment going backwards as the Planning Commission has been working on this amendment for over one year. Mr. Muscott stated he has lots in Topinabee that were subdivided as camping lots (25ft. x 100ft.) in 1909. Mr. Muscott stated some of these lots are in the woods and are ideal for camping. Mr. Muscott stated the

adjacent property owners are all over the country and a camper sitting on these lots would not affect their property values. Mr. Muscott stated that the Planning Commission should take small lots into consideration when working on the amendment.

Mr. Muscott referred to the Capital Improvement Plan and noted that the Topinabee Streetscape project was presented to the Planning Commission last year and most likely included the parking lot. Mr. Muscott stated the township found out that the grant will only cover improvements within MDOT's right of way and the parking lot has now been turned into a park front.

**ADJOURN**

**Motion** by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 7:51pm.

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

Charles Freese  
Planning Commission Secretary