



CHEBOYGAN COUNTY PLANNING COMMISSION

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, FEBRUARY 1, 2017 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

UNFINISHED BUSINESS

1. Review Of Sign Ordinance Relative To Content Based Regulation
2. Use Terminology Review; Convalescent Homes

NEW BUSINESS

1. 2018 Capital Improvement Program Timeline
2. Discussion Of Vacation Rentals

STAFF REPORT

PLANNING COMMISSION COMMENTS

PUBLIC COMMENTS

ADJOURN



CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST., ROOM 103 ■ PO Box 70 ■ CHEBOYGAN, MI 49721
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CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, JANUARY 18, 2017 AT 7:00 P.M. ROOM 135 – COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Kavanaugh, Borowicz, Croft, Ostwald, Jazdzyk
ABSENT: Freese, Churchill, Lyon
STAFF: Scott McNeil
GUESTS: Judy Ostwald, John Moore, Carl Muscott, Tony Matelski, Russell Crawford, Cheryl Crawford, Cal Gouine, C. Maziasz

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

APPROVAL OF MINUTES

The December 21, 2016 Planning Commission minutes were presented. **Motion** by Mr. Borowicz, seconded by Mr. Ostwald, to approve the meeting minutes as presented. Motion carried. 6 Ayes (Bartlett, Kavanaugh, Borowicz, Croft, Ostwald, Jazdzyk). 0 Nays, 3 Absent (Freese, Churchill, Lyon)

UNFINISHED BUSINESS

Consideration Of Zoning Ordinance Amendment Relative To Assembly Hall Uses.

Mr. McNeil stated that the Planning Commission has discussed combining several uses into one use called Assembly Hall. Mr. McNeil stated that a definition has been provided for Assembly Hall.

Mr. McNeil stated that Section 2 removes the club use with arcades, bowling alleys, pool or billiard parlors remaining as uses which require site plan review in the Village Center Indian River and Village Center Topinabee zoning districts and uses which require a special use permit in the Village Center Indian River Overlay and Village Center Topinabee Overlay zoning districts.

Mr. McNeil stated that Section 3 removes the club use with bowling alleys, pool or billiard parlors remaining as uses which require site plan review in the Commercial Development and Village Center zoning districts.

Mr. McNeil explained that Section 4 provides for assembly halls as a use which requires a special use permit in the Residential Development zoning district.

Mr. McNeil explained Section 5 provides for assembly halls as a use which requires site plan review in the Commercial Development zoning district.

Mr. McNeil stated that Section 6 removes the current use listings of churches and public, parochial and private schools, libraries and municipal structures and uses from the permitted use listings within the Residential Development and Topinabee Village Center Residential Overlay zoning districts.

Mr. McNeil stated that Section 7 replaces the current use listing of public, parochial and private schools, libraries and municipal structures and uses with assembly halls as a use which requires a special use permit in the Agriculture and Forestry Management zoning district.

Mr. McNeil stated that Section 8 removes the community buildings from the current community buildings, public parks and recreational areas, playgrounds and campground use listing which requires a special use permit in the Agriculture and Forestry Management and Rural Character/Country Living zoning districts.

Mr. McNeil stated that Section 9 replaces the current use listing of educational, municipal, and religious institutions with assembly halls as a use which requires a special use permit in the Village Center, Village Center Indian River, Village Center Topinabee and Rural Character/Country Living zoning districts.

Mr. McNeil stated that Section 10 replaces the current use listing of schools, libraries, churches and municipal structures with assembly halls as proposed to be defined as a use which requires a special use permit in the Lake and Stream Protection zoning district.

Mr. Kavanaugh stated that previously the wording in Section 2 was not clear, but it is clear now.

Mr. Jazdyk asked if public schools, parochial schools, private schools, and churches will now fall under the assembly hall classification. Mr. McNeil stated yes. Mr. Jazdyk asked why is there a concern regarding clubs. Mr. McNeil stated that clubs also have a similar effect on the land. Mr. McNeil stated that this is a use that can be eliminated from the ordinance and included in the assembly hall use.

Ms. Croft asked for public comment. Mr. Muscott stated that he is not sure what is driving this review of assembly hall. Mr. Muscott stated that the Planning Commission is far away from the definition in the dictionary of assembly hall. Mr. Muscott read a definition of the assembly hall, "A very large room used to hold public meetings, to stage shows, a very large room in a school." Mr. Muscott stated that Jehovah's Witness typically call their house of worship an Assembly Hall. Mr. Muscott stated that the general public would understand a club to be a VFW club, Eagles club or a fraternal organization that holds meetings. Mr. Muscott stated that he thinks of an assembly hall as a particular use of a room rather than a function of a land use. Mr. Muscott stated that he does not believe that this is a term that people will be comfortable with as it is a vague term. Mr. Muscott stated that he does not see the term assembly hall used in ordinances very much. Mr. McNeil stated that this was initiated by the Planning Commission's adopted priority to review and consolidate the land uses in the ordinance. Discussion was held. Mr. Jazdyk stated that many Planning Commissions try to incorporate many uses into a general classification and try to use the existing guidelines to make sense out of a request. Mr. Jazdyk stated this typically works better. Mr. Jazdyk stated that he supports this kind of activity instead of having more definitions. Mr. Kavanaugh questioned if there is a different term that could be used. Mr. Kavanaugh asked if Mr. McNeil could review other zoning ordinances to see what similar terms are being used. Ms. Croft asked if this proposed amendment has been reviewed by legal counsel. Mr. McNeil stated no. Mr. Borowicz stated this proposed amendment should be reviewed by legal counsel while Mr. McNeil is working on another term instead of assembly hall.

Consideration Of Use Recommendations To Tuscarora Township Regarding Village Center Indian River And Village Center Indian River Overlay Zoning Districts.

Mr. McNeil presented a draft follow-up letter regarding a meeting that was held with Tuscarora Township. Mr. McNeil stated that a definition for bar and night club has been included. Mr. McNeil stated that we are recommending that restaurant use and bar use be interjected for uses within the Village Center Indian River and Village Center Indian River Overlay Zoning Districts.

Mr. McNeil stated that gasoline service station is proposed to be deleted and replaced with motor vehicle service station. Mr. McNeil stated that automobile repair and washing establishment is proposed to be replaced by motor vehicle repair and car wash use listings. Mr. McNeil stated that this is proposed for the Village Center Indian River Zoning District.

Mr. McNeil stated that new definitions are proposed for health and fitness center and office. Mr. McNeil stated that we are asking for more discussion with Tuscarora Township in regards to these uses.

Mr. McNeil stated that this memo will be sent to Tuscarora Township officials and Tuscarora Township Planning Commission. Mr. McNeil recommended including an invitation to attend a future Cheboygan County Planning Commission meeting to discuss this further.

NEW BUSINESS
2017 Annual Meeting.

Mr. McNeil stated there shouldn't be any changes in the regular meeting schedule as there are no conflicts with any holidays.

Motion by Mr. Kavanaugh, seconded by Mr. Bartlett, to maintain the existing officers. Motion carried. 6 Ayes (Bartlett, Kavanaugh, Borowicz, Croft, Ostwald, Jazdyk). 0 Nays, 3 Absent (Freese, Churchill, Lyon)

Motion by Mr. Kavanaugh, seconded by Mr. Borowicz, to retain the current meeting schedule of the first and third Wednesday of each month. Motion carried. 6 Ayes (Bartlett, Kavanaugh, Borowicz, Croft, Ostwald, Jazdyk). 0 Nays, 3 Absent (Freese, Churchill, Lyon)

Consideration Of Recommendation To Repeal Sections 17.3. And 21.9.2.

Mr. McNeil stated that section 21.9.2 requires doubling the zoning permit fee for construction of a building or establishing a new land use without a permit. Mr. McNeil stated that this is also believed to be unlawful. Mr. McNeil stated that the provisions of section 17.3, regarding single family dwellings, are covered, or are in conflict with the building code. Mr. McNeil stated that language provided in section 17.3.7. regarding determinations of compatibility due to aesthetics are believed to be unlawful. Discussion was held.

Review Of Use Terminology Relative To Convalescent Homes

Mr. McNeil stated he has provided new use listings and definitions that are more generic. Mr. McNeil stated that the current definition talks about licensing under Michigan law and the new definitions for assisted living center and healthcare living center talk about what type of services are being provided at the facility. Mr. McNeil stated that leaving the definitions in more of a generic form may cover most of these types of uses. Mr. Kavanaugh asked where Heritage Cove Farm would fit into these definitions. Mr. McNeil stated that it would fit under healthcare living center. Mr. Kavanaugh stated that mental illness should be included. Mr. McNeil stated he is trying to keep these definitions generic. Mr. McNeil stated that the Planning Commission has agreed on a definition for infirmity which could be reviewed again. Mr. Kavanaugh stated that there will not be any questions if infirmed is included in the definition. Mr. Kavanaugh stated that mental and physical should be included if it is lawful to do so.

Mr. Jazdyk asked what Mr. McNeil is asking of the Planning Commission. Mr. McNeil stated to remove the definition of convalescent or nursing home and interject the listed uses with assisted living center or healthcare living center. Mr. McNeil stated that there is the adult day care center that will need to be addressed also. Discussion was held.

Discussion was held regarding a permit being issued for a pole building for Ed Shovan.

Mr. Kavanaugh stated that he was provided a 10 year report of Planning Commission approvals and denials. Mr. Kavanaugh stated that all of the Planning Commission members should receive a copy of this report. Mr. Kavanaugh stated that there were 157 requests that were reviewed by the Planning Commission and there were only 3 denied in 10 years.

STAFF REPORT

Mr. McNeil referred to the Planning and Zoning News and stated that there is an article on medical marijuana. Mr. McNeil stated that he and Mr. Schnell have had questions regarding what the county's role may be under the recently passed Medical Marijuana Act. Mr. McNeil stated this act allows municipalities to adopt ordinances and provide licenses for processors, growers and dispensaries. Mr. McNeil stated that counties do not play a role in making this decision. Mr. McNeil stated that townships and cities can allow by ordinance for license or by ordinance through zoning. Mr. McNeil stated that legal counsel has advised that if a township decides that they want to allow and license these facilities then we will have to look at zoning to provide that use as it will be a legitimate land use.

Mr. McNeil stated that the Planning Commission members have received an invitation to the Awakon Credit Union grand opening on 01/19/17.

Discussion was held regarding Best Practices In Capital Improvement Planning training scheduled for 01/20/17. Mr. Borowicz stated that he is interested in attending this training.

PLANNING COMMISSION COMMENTS

No comments.

PUBLIC COMMENTS

Mr. Maziasz asked Mr. McNeil to explain why the county will have to step in to look at zoning if the township decides to allow licenses for processors, growers and dispensaries. Mr. McNeil stated that we will have to provide zoning for the land use that the township decides to allow. Discussion was held.

ADJOURN

Motion by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 7:45pm.

Charles Freese
Planning Commission Secretary

DRAFT



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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PHONE: (231)627-8489 ■ FAX: (231)627-3646

To: Cheboygan County Planning Commission

From: Scott McNeil, Planner

Subject: Review by legal counsel of zoning ordinance amendment regarding signs

Date: January 26, 2017

Included with this memo please find the subject draft zoning ordinance amendment dated 1/25/17 which has been reviewed by legal counsel. The draft ordinance remains as last reviewed by the commission with minor grammatical changes.

I believe the same is in order for review at a public hearing.

Please do not hesitate to contact me with questions.

DRAFT 1/25/17

**CHEBOYGAN COUNTY
Zoning Ordinance Amendment # _____**

AN ORDINANCE TO AMEND THE CHEBOYGAN COUNTY ZONING ORDINANCE No. 200 TO PROVIDE DEFINITIONS, REGULATIONS AND STANDARDS FOR SIGNS.

THE COUNTY OF CHEBOYGAN, STATE OF MICHIGAN ORDAINS

Section 1. Amendment of Section 17.19.1.

The following definitions within Section 17.19.1 of the Cheboygan County Zoning Ordinance No. 200 are hereby repealed:

Neighborhood identification sign, Noncommercial sign, Off-premise sign, Political sign, and Real Estate Sign.

Section 2. Amendment of Section 17.19.2.

Section 17.19.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows:

17.19.2. SIGNS NOT REQUIRING A ZONING PERMIT

The following signs may be placed in any zoning district without a zoning permit, provided such signs are established in a lawful manner and do not create a nuisance or safety hazard:

- A. Incidental signs, not exceeding 3 square feet of sign surface area.
- B. Any temporary sign constructed using a wire, metal, wood or other support structure capable of being placed in the ground and removed from the ground by a single individual with relative ease subject to the following requirements:
 - 1. There shall be no more than two (2) signs per lot except as otherwise provided by law and also except if placed within forty five (45) days of a governmental election, then there shall be no more than six (6) signs per lot.
 - 2. Each sign Shall be removed from the lot within sixty (60) days of its original placement and no more than two (2) days after the subject matter of the sign has expired, except as otherwise provided by law.
 - 3. Each sign shall be limited to 8 square feet and no more than 4 feet in height except as otherwise provided by law and also except if placed within forty five (45) days of a governmental election, then the total sign surface area of all signs shall be no more than 32 square feet and each sign shall be no more than four (4) feet in height.
- C. Governmental signs.
- D. One (1) dwelling owner or occupant name plate per use which is not illuminated and does not exceed an area of two (2) square feet of sign surface area, and may be in addition to any other permitted sign.
- E. Signs that have been approved in conjunction with a valid site plan or PUD.

- F. Any sign authorized pursuant to a written contract between the owner of the lot on which the sign will be located and any third party and placed on the lot for a specified period of time subject to the following requirements:
 - 1. Each sign shall be removed from the lot within thirty (30) days after the contract authorizing the sign matter of the sign has expired.
 - 2. Each sign shall be limited to thirty two (32) square feet of sign surface area.
 - 3. There shall be no more than one (1) sign per lot.
- G. Signs on motor vehicles not used primarily for advertising purposes.
- H. The use of any balloons, flags, pennants or pinwheels, individually, as a group, or connected to a sign intended to draw attention to a specific event at a specific location subject to the following requirements:
 - 1. Balloons, flags, pennants or pinwheels, shall not be placed on the lot more than fifteen (15) days before the specific event.
 - 2. Balloons flags, pennants or pinwheels shall be removed from the lot within two (2) days after the specific event is over.

Section 3. Amendment of Section 17.19.3.

Subsection 17.19.3. of the Cheboygan County Zoning Ordinance No 200 is hereby amended to read in its entirety as follows:

17.19.3. PROHIBITED SIGNS

The following signs are prohibited in all zoning districts.

- A. Signs with moving or revolving parts.
- B. Signs affixed to any governmental or public utility structure, except incidental signs.
- C. Signs located in the right-of-way of a public sidewalk or highway, unless the governmental body with jurisdiction over the public sidewalk or highway consents in writing to the placement of the sign and such sign otherwise meets the applicable sign regulations of this Ordinance.
- D. Signs utilizing vehicles, trucks, vans, trailers or other similar wheeled devices, including those where the wheels have been removed, excluding signs on vehicles that are used in the day to day operations of the business to which the sign pertains.
- E. Signs that interfere with traffic visibility or public services.
- F. Signs with concrete foundations or other solid anchoring devices that project above the surface of the ground and located as to constitute a safety hazard to vehicular traffic. The Planning Commission may rule on the hazard potential of any proposed sign or sign structure and shall prohibit such sign or require a modification upon finding the presence of a safety hazard.

Section 4. Amendment of Section 17.19.5.

Subsection 17.19.5. of the Cheboygan County Zoning Ordinance No 200 is hereby amended to read in its entirety as follows:

17.19.5. VILLAGE CENTER INDIAN RIVER ZONING DISTRICT SIGN REQUIREMENTS

Signs in the Village Center Indian River zoning district shall comply with the following requirements:

- A. All signs shall be constructed of metal, masonry, wood, or a wood simulator such as molded plastic or routed foam.
- B. For lots which face more than one (1) street, sign requirements of Section 17.19.8 shall apply to each street front.
- C. Signs shall not extend or overhang into the public right of way (ROW), unless they are 11 ft. above the ROW (at their lowest point) and unless the governmental body with jurisdiction of the public sidewalk or right-of-way consents in writing to the placement of such sign.
- D. In addition to the maximum sign surface area, all lots shall be allowed a bonus of three (3) square feet of sign surface area for each additional use above one (1). This bonus applies to Projecting, Freestanding, and Wall signs only.

Section 5. Amendment of Section 17.19.5.A.

Subsection 17.19.5.A. of the Cheboygan County Zoning Ordinance No 200 is hereby amended to read in its entirety as follows

17.19.5.A VILLAGE CENTER TOPINABEE ZONING DISTRICT SIGN REQUIREMENTS

Signs in the Village Center Topinabee zoning district shall comply with the following requirements:

- A. All signs shall be constructed of metal, masonry, wood, or a wood simulator such as molded plastic or routed foam.
- B. Lots with more than one (1) lot line abutting a public right-of-way may have one (1) permanent sign located on the lot along each public right-of-way, subject to the total size requirements under Section 17.19.8. Provided, however, this provision shall not apply to canopy signs.
- C. Signs shall not extend or overhang into the public right of way (ROW), unless they are 11 ft. above the ROW (at their lowest point) and unless the governmental body with jurisdiction of the public sidewalk or right-of-way consents in writing to the placement of such sign.

Section 6. Amendment of Section 17.19.7.D.

Section 17.19.7.D. of the Cheboygan County Zoning Ordinance No 200 is hereby amended to read in its entirety as follows:

- D. Billboards as defined by the Highway Advertising Act of 1972 (1972 PA 106), that border interstate highways, freeways, or primary highways, as defined in said Act, shall be regulated and controlled by the provisions of such Act, notwithstanding the provisions of this ordinance.

Section 8. 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 9. 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: Anthony M. Matelski
Its: Chairperson

By: Karen L. Brewster
Its: Clerk



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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www.cheboygancounty.net/planning/

To: Planning Commission

From: Scott McNeil, Planner

Re: Use terminology review; Convalescent homes

Date: January 19, 2017

This use review is continued from the most recent Planning Commission meeting.

Included with this memo please find a listing of uses and definitions from the zoning ordinance which relate to the subject dated January 19, 2017. You will find reference to mental and physical infirmity added to the proposed definition for Health Care Center. The remainder remains as last reviewed.

Please contact me with questions.

Listed uses and definitions relative to Convalescent home uses.

January 19, 2017

Current related definitions from the Zoning Ordinance:

CONVALESCENT OR NURSING HOME

A home, qualified for license under applicable Michigan Law, for the care of children, aged, or infirm and providing facilities for four or more patients.

HOSPITAL (Rev. 09/29/06, Amendment #61)

An institution for the treatment, care, and cure of the sick and wounded, for the study of disease, and for the training of physicians, nurses, and allied health personnel.

New proposed definition:

ADULT DAY CARE CENTER

A facility which provides care for the elderly and/or functionally impaired adults in a protective setting for a portion of a 24-hour day.

Definitions proposed to replace CONVALESCENT OR NURSING HOME:

ASSISTED LIVING CENTER

A facility which provides primarily nonmedical services and living facilities to individuals in need of personal assistance essential for sustaining the activities of daily living except a state licensed residential facility as defined under Public Act 110 of 2006

HEALTHCARE LIVING CENTER

A facility which provides health care services and living facilities for the individuals suffering or recovering from illness, injury or mental or physical infirmity, except a state licensed residential facility as defined under Public Act 110 of 2006.

Current Zoning use listings:

Current listed use

Zoning districts where allowed

Assisted Living Facility/Convalescent Home

VC-IR, VC-T (SUP)

Elderly housing and convalescent homes.

D-RC, VC-T-O (SUP)

Elderly housing, nursing and convalescent homes.

D-CM, D-LI, D-GI

Nursing or convalescent homes.

M-AF, D-RC (SUP)



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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Date: January 20, 2017

To: Planning Commissioners

From: Scott McNeil

Re: Proposed timeline for development of 2018 Capital Improvement Program.

Included with this memo please find a draft timeline for development of the 2018 CIP for your review and consideration of approval.

Please do not hesitate to contact me with questions.

Proposed Cheboygan County Planning Commission 2018 Capital Improvement Program Development Timeline.

January 19, 2017

January 20, 2017 to March 24, 2017. The staff of the Community Development Department will gather project information from the agencies and departments within the county and other government entities for inclusion in the CIP and present the same for review by the Cheboygan County Planning Commission.

April 5, 2017 to June 7, 2017. The proposed projects are reviewed by the Planning Commission. Agency and department representatives may provide a report to the Planning Commission by request.

June 21, 2017. The Planning Commission will review the project information and elect which projects should be included in the CIP and place such projects in a general order of priority in needed and desirable categories.

July 5, 2017. The staff of the Community Development Department will present a draft CIP document to the Planning Commission for review.

August 2, 2017. The Planning Commission holds a public hearing on the draft CIP and may make changes to the draft CIP accordingly.

August 15, 2017. The Planning Commission will forward the final draft CIP, along with a recommendation, to the Cheboygan County Board of Commissioners.

November 1, 2017 to December 6, 2017. The Planning Commission will review any proposed changes from Board of Commissioners or the County Administrators office as a result of the county budget review process.

February 1, 2017

To: Steve Schnell
Cheboygan County Planning & Zoning

This letter is concerning the front page article in the January 26th issue of the Straitsland Resorter about county zoning in the lake and stream district. I totally agree with the county that it should not be allowed. This has been going on for years and not enforced. I have owned a piece of property on Wildwood Lake in Nunda Township since 1980. Approximately 20 years ago I had a neighbor on my street who would rent out his place on a weekly basis. It wasn't just one family. Sometimes multiple families would all be there at the same time. There would be 4 or more cars, 1 or 2 boats and many children of all ages. These renters let the kids run wild and swim in front of my cottage, fish off of my dock and climb on my pontoon boat. Some of the renters would bring dogs, even though pets were not allowed. The dogs would run free and bark constantly because their owners brought them to a strange environment. Needless to say, the dogs would leave deposits on my lawn and the renters made no effort to clean up the mess. I had more than one confrontation with different renters about the above stated facts.

After a couple of years of this, the owners were also tired of people not taking care of their property, and they quit renting it out. I thought finally that my troubles were over.

Then, about 15 years ago, a new home went up about 500 feet down the road. The owners seemed to be nice people, but then they started renting the home out. The same conditions occurred - multiple families, boats, kids – and this particular place had very little parking. The renters would park on the street and create a dangerous situation because it was up a hill going into a curve. Three years after that home went in, another home was built two lots further up the street. The same things were going on there as well.

What I have observed is that these renters have no respect for their neighbors. They are on vacation and feel it is their right to play loud music and stay up late partying and drinking, sometimes using profanity. Anyone who lives on a lake knows how far voices can travel. They will blow off fireworks any weekend of the summer. I have no problem with 4th of July fireworks. The trouble with transient renters is the owner is not around to see what goes on and they obviously never had to put up with disruptive neighbors.

I'm not saying all of these renters are like this, but the ones that display these behaviors are a good reason why zoning was put in effect in the first place. I understand that any property owner can apply for a special use permit in any zoning district, but I think anyone who applies should be aware of the laws that apply to transient rentals and check with the Cheboygan County Building Department. I talked to Dan Chase, and he said any building used for these rentals must have adequate parking, handicap ramps for access, bathroom with handicap (ADA approved fixtures), wheelchair accessible doors to bedrooms and bathrooms, plus whatever other rules and regulations apply.

Why do I know so much about this? Because I've been a licensed builder in Cheboygan County for over 40 years, and also because I built my own transient rental unit 23 years ago and a second one 15 years ago. Yes, I needed a special use permit

because my property was zoned forestry and agriculture. I applied and received it both times. I also needed engineer stamped plans approved by the Building Department and had to follow all Building Department codes during construction and had all required inspections before I could start renting. So I would expect anyone who applies for a special use permit to be ready for the rules and codes that will be required. Also, they should not forget to check with a CPA about registering with the Michigan Department of Treasury and apply for a tax I.D. number so they can pay the 6% use tax on a monthly basis. Yes, that's the law. You must file every month whether you have a rental or not.

If you go on the VRBO.com or Homeaway.com websites, you will be amazed at how many places on Burt & Mullett Lakes are available for transient renters. I suggest you seek input from their neighbors. The nicer homes get between \$2000 - \$3000 per week. Even these rentals on Wildwood Lake get as much as \$2200 a week in the summer. I don't know what kind of place the Stempky's have on Long Lake, but lets face it – the reason you rent your home out is to have someone else help pay for it, and help to pay the high taxes for being a lake property owner.

Rules are rules and should be enforced.

Thank you.

Richard T. Jurewicz
Indian River, Michigan

Deborah Tomlinson

Attachments: Statement Regarding Vacation Rentals in Cheboygan County.docx

From: Bill [<mailto:northernlakespm@hotmail.com>]
Sent: Wednesday, February 01, 2017 7:32 AM
To: Scott McNeil
Subject: Statement for Planning Commission Members

Dear Planning Commission Members,

We have noticed an agenda item for tonight's meeting regarding vacation rentals. In an effort to provide you with important information regarding that topic, I have attached a statement from our company. We hope that the statement will be provided to the members of the commission.

Sincerely yours,
Bill and Peg Stark

Northern Lakes Property Management One
Bill and Peg Stark, owners
8230 Cordwood Trail
Cheboygan, MI. 49721
231-627-1055

Statement Regarding Vacation Rentals in Cheboygan County

Our company, Northern Lakes Property Management One, located in Cheboygan County, Michigan, is in the business of renting waterfront homes for their owners. We have been in business for 7 years. We currently rent about 15 homes in the area on both a weekly and longer term basis. Our customers are primarily families. These families are from all over the United States. We also provide corporate rentals on a short term basis. In the last few years, we have provided housing for the Walmart Corporation, Enbridge Corporation, Hammond Bay Biological Station, and Michigan State University.

- The homeowners who employ us do so because of their need for a revenue stream to help them pay for their expenses and property taxes.
- Proactive measures are the best way to handle potential problems that may occur in vacation rentals. Companies such as ours, as well as responsible other individuals, do everything possible to vet potential renters, have strict rental agreements that do everything possible to ensure that tenants respect neighbors, and ensure that tenants abide by occupancy maximums. These companies and individuals employ local agents who take care of problems immediately. Because of these proactive measures we take, we are proud to report that we have never had to resort to eviction of tenants.
- Because the vacation rental business is very competitive, our owners are constantly improving, remodeling, and adding value to their homes. These improvements are done by local contractors, which provide needed jobs in our area, and of course raise the value of the homes.
- We employ approximately 6 area people to clean our vacation rentals. These people depend on this income, as do local trades people we employ.
- Because our renters are here in the area for a week or more, they spend thousands of dollars each year in our local grocery and other retail stores, restaurants, marinas, and tourist destinations. For the past 7 years, we have done approximately 100 vacation rentals per year. It cannot be stressed enough that these rentals bring thousands of dollars of needed revenue to both our homeowners and area.

Submitted by;

Bill and Peg Stark
Northern Lakes Property Management One
8230 Cordwood Trail
Cheboygan, MI 49721
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