



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, MARCH 15, 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

1. **Elizabeth Stevens (Camp Walden Inc.) / Michelle Kruzel AIA** - Requests an amendment to a Special Use Permit for a deck addition to a mess hall at a Camp (Section 10.3.2.) The property is located at 5607 South River Rd, Aloha Township, parcel #140-002-200-006-00 and is zoned Lake and Stream (P-LS) and Agriculture and Forestry Management (M-AF). The portion of the lot where the mess hall is located and the deck addition is proposed is located in the Lake and Stream Protection (P-LS) zoning district.

UNFINISHED BUSINESS

1. Use Terminology Review
2. Zoning Ordinance Amendment Relative To Definition Of A Dwelling
3. Zoning Ordinance Amendment Relative To Assembly Halls
4. Zoning Ordinance Amendment Relative To Convalescent Homes

NEW BUSINESS

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, FEBRUARY 15, 2017 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdzyk
ABSENT: Churchill
STAFF: Scott McNeil, Steve Schnell
GUESTS: Judy Ostwald, Carl Muscott, John F. Brown, Bob Lyon, Toni Wilson, Tony Matelski, Cal Gouine, John Moore, Russell Crawford, Cheryl Crawford, Don Fullenwider, Chris Kindsvatter, Hobart Kirsch

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

APPROVAL OF MINUTES

The February 1, 2017 Planning Commission minutes were presented. **Motion** by Mr. Borowicz, seconded by Mr. Ostwald, to approve the meeting minutes as presented. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdzyk), 0 Nays, 1 Absent (Churchill)

PUBLIC HEARING AND ACTION ON REQUESTS

No comments.

UNFINISHED BUSINESS

Draft Zoning Ordinance Amendment Relating To Short Term Rentals

Mr. McNeil reviewed the new definition for Vacation Home Rental, “A commercial use of a single-family or two-family dwelling where the dwelling or a portion thereof which is rented for less than thirty (30) days.” Mr. McNeil stated that section 2 is where the use would be listed and he expects this will be a use by right in all Zoning Districts. Mr. McNeil stated that section 3 provides parking requirements for short term rentals. Mr. McNeil stated that section 4 provides that a short term rental would not be subject to site plan review. Mr. McNeil stated that home occupations have parking requirements. Mr. McNeil stated that a zoning permit is required for a home occupation.

Mr. Freese stated that he does not believe a permit should be required to show that the vacation rental is grandfathered in case the regulation is changed in the future. Mr. Freese noted that if the regulation is changed in the future, anything up to the date of the change would be grandfathered. Mr. Freese stated that the property owner would only need to provide a receipt dated prior to the change, showing that they had rented their house. Mr. Freese stated that this is being changed to a use by right and he does not see any reason to put restrictions on a use by right. Mr. Freese stated that there is still a cost to a zoning permit and then someone will need to keep track of the paperwork. Mr. Freese stated that this would create three categories; use by right, use by zoning permit and use by special use permit. Mr. Freese stated that he does not see the need for a zoning permit.

Mr. Kavanaugh stated that he agrees with Mr. Freese. Mr. Kavanaugh stated that historically there has never been a new use issued for rentals. Mr. Kavanaugh stated that there have been a very limited number of complaints regarding vacation rentals. Mr. Kavanaugh stated that he would like to see vacation rentals as a use by right. Mr. Kavanaugh stated that the parking

requirements for vacation rentals should be the same as a single family dwelling which is two. Mr. Kavanaugh stated that there shouldn't be any zoning inspections or zoning permit required. Mr. Kavanaugh stated that there 300-500 vacation rentals advertised on the internet and there are probably another 500 that exist that we do not know about. Mr. Kavanaugh stated his concerns regarding 500 property owners having to apply for a zoning permit for a use that has gone on without problems historically.

Mr. Jazdzyk stated that he agrees with Mr. Freese and Mr. Kavanaugh. Mr. Jazdzyk stated his concerns about vacation rentals being limited to single family dwellings and two family dwelling. Mr. Jazdzyk stated that there are all kinds of dwellings that people would use and rent such as apartments, condominiums and multi-family dwelling. Mr. Jazdzyk stated that vacation rentals should be a use by right and should include any dwellings so it would not be limited.

Mr. Kavanaugh stated that this use by right should be allowed in all Zoning Districts. Mr. Freese agreed with Mr. Kavanaugh. Mr. Schnell stated that if this is the way the Planning Commission chooses to go; legal counsel recommends that the new use is documented in some way, in case there is a change in the regulation in the future. Mr. Schnell stated if you do not register the use there is no way to say for sure that they are grandfathered. Mr. Schnell stated the Planning Commission could never add further regulations to this use. Mr. Schnell noted that everyone with a single family dwelling in Cheboygan County can say that they have rented their dwelling at some point and they are grandfathered. Mr. Schnell stated that every dwelling would essentially be grandfathered and it would be messy to try and add any regulations later. Mr. Schnell stated that this will restrict the county from ever having more stringent regulations on vacation rentals. Mr. Schnell suggested some type of recording for the property owner's protection. Mr. Schnell stated that if you do not want to require a permit for a new use, you could redefine a single family home to be rented for any period of time. Mr. Kavanaugh stated that he wanted whatever was easiest to allow vacation rentals without any zoning oversight except what we already have for single family dwellings. Mr. Kavanaugh stated that the Zoning Ordinance has been revised many times over the years. Mr. Kavanaugh stated that if there is an issue with the grandfathered status for a vacation rental, the property owner will be able to provide information.

Mr. Freese stated that he agrees with Mr. Kavanaugh. Mr. Freese noted that a property owner could establish their grandfather status the day before the regulation becomes more prohibitive. Mr. Freese stated that if this is a recommendation from legal counsel, he recommends sending a letter to every property owner in Cheboygan County telling them that if they want to establish grandfathering status for their dwelling on their property, then they should sign the form and send it back to Cheboygan County. Mr. Freese stated that this way everyone will be covered and it will not cost the property owner anything other than the cost of a stamp. Discussion was held.

Mr. Kavanaugh stated that a lot of time has been spent on this to date and historically it hasn't been a problem. Mr. Kavanaugh stated that there has only been one enforcement issue that didn't go through. Mr. Kavanaugh stated that this should be set aside. Mr. Kavanaugh stated that the day before the regulation goes into effect; the property owner can submit a letter to be kept on record. Mr. Kavanaugh stated that if this is a terrible problem in two years or fifteen years, the Planning Commission can address it in a different manner. Discussion was held. Mr. McNeil stated that this would just be a matter of changing the definition.

Draft Zoning Ordinance Amendment Relating To Assembly Halls

Mr. McNeil explained that this amendment has been condensed but the regulatory information is the same as the last review. Mr. McNeil stated that there has been a change in the name as the Planning Commission requested. Mr. McNeil stated that instead of Assembly Halls for the use listing he is suggesting Assembly, Education or Social Event Facility.

Mr. Freese referred to section 2 and stated "Arcades, bowling alleys, pools or billiard halls" are listed under 13A, 13B, 13C and 13D. Mr. Freese referred to section 3 and stated "Bowling alleys, pool or billiard parlors" are listed under 6.2.5 and 13.2.4. Mr. Freese asked why arcades are excluded from the use listings under section 3. Mr. McNeil stated that those use listings all appeared with clubs in them. Mr. McNeil stated that he took clubs out and left them as they were. Mr. Freese proposed adding arcades to 6.2.5 and 13.2.4.

Mr. McNeil stated that he included repealing section 17.3 and 21.9.2 as previously discussed. Mr. McNeil stated that he will make the requested changes and then send it to legal counsel to review.

Draft Zoning Ordinance Amendment Relating To Convalescent Home Uses

Mr. McNeil stated that section 1 provides definitions for Adult Day Care Center, Assisted Living Center and Healthcare Living Center.

Mr. McNeil stated that section 2 repeals the current definition of Convalescent or Nursing Home.

Mr. McNeil stated that section 3 replaces the current Elder Housing and Convalescent Homes use with Assisted Living Center as a use which requires a special use permit in the Residential Development and Village Center Topinabee Residential Overlay Zoning Districts.

Mr. McNeil stated that section 4 replaces the current Assisted Living Facility/Convalescent Home use with Assisted Living Center or Adult Day Care Center as a use which requires a special use permit in the Village Center Indian River and Village Center Topinabee Zoning Districts.

Mr. McNeil stated that section 5 replaces the current use listing for Elderly Housing, Nursing and Convalescent Homes with the proposed use listing of Adult Daycare Center, Assisted Living Center or Health Care Living Center as uses which require site plan review in the Commercial Development Zoning District, Light Industrial Zoning District and General Industrial Zoning District. Mr. McNeil stated that a special use permit is required in the Agriculture and Forestry Management and Rural Character/Country Living Zoning Districts.

Mr. Freese referred to the definitions of Assisted Living Center and Healthcare Living Center and stated the word “regulations” should be changed to “regulation”.

Mr. Kavanaugh asked if either a special use permit or a site plan review will be required for an Adult Day Care Center, Assisted Living Center and Healthcare Living Center. Mr. Kavanaugh asked if any of these uses would be a use by right. Mr. McNeil stated that there is no recommendation for these uses in Lake and Stream Protection Zoning District. Mr. McNeil stated that the lesser impact uses, Adult Day Care and Assisted Living, are proposed to be allowed in Residential Development Zoning District by special use permit. Mr. McNeil asked if this amendment is ready to send to legal counsel for review. Mr. Kavanaugh stated yes.

NEW BUSINESS

No comments.

STAFF REPORT

Mr. Schnell stated that he is working with the DEQ to present a soil and sedimentation training for the Planning Commission at a future meeting.

PLANNING COMMISSION COMMENTS

No comments.

PUBLIC COMMENTS

Mr. Muscott thanked the Planning Commission. Mr. Muscott stated that there is a light turnout for the meeting because at the last Planning Commission meeting it was believed that this would be solved as quickly as possible. Mr. Muscott stated that redefining what a dwelling is and where it is allowed will simplify the process. Mr. Muscott stated that he understands the need to amend ordinances. Mr. Muscott explained that it may benefit the Planning Commission to have a strike through of what is being changed within the text of the actual section that is being amended.

ADJOURN

Motion by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 7:59 pm.

Charles Freese
Planning Commission Secretary

CHEBOYGAN COUNTY PLANNING COMMISSION

Camp Walden

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Notice of Planning Commission Meeting (1 Page)
4. Special Use Permit Application (6 Pages)
5. Warranty Deed L261 P269 (2 Pages)
6. Warranty Deed L425 P715 (1 Page)
7. Warranty Deed L521 P307 (2 Pages)
8. Warranty Deed L436 P570 (1 Page)
9. Warranty Deed L377 P720 (1 Page)
10. Warranty Deed L381 P751 (2 Pages)
11. Warranty Deed L396 P609 (2 Pages)
12. Warranty Deed L427 P369 (2 Pages)
13. Mailing List (4 Pages)
14. Site Plan (1 Page)
15. Vicinity Map/Overall Site Plan (1 Page)
16. Building & Drain Field Details Plan (1 Page)
17. Details, Section And Notes Plan (1 Page)
18. Building And Drain Field Details (1 Page)
- 19.
- 20.
- 21.
- 22.

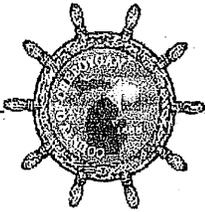
Note: Planning Commission members have exhibits 1 and 2.

CHEBOYGAN COUNTY PLANNING COMMISSION MEETING and PUBLIC HEARING
WEDNESDAY, MARCH 15, 2017 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721

1. Elizabeth Stevens (Camp Walden Inc.) / Michelle Kruzel AIA - Requests an amendment to a Special Use Permit for a deck addition to a mess hall at a Camp (Section 10.3.2.) The property is located at 5607 South River Rd, Aloha Township, parcel #140-002-200-006-00 and is zoned Lake and Stream (P-LS) and Agriculture and Forestry Management (M-AF). The portion of the lot where the mess hall is located and the deck addition is proposed is located in the Lake and Stream Protection (P-LS) zoning district.

Please visit the Planning and Zoning office or visit our website to see the proposed applications, associated drawings, staff reports and documents. These documents may be viewed at www.cheboygancounty.net/planning/. Comments, questions, and correspondence may be sent to planning@cheboygancounty.net or Planning & Zoning Department, PO Box 70, 870 South Main St., Rm. 103, Cheboygan, MI 49721, or presented at the meeting.

Persons with disabilities needing accommodations for effective participation in the public hearing should contact the Community Development Director at the above address one week in advance to request mobility, visual, hearing or other assistance.



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PROPERTY LOCATION

Address <u>5607 South River Road</u>	City / Village <u>Cheboygan</u>	Twp / Sec. <u>2</u>	Zoning District <u>P-LS / M-AP</u>
Property Tax I.D. Number <u>16-146-002-200-006-00</u>	Plat or Condo Name / Lot or Unit No.		

APPLICANT

Name <u>Michelle Kruzel</u>		Telephone <u>231 526 0223</u>	Fax <u>NA</u>
Address <u>343 State Street</u>	City, State & Zip <u>Harbor Springs, MI 49740</u>	E-Mail <u>michelle@budaykruzel.com</u>	

OWNER (If different from applicant)

Name <u>Elizabeth Stevens (on Behalf of Ina Stevens)</u>		Telephone <u>248-225-1256</u>	Fax
Address <u>2335 Mistletoe Ave.</u>	City, State & Zip <u>Fort Worth, TX 76110</u>	E-Mail <u>summer@campwaldenmi.com</u>	

PROPOSED WORK

<p>Type (check all that apply)</p> <p><input type="checkbox"/> New Building <input type="checkbox"/> Reconstruction</p> <p><input checked="" type="checkbox"/> Addition (Deck) <input type="checkbox"/> Relocated Building</p> <p><input type="checkbox"/> Change in Use or Additional Use <input type="checkbox"/> Sign, Type: _____</p> <p><input checked="" type="checkbox"/> Other: <u>Camp (Recreational)</u></p>	<p>Building/Sign Information *DECK ONLY*</p> <p>Overall Length: <u>53</u> feet</p> <p>Overall Width: <u>40</u> feet</p> <p>Floor Area: <u>1208</u> sq. feet</p> <p>Overall Building Height: <u>1</u> feet</p> <p>Sign Area: <u>NA</u> sq. feet</p> <p>Sign Height: <u>NA</u> feet</p>
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PROPOSED USE (check all that apply)

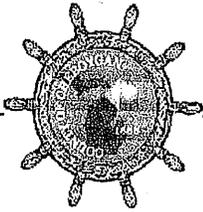
<input type="checkbox"/> Single-Family Residence	<input type="checkbox"/> Expansion / Addition	<input type="checkbox"/> Office	<input type="checkbox"/> Agricultural
<input type="checkbox"/> Duplex	<input type="checkbox"/> Garage or Accessory	<input type="checkbox"/> Commercial	<input type="checkbox"/> Institutional
<input type="checkbox"/> Multi-Family, # of units _____	<input type="checkbox"/> Storage	<input type="checkbox"/> Industrial	<input type="checkbox"/> Utility
<input checked="" type="checkbox"/> Other: <u>CAMP DECK</u>			

Has there been a Site Plan or Special Use Permit approved for this parcel before? YES NO

If YES, date of approval: 1970's Approved Use: CAMP

Directions to site: M-33 south of Cheboygan to S. River Road.

SPECIAL LAND USE PERMIT APPLICATION



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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1. Describe all anticipated activities (e.g. type of business, hours of operation, number of employees, etc). Attach additional sheets if needed.

Seasonal KIDS camp June - August.

Deck addition to a mess hall -

112 Summer employees - 3 off season employees

Site Plan Standards.

PLEASE EXPLAIN HOW YOUR REQUEST MEETS EACH OF THE FOLLOWING STANDARDS

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

Adjoining properties are not affected. Minimal, if any topography will be affected.

- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.

Yes. Minimal change.

- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

Yes. Minimal change.

- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

No changes.

- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

No changes.

- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.

No changes.

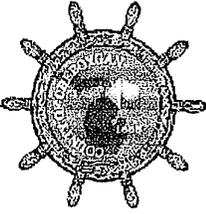
- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.

N/A

- h. Exterior lighting shall be arranged as follows:

- i. It is deflected away from adjacent properties. ✓
- ii. It does not impede the vision of traffic along adjacent streets. ✓
- iii. It does not unnecessarily illuminate night skies. ✓

SPECIAL LAND USE PERMIT APPLICATION



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SPECIAL LAND USE PERMIT APPLICATION

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.

No changes.

- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.

see waiver request

3. Size of property in sq. ft. or acres: 80 acres +/-

4. Present use of property:

Recreational kids camp

5. SUP Standards:

- a. Is the property located in a zoning district in which the proposed special land use is allowed?

Yes

- b. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole? Explain. No, no change to existing use or impact.

- c. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public highway or seen from any adjoining land owned by another person? Explain. No. (same)

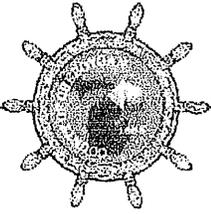
- d. Will the proposed special land use be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned? Explain. No. (same)

- e. Will the proposed special land use place demands on fire, police, or other public resources in excess of current capacity? Explain.

No. (same)

- f. Will the proposed special land use be adequately served by public or private streets, water and sewer facilities, and refuse collection and disposal services? Explain. No change to existing

use. New septic field will be added as part of ongoing renovation.



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SPECIAL LAND USE PERMIT APPLICATION

- g. Will the proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services? same as above
- h. Will the proposed special land use comply with all specific standards required under this Ordinance applicable to it (i.e. parking, setbacks, etc)? yes
6. Does the proposed use of the property include or involve either:
- Junk or salvage yard (Section 3.6) YES NO
 - Mineral extraction (Section 17.17) YES NO
- If YES, this application must include a written plan as described in the Zoning Ordinance.
7. Attach a copy of Warranty Deed or other proof of ownership.
8. Attach a copy of certified Property Survey or dimensioned property land plat.

AFFIDAVIT

The undersigned affirms that the information and plans submitted in this application are true and correct to the best of the undersigned's knowledge.

Applicant's Signature Michelle Krugel Date 1/29/17

Does the property owner give permission for County zoning officials to enter his or her property for inspection purposes?

Yes No

Owner's Signature Elizabeth Stevens Date 1/25/17

POA on behalf of
INA STEVENS

FOR PLANNING /ZONING DEPT. USE ONLY

Date Received:	1/30/17	Notes:
Fee Amount Received:		
Receipt Number:		
Public Hearing Date:	3/15/17	

Planning/Zoning Administrator Approval:

Signature

2/2/17
Date

SPECIAL LAND USE PERMIT APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

ALL ITEMS LISTED BELOW MUST BE SUBMITTED IN ORDER FOR THIS APPLICATION TO BE DEEMED COMPLETE. INCOMPLETE APPLICATIONS WILL NOT BE REVIEWED OR PROCESSED. EACH SITE PLAN SHALL DEPICT THE ITEMS LISTED BELOW, EXCEPT FOR THOSE ITEMS DETERMINED DURING THE PRE-APPLICATION CONFERENCE TO NOT BE APPLICABLE.

PLACE A CHECK MARK NEXT TO EACH REQUIREMENT TO SHOW THAT THE INFORMATION HAS BEEN SUPPLIED OR THAT A WAIVER IS BEING REQUESTED. IF A WAIVER IS BEING REQUESTED PLEASE NOTE ON THE NEXT PAGE THE REASON FOR THE WAIVER. SIGN AND DATE THIS CHECKLIST WHEN ALL ITEMS HAVE BEEN COMPLETED. PLEASE SUBMIT THIS CHECKLIST WITH YOUR APPLICATION.

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
	✓	a. North arrow, scale and date of original submittal and last revision. Site plan is to be drawn at a scale of 1 inch = 100ft. or less.
✓		b. Seal of the registered engineer, architect, landscape architect, surveyor, planner, or other site plan preparer. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations.
✓		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
	✓	d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
✓		e. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, stormwater controls, flood plains, and wetlands.
✓	✱	f. Location of existing and proposed buildings and intended uses thereof.
NA		g. Details of entryway and sign locations should be separately depicted with an elevation view.
	✓	h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carpools, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
	✓	i. Location, size, and characteristics of all loading and unloading areas.
NA		j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
	✓	k. Location of all other utilities on the site including but not limited to wells, septic systems, stormwater controls, natural gas, electric, cable TV, telephone and steam and proposed utility easements.
NA		l. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

SPECIAL LAND USE PERMIT APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
NA		m. Location and specifications for all fences, walls, and other screening features.
NA		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
NA		o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
NA		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
NA		q. Elevation drawing(s) for proposed commercial and industrial structures.
NA		r. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well
NA		s. Floor plans, when needed to determine the number of parking spaces required.

PLEASE LIST THE REQUIREMENT FOR WHICH A WAIVER IS BEING REQUESTED. ALSO PROVIDE AN EXPLANATION/REASON FOR THE WAIVER REQUEST.

SECTION	REASON FOR WAIVER REQUEST
h, a k, f, i	Large existing summer camp (campus) with many paths, roads, buildings - over 80 acres.
d.	Partial topography acquired for purposes of septic system design, included separately.

AFFIDAVIT

I CERTIFY THAT ALL SITE PLAN REQUIREMENTS (A THROUGH S) ARE DRAWN ON THE SITE PLAN, ATTACHED TO THIS APPLICATION AND/OR I AM REQUESTING A WAIVER. I CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS SPECIAL LAND USE PERMIT APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Michelle Kungl
SIGNATURE

1/29/17
DATE

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WARRANTY DEED—Typewriter Show Form—(Same Form as our No. 1, except the blank lines are omitted, and spacing is for typewriter.) (2 Pages)

1001

THE "GOOD" LINE OF LEGAL BLANKS THE SIBLEY PRESS, FLINT, MICHIGAN

This Indenture, Made this 9th day of May

in the year of our Lord one thousand nine hundred and sixty six
BETWEEN ANDREW S. WICHLACZ and MARGARET WICHLACZ, husband and wife,
Inverness Twp., Cheboygan, Michigan parties of the first part,
and CAMP WALDEN, INC., a Michigan corporation, party of the second part,
Long Lake, Cheboygan, Michigan

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, and their heirs and assigns, FOREVER, all those certain pieces or parcels of land situate and being in the Township of Aloha County of Cheboygan and State of Michigan, and described as follows, to-wit:

- Comm. at the NE corner of Govt. Lot 4, Sec. 2, T36N, R1W; th S. 01 deg. 06 min. 55 sec. E. 526.47 ft. to the place of beginning of this description; th N. 88 deg. 09 min. W. 50 ft.; th S. 01 deg. 06 min. 55 sec. E. 147.87 ft. to the shore of Long Lake; th S. Ely along the shore of said Lake to a point that is 819 ft. S. of the NE corner of Govt. Lot 4; th E. 30 ft., more or less, to the E. line of Govt. Lot 4; thence N. 01 deg. 06 min. 55 sec. W. 292.53 ft. to the place of beginning of this description, being a part of Govt. Lot 4, Sec. 2, T36N, R1W, and intending to also convey all riparian rights incident to the ownership thereof. (Also known as Lot #1 of Elizabeth Cross (formerly Elizabeth Earl) unrecorded subdivision).
- Including rights of ingress and egress over a right-of-way described as follows: A strip of land 25 ft. in width (N. & S.) in the NE 1/4 of Sec. 2, T36N, R1W, Michigan Meridian, lying adjacent to and N. of the S. line of the said NE 1/4 throughout its entire length E. & W.
- ALSO: An area 25 ft. square in the SE corner of the NW 1/4 of the NE 1/4 of said Sec. 2,
- ALSO: a 25 ft. strip of land in Govt. Lot 3 of said Sec. 2, lying along and adjacent to the E. line of said Govt. Lot 3, throughout said lots length N. & S.
- ALSO: a 25 ft. strip of land over and across Govt. Lot 4, all of the above described lands being situated in Sec. 2, T36N, R1W, Michigan Meridian.

APPENDIX

Commencing at the NE corner of Govt. Lot 4, Sec. 2, T36N, R1W; thence S. 01 deg. 06 min. 55 sec. E. 526.47 feet; thence N. 88 deg. 09 min. W. 50 feet and place of beginning of this description; thence N. 88 deg. 09 min. W. 50 feet; thence S. 01 deg. 06 min. 55 sec. E. 155.45 feet to the shore of Long Lake; thence N. 83 deg. 11 min. E. along said shore 50.18 feet; thence N. 01 deg. 06 min. 55 sec. W. 147.87 feet to the place of beginning of this description, being a part of Govt. Lot 4, Sec. 2, T36N, R1W, and intending to also convey all riparian rights incident to the ownership thereof. (Also known as Lot #2 of Elizabeth Cross (formerly Elizabeth Earl) unrecorded Subdivision.)

REFER 261 PAGE 269

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; To have and to Hold the said premises, as herein described, with the appurtenances, unto the said parties of the second part and to their heirs and assigns, FOREVER. And the said Andrew S. Wichlacz and Margaret Wichlacz, husband & wife, parties of the first part, for their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part their heirs and assigns, or their successors that at the time of the enrolling and delivery of these presents they are well seized of the above granted premises in fee simple; that they are free from all incumbrances whatever



and that they will, and their heirs, executors, their administrators shall Warrant and Defend the same against all lawful claims whatsoever,

In Witness Whereof, The said part 108 of the first part ha ve hereunto set their hand s and seal s the day and year first above written.

Signed, Sealed and Delivered in Presence of

Ronald Rose
Ronald Rose

Andrew S. Wichlacz [L. S.]
Andrew S. Wichlacz

Margaret Wichlacz [L. S.]
Margaret Wichlacz

Susan Cleary
Susan Cleary

Office of
TREASURER OF CHEBOYGAN COUNTY
I HEREBY CERTIFY THAT THE STATE OF MICHIGAN HAS PAID THE TAXES ON THIS INSTRUMENT AS REQUIRED BY THE STATE AND AN INDIVIDUAL RECEIPT FOR THE TAXES DESCRIBED AND ALL TAXES ON SAID ARE PAID FOR THE YEARS PREVIOUS TO THE DATE OF INSTRUMENT AS APPEARS BY THE RECORDS OF MY OFFICE.
[L. S.]

STATE OF MICHIGAN

COUNTY OF Cheboygan

On this 9th day of May in the year one thousand nine hundred and sixty six before me, the subscriber, a Notary Public in and for said County personally appeared:

Andrew S. Wichlacz and Margaret Wichlacz, husband and wife,

to me known to be the same person s described in and who executed the within instrument, who severally acknowledged the same to be their free act and deed.

This Instrument Drafted By
FRANCIS E. LINDSAY
Attorney at Law
Cheboygan, Michigan

Ronald Rose
Ronald Rose, Emmet, Acting in
Notary Public, Cheboygan County, Michigan.
My commission expires October 4, 1968

STATE OF MICHIGAN

COUNTY OF

On this day of in the year one thousand nine hundred and before me, in and for said County personally appeared:

to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be free act and deed.

Notary Public, County, Michigan.
My commission expires 19

Where consequence is made to corporation or partnership, the following may be inserted, "to successors", and draw a line through the word "heirs".

1001
WARRANTY DEED
TYPEWRITER SHORT FORM

LIBER 261 PAGE 270

REGISTER'S OFFICE,
County of Cheboygan
This instrument was presented and received for record this 10 day of May A. D. 1966 at 9:45 o'clock P. M., and recorded in Liber of Deeds, on page as a proper certificate was furnished in compliance with Section 3331, Compiled Laws of 1929, as amended by Act 261, P. A. of 1951.
William Feister
Register of Deeds.

THE GREAT PAPER PRINT BUSINESS

270

The Grantor(s) ALLEN H. PENOVER, a single man
2201 East State Street, Cheboygan, Michigan 49721 whose address is
convey(s) and warrant(s) to CAMP WALDEN, INC., a Michigan
Corporation
whose address is 5607 South River Road, Cheboygan, MI 49721

the following described premises situated in the Township
of Aloha, County of Cheboygan
and State of Michigan:

The NE fractional 1/4 of the NE 1/4, Section 2, Town 36 North, Range
1 West, less that portion lying E of South River road and less that part taken
and used as County Roads.

STATE OF MICHIGAN) RECEIVED AUG 27 1982 DAY OF
COUNTY OF CHEBOYGAN) A. D. 19 AT 3:00
O'CLOCK P. M.

Jean Simonson
REGISTER OF DEEDS

for the sum of FOUR THOUSAND AND NO/100 (\$4,000.00) Dollars

subject to easements and building and use restrictions of record

Dated this 27th day of August, 19 82
Signed in presence of:

Signed by:

Kay M. O'Connor
* KAY M. O'CONNOR
Mary Charboneau
* MARY CHARBONEAU

Allen H. Penoyer
* ALLEN H. PENOVER

STATE OF MICHIGAN,)
COUNTY OF Cheboygan) ss.

The foregoing instrument was acknowledged before me this 27th day of August, 19 82, by Allen H. Penoyer, a single man

Kay M. O'Connor
* KAY M. O'CONNOR
Notary Public, Cheboygan County, Michigan
My commission expires: 4-2-86

OFFICE OF

County of Cheboygan, Michigan, 8/27/82
I hereby certify that there are no Tax Liens or Titles held by the State or
any individual against the within described and all Taxes on same are paid
for five years previous to the date of instrument as appears by the records
in my office.
Donald B. Melville
County Treasurer

City Treasurer's Certificate
A STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
Dept. of Taxation AUG 27 82 \$ 0 4 40
PR.19627

When Recorded Return To:
Neal R. Schechter
(Name)
5622 Powderhorn
(Street Address)
West Bloomfield, MI 48033
(City and State)

Send Subsequent Tax Bills To:
LIGER 425 PAGE 715

Drafted By:
THIS INSTRUMENT DRAFTED BY
LINDSAY & LINDSAY
Business Address:
FRANCIS E. LINDSAY
CHRISTOPHER F. LINDSAY
220 SOUTH MAIN STREET
CHEBOYGAN, MICHIGAN 49721

Tax Parcel # _____ Recording Fee _____ Transfer Tax _____

* TYPE OR PRINT NAMES UNDER SIGNATURES.

ST. PAUL TITLE INSURANCE CORPORATION - SUCCESSOR TO BURTON ABSTRACT AND TITLE COMPANY - SERVING YOU SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING ST. PAUL TITLE INSURANCE.

6

WARRANTY DEED -- 861

Map from TARGE... MANAGEMENT, INC. Box 22003, Lansing, MI 489... State Bar of Michigan

The Grantor(s) ^F William Deyo and ^J Kathleen Deyo, his wife
31305 Tawas, Madison Heights, MI 48071, whose address is
convey(s) and warrant(s) to Camp Walden, Inc., a Michigan corporation
whose address is 5607 S. River Road, Cheboygan, MI 49721

the following described premises situated in the Township
of Aloha, County of Cheboygan
and State of Michigan:
See Exhibit A attached



for the sum of Thirty Five Thousand (\$35,000.00)

subject to easements and building and use restrictions of record and further subject to the acts and omissions of the parties other than the Grantors since December 10, 1986, being the date of a land contract, pursuant to the terms of which this deed has been executed.

Dated this 10th day of December, 1986

Signed in presence of:
Norman D. Katz
Norman D. Katz
Karen L. Bishop
Karen L. Bishop

Signed by:
William Deyo
William Deyo
Kathleen Deyo
Kathleen Deyo, his wife

RECEIVED FOR RECORD FEB 26 1990
at 5:05 O'Clock P.M.
Joanna Spray
CLERK/REGISTRAR
CHEBOYGAN COUNTY, MICHIGAN

STATE OF MICHIGAN }
COUNTY OF OAKLAND } SS.

The foregoing instrument was acknowledged before me this 10th day of December 1986, by William Deyo and Kathleen Deyo, his wife

I hereby certify that for the first time preceding date of this instrument the State of Michigan was notified by the State of Michigan of the existence of this deed and may be in the process of conveying.
Feb 26 1990 Marcia A. Bowers, Notary
Cheboygan, Mich. Cheboygan County Secretary

Karen L. Bishop
KAREN L. BISHOP
Notary Public, Wayne County, MI County,
Michigan Notary Public, Acting in Oakland County, MI
My commission expires 3-12-88

County Treasurer's Certificate City Treasurer's Certificate LIBER 521 PAGE 307

When Recorded Return To: VERA SCHECHTER (Name), 5622 POWDERHORN DR (Street Address), W. BLOOMFIELD, MICHIGAN 48033 (City and State)
Send Subsequent Tax Bills To:
Drafted By: Norman D. Katz
Business Address: 24700 Northwestern Hwy., Suite 400, Southfield, MI 48075

Tax Parcel # 16-140-02-400-017-00 Recording Fee Transfer Tax 38.50

* TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT A

Easterly Parcel

Commencing at the Northeast corner of Gov't Lot 4, Section 2, T. 36 N., R. 1 W.; thence S. 01 deg. 06 min. 55 sec. E. 526.47 feet; thence N. 88 deg. 09 min. W. 250 feet; thence S. 75 deg. 22 min. W. 51.42 feet to the point of beginning of this description; thence continuing S. 75 deg. 22 min. W. 77.13 feet; thence S. 01 deg. 06 min. 55 sec. E. 176.76 feet to the shore of Long Lake; thence N. 71 deg. 06 min. E. along the shore of said Lake 78.76 feet; thence N. 01 deg. 06 min. 55 sec. W. 171.16 feet to the point of beginning, being a part of Gov't Lot 4, Section 2, T. 36 N., R. 1 W. and including all land lying between the easterly and westerly boundary lines extended to the water's edge of Long Lake.

Westerly Parcel

Commencing at the Northeast corner of Gov't Lot 4, Section 2, T. 36 N., R. 1 W.; thence S. 01 deg. 06 min. 55 sec. E. 526.47 feet; thence N. 88 deg. 09 min. W. 250 feet; thence S. 75 deg. 22 min. W. 128.55 feet to the point of beginning of this description; thence continuing S. 75 deg. 22 min. W. 77.13 feet; thence S. 01 deg. 06 min. 55 sec. E. 182.35 feet to the shore of Long Lake; thence N. 71 deg. 06 min. E. along the shore of said Lake 78.77 feet; thence N. 01 deg. 06 min. 55 sec. W. 176.76 feet to the point of beginning, being a part of Gov't Lot 4, Section 2, T. 36 N., R. 1 W. and including all land lying between the easterly and westerly boundary lines extended to the water's edge of Long Lake.

TOGETHER WITH rights of ingress and egress over a right-of-way described as follows: A strip of land 25 feet in width (North and South) in the Northeast fractional 1/4 of Section 2, Town 36 North, Range 1 West, Michigan Meridian lying adjacent to and North of the South line of said Northeast fractional 1/4, throughout its entire length, East and West. ALSO an area 25 feet square in the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 2. ALSO a 25 foot strip of land in Government Lot 3, of said Section 2, lying along and adjacent to the East line of said Government Lot 3, throughout said lots length North and South. ALSO a 25 foot strip of land over and across Government Lot 4. All of the above described lands being situated in Section 2, Town 36 North, Range 1 West, Michigan Meridian.

LIBER 521 PAGE 308

Tax Parcel Nos. 16-140-02-400-017-00
16-140-02-400-017-01

The Grantor(s) Frances V. Penoyer
1227 Ionno Ct. Zephyrhills, Fla
convey(s) and warrant(s) to Camp Walden, A Michigan Corporation

whose address is

whose address is 5622 Powderhorn Drive
West Bloomfield, Michigan 48033

the following described premises situated in the Township of Aloha County of Cheboygan and State of Michigan: The East 500 feet of the West 779 Feet of Government Lot 2, Section 2, Town 36 North, Range 1 west, excepting the Northerly 66 feet thereof reserved for road purposes. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes and including an easement of travel over and across the west 279 feet of Government lot #2, Section 2 T. 36 N. R 1 W and including an easement of travel over the north 12 feet of Government lot #1.

Actual 70500
(11) 627-7759
Mack #

STATE OF MICHIGAN) RECEIVED NOV 17 1983 DAY OF
COUNTY OF CHEBOYGAN) A. D., 19 AT 12:20
O'CLOCK P.M.

Jean Limonow
REGISTER OF DEEDS

for the sum of \$32,500.00 (Thirty two Thousand Five Hundred) Dollars

subject to easements and building and use restrictions of record and further subject to any encumbrances occurring after land contract dated July 15, 1971

Dated this 4th day of November, 1983

Signed in presence of:

Signed by:

Ruth Ann Smith

Frances V. Penoyer
Frances V. Penoyer

Cheryl Dotski
Cheryl Dotski

STATE OF MICHIGAN }
COUNTY OF Cheboygan } ss.

The foregoing instrument was acknowledged before me this 4th day of November 1983, by Frances V. Penoyer

Ruth Ann Smith
Notary Public, Cheboygan County, Michigan
My commission expires: April 21, 1986

County Treasurer's Certificate
Treasurer of Cheboygan County Cheboygan, Mich. 11/17 1983
I hereby certify that there are no Tax Liens or Titles held by the State or any individual against the within described and . If Tax s on same are paid for five years previous to the date of instrument as appears by the records to my office.
Donald R. McBee
County Treasurer

City Treasurer's Certificate
STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
Dept. of Taxation NOV 17 '83
35.75
RR.10627

When Recorded Return To:
NORMAN P. KATZ
(Name)
24700 NORTHWESTERN HWY
(Street Address)
SOUTHFIELD MICH 48075
(City and State)

Send Subsequent Tax Bills To:
GRANT
LIBER 436 PAGE 570

Drafted By:
FRANCES V. PENOYER
Business Address:
1417 IONNO CT
ZEPHYRHILLS, FLORIDA
34246

Tax Parcel # Recording Fee Transfer Tax 35.75

* TYPE OR PRINT NAMES UNDER SIGNATURES.

140-02-100-011
FIRST AMERICAN TITLE INSURANCE COMPANY OF MID-AMERICA - BURTON ABSTRACT DIVISION - SERVING YOU SINCE 1868

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING FIRST AMERICAN TITLE INSURANCE COMPANY OF MID-AMERICA

Lawyers Title Insurance Corporation

Form 561 6-75
WARRANTY DEED—Statutory Form
C.L. 1948, 86S.131 48.S.A. 26.571

KNOW ALL MEN BY THESE PRESENTS: That **LEONARD PRATT and GLORIA PRATT, his wife,** whose address is 5434 Vincent, Pontiac, Michigan 48054.

Convey(s) and Warrant(s) to **CAMP WALDEN, INC.,** a Michigan corporation, whose address is R.R. #2, Cheboygan, Michigan 49721.

the following described premises situated in the Township of Aloha, County of Cheboygan and State of Michigan, to-wit:

Commencing two (2) rods West of the Quarter Post between Section 1 and 2 in Township 36 North, Range 1 West, running thence West on the Quarter line 8 rods; thence North and parallel to the Section line 10 rods; thence East and parallel to the Quarter line 8 rods to a point 2 rods West of the Section line; thence South and parallel to the Section line 10 rods to the place of beginning.

RECEIVED JUN 10 1977 DAY OF
STATE OF MICHIGAN A. D. 19 77
COUNTY OF CHEBOYGAN AT 1:10
O'CLOCK P.M.

Jean Simpson
REGISTER OF DEEDS

for the full consideration of **FOUR THOUSAND DOLLARS AND NO/100ths. (\$4,000.00)** subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Dated this 6 day of JUNE 19 77

Witnesses:

Signed and Sealed:

Norman D. Katz
Marilyn Liverance

Leonard Pratt (L.S.)
Gloria Pratt, his wife (L.S.)

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 6th day of June, 1977, by **LEONARD PRATT and GLORIA PRATT, his wife.**

My commission expires Notary Public, Oakland County, Michigan
Marilyn Liverance
My Commission Expires September 29, 1983

Instrument Drafted by Norman D. Katz, Attorney at Law
Business Address 24700 Northwestern Hwy., Suite 400
Southfield, Michigan 48075

County Treasurer's Certificate
I hereby certify that the State of Michigan has paid the taxes on the premises described and all taxes on same for five years previous to the date of instrument as appears by the records in my office.

City Treasurer's Certificate
I hereby certify that the City of Southfield has paid the taxes on the premises described and all taxes on same for five years previous to the date of instrument as appears by the records in my office.

Recording Fee \$300.00
State Transfer Tax \$4.00

When recorded return to
Marilyn Pratt
24700 Northwestern Hwy
Southfield, Michigan 48075

Parcel # 16-140-02-200-007-00
L&L 377 and 720

Send subsequent tax bills to
CAMP WALDEN
c/o Neal Steinhilber
5622 Woodward
West Blvd, Southfield, Mich 48075

720

16-140-02

Lawyers Title Insurance Corporation

Form 561 6-75
WARRANTY DEED—Statutory Form
C.L. 1948, §65.151 M.S.A. 26.571

KNOW ALL MEN BY THESE PRESENTS: That EDWARD J. SLEZAK and MARTHA R. SLEZAK, his wife,
whose address is 1345 Fernwood Drive, Corvallis, Oregon 97330,

Convey(s) and Warrant(s) to CAMP WALDEN, INC., a Michigan corporation,
whose address is Route #2, Cheboygan, Michigan 49721,

the following described premises situated in the Township of Aloha,
County of Cheboygan, and State of Michigan, to-wit:

SEE RIDER ATTACHED FOR LEGAL DESCRIPTION.

STATE OF MICHIGAN) RECEIVED OCT 5 1977 DAY OF
COUNTY OF CHEBOYGAN) A. D. 19 AT 1:05
O'CLOCK P. M.

CHEBOYGAN COUNTY 019950
STATE OF MICHIGAN REAL ESTATE ★
TRANSFER TAX ★
Dept. of OCT-5-77 97.90 ★
TAXATION PE.10527 ★

Jean Simonow
REGISTER OF DEEDS

for the full consideration of Eighty-Nine Thousand Dollars (\$89,000)
subject to easements and restrictions of record and acts and omissions of
parties other than the grantors since the 15th day of December, 1959,
being the date of a certain land contract between the parties hereto
and pursuant to which land contract this deed is executed.

Dated this 20th day of September 1977.

Witnesses:

Signed and Sealed:

Louise Ensign Wiprud
Louise Ensign Wiprud
Pamela J. Barton
Pamela J. Barton

Edward J. Slezak (L.S.)
Edward J. Slezak
Martha R. Slezak (L.S.)
Martha R. Slezak, his wife,

(L.S.)

(L.S.)

STATE OF OREGON
COUNTY OF Benton
The foregoing instrument was acknowledged before me this
by EDWARD J. SLEZAK and MARTHA R. SLEZAK, his wife

My commission expires
August 31, 1980

Instrument Norman D. Katz
Drafted by Attorney at Law

20th day of September 19 77
Anne R. Pfau
Anne R. Pfau Notary Public, Oregon
24700 Northwestern Highway, Benton County, Michigan
Suite 400
Southfield, Michigan 48075
City Treasurer's Certificate

County Treasurer's Certificate
Cheboygan, Mich., 10-5-1977
I hereby certify that there are no Tax Liens or Titles held by the State or
any individual against the within described and all Taxes on same are paid
for the years previous to the date of instrument as appears by the records
in my office.
Donald A. Miller
County Treasurer

LIBER 381 PAGE 751

Recording Fee _____

State Transfer Tax \$97.90

Tax Parcel # _____

When recorded return to Norman D. Katz, Esq.
24700 Northwestern Hwy., Suite 400
Southfield, Michigan 48075
Send subsequent tax bills
to Camp Walden, Inc.
5522 Powderhorn Drive
West Bloomfield, Mi. 48033

Commencing at the E. 1/4 corner of Sec. 2, T. 36 N., R. 1 W.;
thence N. 88 deg. 48 min. 30 sec. W. along the East and West 1/4-line
753.70 feet; thence N. 15 deg. 11 min. 30 sec. W. 231.20 feet; thence
N. 30 deg. 16 min. 30 sec. W. 387.23 feet; thence S. 87 deg. 09 min. 30 sec.
W. 263.48 feet to the West line of the S.E. 1/4 of the N.E. 1/4, Sec. 2;
thence S. 01 deg. 06 min. 55 sec. E. along the West side of the S.E. 1/4 of
the N.E. 1/4 and the N.E. 1/4 of the S.E. 1/4, Sec. 2 a distance of 1353.00
feet; thence S. 88 deg. 53 min. 05 sec. W. 10.87 feet to the shore of Long
Lake; thence S. 15 deg. 50 min. E. along said shore 219.13 feet; thence S.
42 deg. 22 min. 30 sec. E. 133.66 feet; thence S. 56 deg. 50 min. E. 514.56
feet; thence S. 26 deg. 48 min. 30 sec. E. 412.70 feet; thence S. 59 deg. 37
min. 30 sec. E. 94.85 feet; thence N. 65 deg. 25 min. E. 629.20 feet; thence
N. 44 deg. 38 min. E. 630.84 feet to the southwesterly right-of-way line of
the County Road; thence N. 47 deg. 01 min. 30 sec. W. along said right-of-way
line 245.06 feet; thence northwesterly along the arc of the curved right-of-way
line 1042.53 feet with a chord bearing N. 24 deg. 52 min. 20 sec. W. 1016.73
feet to the place of beginning of this description, being the N.E. 1/4 of the
S.E. 1/4, part of the S.E. 1/4 of the N.E. 1/4 and part of Gov't Lots 4 & 5,
Sec. 2, T. 36 N., R. 1 W. and part of the N.W. 1/4 of the S.W. 1/4 and part
of Gov't Lot 7, Sec. 1, T. 36 N., R. 1 W.

WARRANTY DEED
STATUTORY FORM

KNOW ALL MEN BY THESE PRESENTS: That LEO PRATT and MARY MAE PRATT, his wife

whose address is Route No. 2, Cheboygan, Michigan

Convey and Warrant to CAMP WALDEN, INC., a Michigan corporation

whose street number and postoffice address is R. R. #2, Cheboygan, Michigan

the following described premises situated in the Township of Aloha County of Cheboygan and State of Michigan, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

STATE OF MICHIGAN) RECEIVED MAR 27 1979 DAY OF
COUNTY OF CHEBOYGAN) A. D., 19 AT 11:35
O'CLOCK A.M.

Jean Limoneau
REGISTER OF DEEDS

together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, for the sum of Six Thousand Three Hundred Eighty Seven and 50/100 (\$6,387.50) Dollars

except for acts, omissions of the parties other than the Grantor since September 3, 1969, being the date of a certain land contract by and between the parties pursuant to which this

Dated this 22nd day of March 19 79

Signed in the presence of:

Signed by:

Ronald Rose
Ronald Rose

x *Leo Pratt*
LEO PRATT

Susan Cleary
Susan Cleary

x *Mary Mae Pratt*
MARY MAE PRATT

STATE OF MICHIGAN }
COUNTY OF CHEBOYGAN }

The foregoing instrument was acknowledged before me this 22nd day of March

19 79 by Leo Pratt and Mary Mae Pratt, his wife

My Commission expires August 4, 19 80. *Ronald Rose* Notary Public, Cheboygan County, Michigan

County Treasurer's Certificate
I hereby certify that there are no tax liens or titles held by the State or any individual against the within described and all Taxes on same are paid for five years previous to the date of instrument as appears by the records in my office.
Ronald Rose
County Treasurer

City Treasurer's Certificate
STATE OF MICHIGAN
REAL ESTATE TRANSFER TAX
Dept. of Taxation MAR 27 79
07.15

When Recorded Return To:
Norman D. Katz
24700 Northwestern Hwy
Suite 400
Southfield, Michigan

Send Subsequent Tax Bills To:
Camp Walden
R.R. #2
Cheboygan, MI
LIBER 396 PAGE 609

Drafted by: Norman D. Katz
Business Address
24700 Northwestern Hwy., #400
Southfield, Michigan

Tax Parcel # _____ Recording Fee _____ Revenue Stamps 7¹²

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

U

S. E. 1/4 of N. E. 1/4 except a piece of land described as beginning at a pipe marker situated on the E and W 1/4 line of said Section 2 at the intersection of the N. and S. 1/8 line. Then N. 85 deg. 45 minutes E 509.50 feet to a pipe marker. Then N. 12 degrees W. 236.75 feet to a pipe marker. Then N. 27 degrees 15 minutes W. 187.20 feet to a pipe marker then W. 265.25 feet to a pipe marker at the intersection of the E 1/8 line. Then S. on said 1/8 line 543.20 feet to the point of beginning. Section 2 T 36 R 1 W A 37 BN 3

Except:

Commencing two (2) rods west of the quarter post between Section one (1) and two (2) in Township 36 North, Range 1 West, running thence West West on the quarter line 8 rods; thence North and parallel to the Section line 10 rods; thence East and parallel to the quarter line 8 rods to a point 2 rods west of the section line; thence South and parallel to the section line 10 rods to the place of beginning and containing one half an acre of land, including all buildings of any nature whatsoever on said premises and the well thereon.



WARRANTY DEED - Statutory Form
C.L. 1948, 565.151 M.S.A. 26.571

KNOW ALL MEN BY THESE PRESENTS: That Adam Erbel and Aleta M. Erbel, husband and wife,
whose address is 14382 Grafton Road, Carleton, Michigan 48117

Convey(s) and Warrant(s) to Camp Walden, Inc.

whose address is R.R. #2 Cheboygan, Michigan 49721

the following described premises situated in the Township of Grant
County of Cheboygan and State of Michigan, to-wit: See attached rider

STATE OF MICHIGAN) RECEIVED NOV - 8 1982 DAY OF
COUNTY OF CHEBOYGAN) A. D., 19 AT 9:25
CLOCK 9 A.M.

CHEBOYGAN COUNTY
025081

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
Dept. of Taxation NOV-8 1982 \$16.50
R.8.10627

Jean Simonson
REGISTER OF DEEDS

for the full consideration of \$15,000.00

subject to Restrictions and easements of record and a certain land contract dated November 1, 1980, in fulfillment of which this deed is given.

Dated this Twenty Third day of October 19 82

Witnesses:

Signed and Sealed:

Mary Anne Foersterling
Mary Anne Foersterling
Lowell Steele
Lowell Steele

Adam Erbel
Adam Erbel (L.S.)
Aleta Erbel
Aleta Erbel (L.S.)
(L.S.)

STATE OF MICHIGAN } ss. COUNTY OF Wayne (L.S.)

The foregoing instrument was acknowledged before me this Twenty Third day of October 19 82 by Adam Erbel and Aleta Erbel, husband and wife,

My commission expires December 26, 1984

Mary Anne Foersterling
Mary Anne Foersterling
Notary Public Wayne County, Michigan

Instrument Drafted by Mary Anne Foersterling OFFICE OF

Business Address 25121 Ford Road, Dearborn, Mich. 48128

Recorder of Cheboygan County City Treasurer's Certificate 11-8-82

City Treasurer's Certificate

I hereby certify that there are no Tax Liens or Titles held by the State or any individual against the within described and all Taxes on same are paid or five years previous to the date of instrument as appears on the records of my office.

LIBER 427 PAGE 369

Recording Fee \$4.00
State Transfer Tax \$16.50

When recorded return to CAMP WALDEN ret.
5622 TOWLECHORN
W. BLOOMFIELD, MICH 48033
Send subsequent tax bills to SAME

12

The land referred to in this commitment/policy is situated in the State of Michigan, County of Cheboygan and is described as follows: (Township of Grant)

PARCEL N:

Beginning at the Southeast corner of Section 9, Town 36 North, Range 1 East; thence North 01 degree 05 minutes West along the East line of Section 9, for a distance of 300.92 feet; thence North 87 degrees 10 minutes West 1313.61 feet to a T-iron stake; thence South 00 degrees 53 minutes 30 seconds East 300.86 feet to a T-iron stake on the South line of Section 9; thence South 87 degrees 10 minutes East 1314.62 feet to the Point of Beginning. Subject to existing 33 foot wide public road rights along the South side and along the East side thereof.

PARCEL O:

Commencing at the Southeast corner of Section 9, Town 36 North, Range 1 East; thence North 01 degree 05 minutes West along the East line of Section 9, for a distance of 300.92 feet to the Point of Beginning; thence North 01 degree 05 minutes West 335.00 feet; thence North 87 degrees 10 minutes West 1312.49 feet to a T-iron stake; thence South 00 degrees 53 minutes 30 seconds East 334.92 feet to a T-iron stake; thence South 87 degrees 10 minutes East 1313.61 feet to the Point of Beginning. Subject to existing 33 foot wide public road rights along the Easterly side thereof.

PARCEL P:

Commencing at the Southeast corner of Section 9, Town 36 North, Range 1 East; thence North 01 degree 05 minutes West along the East line of Section 9, for a distance of 635.92 feet to the Point of Beginning; thence North 01 degree 05 minutes West 336.40 feet; thence North 87 degrees 10 minutes West 1311.37 feet to a T-iron stake; thence South 00 degrees 53 minutes 30 seconds East 336.32 feet to a T-iron stake; thence South 87 degrees 10 minutes East 1312.49 feet to the Point of Beginning. Subject to existing 33 foot wide public road rights along the Easterly side thereof.

PARCEL Q:

Commencing at the Southeast corner of Section 9, Town 36 North, Range 1 East; thence North 01 degree 05 minutes West along the East line of Section 9, for a distance of 972.32 feet to the Point of Beginning; thence North 01 degree 05 minutes West 337.50 feet to a T-iron stake marking the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 9; thence North 87 degrees 15 minutes 30 seconds West 1310.10 feet to a T-iron stake; thence South 00 degrees 53 minutes 30 seconds East 335.33 feet to a T-iron stake; thence South 87 degrees 10 minutes East 1311.37 feet to the Point of Beginning. Subject to existing 33 foot wide public road rights along the Easterly side thereof.

16-140-001-100-002-00
STUMP, MARY L/EWPTS & QUINN
905 E LINCOLN AVE
CHEBOYGAN MI 49721

16-140-001-100-003-00
DODDER, ROBERT T
5950 SOUTH RIVER RD
CHEBOYGAN MI 49721

16-140-001-100-004-00
SCHULTZ, DONALD R TRUST
5942 SOUTH RIVER RD
CHEBOYGAN MI 49721

16-140-001-100-005-00
WHEELER, DALE R
8380 PEACEFUL VALLEY
CLARKSTON MI 48348

16-140-001-100-007-00
HULETT, BURTON
1162 N HILL ST
VAN ALSTYNE TX 75495

16-140-001-100-008-01
BOLEN, PATRICK & KATHLEEN H/
5600 SOUTH RIVER RD
CHEBOYGAN MI 49721

16-140-001-109-080-02
LACOST, PATRICK
5098 PARKER LN
CHEBOYGAN MI 49721

16-140-001-109-080-03
LACOST, PATRICK
5098 PARKER LN
CHEBOYGAN MI 49721

16-140-001-109-080-04
LAIL, RONALD & PENNY H/W
5736 SOUTH RIVER RD
CHEBOYGAN MI 49721

16-140-001-109-080-05
ZAMBROWSKI, BARBARA A, TRUS
5868 SOUTH RIVER RD
CHEBOYGAN MI 49721

16-140-001-109-080-06
DOLGAN, EDDIE & GAYLE H/W
506 MORRISH RD
FLUSHING MI 48433

16-140-001-109-081-00
DETERS, CARROLL & MARGARET
5722 SOUTH RIVER RD
CHEBOYGAN MI 49721

16-140-001-109-082-00
WOJCHIHOSKY, RONALD & MARLE
5608 SOUTH RIVER RD
CHEBOYGAN MI 49721

16-140-001-109-083-00
BOLEN, PATRICK & KATHLEEN H/
5600 S RIVER RD
CHEBOYGAN MI 49721

16-140-002-200-002-00
CAMP WALDEN INC
5607 SOUTH RIVER RD
CHEBOYGAN MI 49721

16-140-002-200-004-00
WOIDERSKI, JAMES R, TTEE 1/2 INT
1522 HARRISON AVE
CHEBOYGAN MI 49721

16-140-002-200-006-00
CAMP WALDEN INC
5607 SOUTH RIVER RD
CHEBOYGAN MI 49721

16-140-002-200-007-00
CAMP WALDEN INC
5607 SOUTH RIVER RD
CHEBOYGAN MI 49721

16-140-002-211-105-00
SCHRAMM, FREDERICK & DAWN, T
7484 OAK HIGHWAY
CHARLOTTE MI 48813

16-140-002-212-115-00
MARTIN, BERTHOLD&SYLVIA, CO-
6793 GUILDFORD
UTICA MI 48316

16-140-002-400-017-01
CAMP WALDEN INC
5607 SOUTH RIVER RD
CHEBOYGAN MI 49721

16-140-002-400-019-00
SHEWCHUCK, NICHOLAS & FLORE
4294 BOND AVE
HOLT MI 48842

16-140-002-400-021-00
CAMP WALDEN INC
5607 SOUTH RIVER RD
CHEBOYGAN MI 49721

16-140-002-400-023-00
BEECHWOOD POINTE ASSOC
5396 W BEECHWOOD DR
CHEBOYGAN MI 49721

16-140-M25-000-001-00
NICHOLS, ROBERT O, TRUSTEE
9701 EAST GARY RD
SCOTTSDALE AZ 85260-6225

16-140-M25-000-002-00
MORRISSEY, JOHN & KERENE LEW
7170 MOUNT HOPE RD
GRASS LAKE MI 49240

16-140-M25-000-003-00
HAYNES, GARY & DELAYN H/W
973 STONINGTON RD
PAWCATUCK CT 06379

16-140-M25-000-004-00
DARST, DENNIS & LOIS H/W
12907 SHIRAZ LN
FISHERS IN 46037

16-140-M25-000-005-00
PAULL, DENNIS & MARGARET H/W
1301 DUNCAN AVE
CHEBOYGAN MI 49721

16-140-M25-000-006-00
CRITZER, DAVID II & JULIE H/W
8923 TOPAZ TERRACE
STREETSBORO OH 44241

16-140-M25-000-007-00
BEGEMAN, JOAN E L/EWPTS, THEN
6915 SUGAR HILL CIR
GAYLORD MI 49735

16-140-M25-000-008-00
TAZZIOLI, ROBERT L, TTEE & JANI
129 JACKSON BLVD
ROSCOMMON MI 48653

16-140-M25-000-009-00
MCCARTY, DANIEL & JANE H/W
1702 GREENWICH DR
TROY MI 48098

16-140-M25-000-010-00
WHITING, DANIEL & PATRICE CO-T
5825 MISTY HILL DR
CLARKSTON MI 48346

16-140-M25-000-011-00
PENSICO TRUST COMPANY, CUSTO
PO BOX 173859
DENVER CO 80217

16-140-M25-000-012-00
STRICKER, TIMOTHY & DIANE H/W
974 CLOUGH PIKE
CINCINNATI OH 45245

16-140-M25-000-013-00
SZUBA, JOHN & KATHLEEN H/W
123 BRIDLE PATH
NILES MI 49120

16-140-M25-000-014-00
WYLIE, BRADFORD & PAMELA H/
347 LENOX DR
CANTON MI 48188

16-140-M25-000-015-00
ALCODRAY, ABDULRAHMEN & LIS
705 SOUTH MILITARY
DEARBORN MI 48124

16-140-M25-000-016-00
JORGENSEN, RANDALL & KIM H/W
681 BLACKS CORNER RD
IMLAY CITY MI 48444

16-140-M25-000-017-00
SAHU, ANANDI & EKATERINA H/W
835 RAVINE TERRACE DR
ROCHESTER MI 48307-2723

16-140-M25-000-018-00
PENSICO TRUST COMPANY CUSTO
1266 W PACES FERRY RD, NW-STE 5
ATLANTA GA 30327

16-140-M25-000-019-00
LENG, RONALD & PATRICIA H/W
2524 BROOKWOOD DR
MIDLAND MI 48640

16-140-M25-000-020-00
KARSTEN, AMY S L/EWPTS, THEN T
1941 E DEVEREAUX LAKE RD
INDIAN RIVER MI 49749

16-140-M25-000-021-00
DELAVY, PHILIP & PATRICIA H/W
5126 MICH-A-KE-WA TRL
CHEBOYGAN MI 49721

16-140-M25-000-022-00
COOK, JAMES & MICHELLE H/W
3710 BRIDPORT LN
OAKLAND MI 48363

16-140-M25-000-023-00
JOHNSON, DAVID H & SUSAN J, TT
PO BOX 5176
CHEBOYGAN MI 49721

16-140-M25-000-024-00
MAKAREWICZ, JOSEPH & MARRIA
5172 MICH-A-KE-WA TRL
CHEBOYGAN MI 49721

16-140-M25-000-025-00
BARTH, TIMOTHY & BONA H/W
3265 N WAGNER RD
ANN ARBOR MI 48103

16-140-M25-000-026-00
SALAMON, STEPHEN & REBECCA H
1884 WINDING WILLOW DRIVE
VALLEY CITY OH 44280-9397

16-140-M25-000-027-00
COLLINS, RAYMOND & ANN H/W
5106 STURGEON CREEK PKWAY
MIDLAND MI 48640

16-140-M25-000-028-00
DECARLO, DALE, TTEE OF DALE A
15613 KINGSWAY DR
MACOMB MI 48044

16-140-M25-000-029-00
REDMOND, ROBERT & BARBARA P
2090 HUNTERS RIDGE
PETOSKEY MI 49770

16-140-001-100-002-00
OCCUPANT
5968 SOUTH RIVER RD
CHEBOYGAN, MI 49721

16-140-001-100-003-00
OCCUPANT
5950 SOUTH RIVER RD
CHEBOYGAN, MI 49721

16-140-001-100-004-00
OCCUPANT
5942 SOUTH RIVER RD
CHEBOYGAN, MI 49721

16-140-001-100-005-00
OCCUPANT
5918 SOUTH RIVER RD
CHEBOYGAN, MI 49721

16-140-001-100-007-00
OCCUPANT
5898 SOUTH RIVER RD
CHEBOYGAN, MI 49721

16-140-001-100-008-01
OCCUPANT
5600 SOUTH RIVER RD
CHEBOYGAN, MI 49721

16-140-001-109-080-03
OCCUPANT
5074 PARKER LN
CHEBOYGAN, MI 49721

16-140-001-109-080-04
OCCUPANT
5736 SOUTH RIVER RD
CHEBOYGAN, MI 49721

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5868 SOUTH RIVER RD
CHEBOYGAN, MI 49721

16-140-001-109-080-06
OCCUPANT
5820 SOUTH RIVER RD
CHEBOYGAN, MI 49721

16-140-001-109-081-00
OCCUPANT
5722 SOUTH RIVER RD
CHEBOYGAN, MI 49721

16-140-001-109-082-00
OCCUPANT
5608 SOUTH RIVER RD
CHEBOYGAN, MI 49721

16-140-002-200-004-00
OCCUPANT
5750 WYLIE RD
CHEBOYGAN, MI 49721

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OCCUPANT
5607 SOUTH RIVER RD
CHEBOYGAN, MI 49721

16-140-002-200-007-00
OCCUPANT
5679 SOUTH RIVER RD
CHEBOYGAN, MI 49721

16-140-002-211-105-00
OCCUPANT
4542 NORWAY TRL
CHEBOYGAN, MI 49721

16-140-002-212-115-00
OCCUPANT
5750 MARTIN RD
CHEBOYGAN, MI 49721

16-140-002-400-019-00
OCCUPANT
4706 E BEECHWOOD DR
CHEBOYGAN, MI 49721

16-140-002-400-021-00
OCCUPANT
4748 E BEECHWOOD DR
CHEBOYGAN, MI 49721

16-140-M25-000-001-00
OCCUPANT
4770 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

16-140-M25-000-002-00
OCCUPANT
4774 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

16-140-M25-000-003-00
OCCUPANT
4784 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

16-140-M25-000-004-00
OCCUPANT
4800 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

16-140-M25-000-005-00
OCCUPANT
4822 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

16-140-M25-000-006-00
OCCUPANT
4842 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

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4860 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

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4882 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

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4902 MICH-A-KE-WA TRL
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CHEBOYGAN, MI 49721

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CHEBOYGAN, MI 49721

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OCCUPANT
4958 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

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CHEBOYGAN, MI 49721

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4976 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

16-140-M25-000-023-00
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5158 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

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OCCUPANT
4994 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

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5172 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

16-140-M25-000-015-00
OCCUPANT
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CHEBOYGAN, MI 49721

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5218 MICH-A-KE-WA TRL
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5092 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

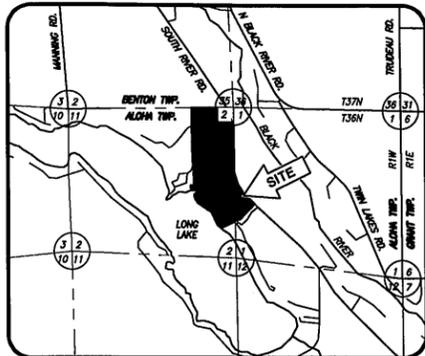
16-140-M25-000-029-00
OCCUPANT
5217 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

16-140-M25-000-020-00
OCCUPANT
5110 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

16-140-M25-000-021-00
OCCUPANT
5126 MICH-A-KE-WA TRL
CHEBOYGAN, MI 49721

VICINITY MAP

SCALE: 1"=2000'

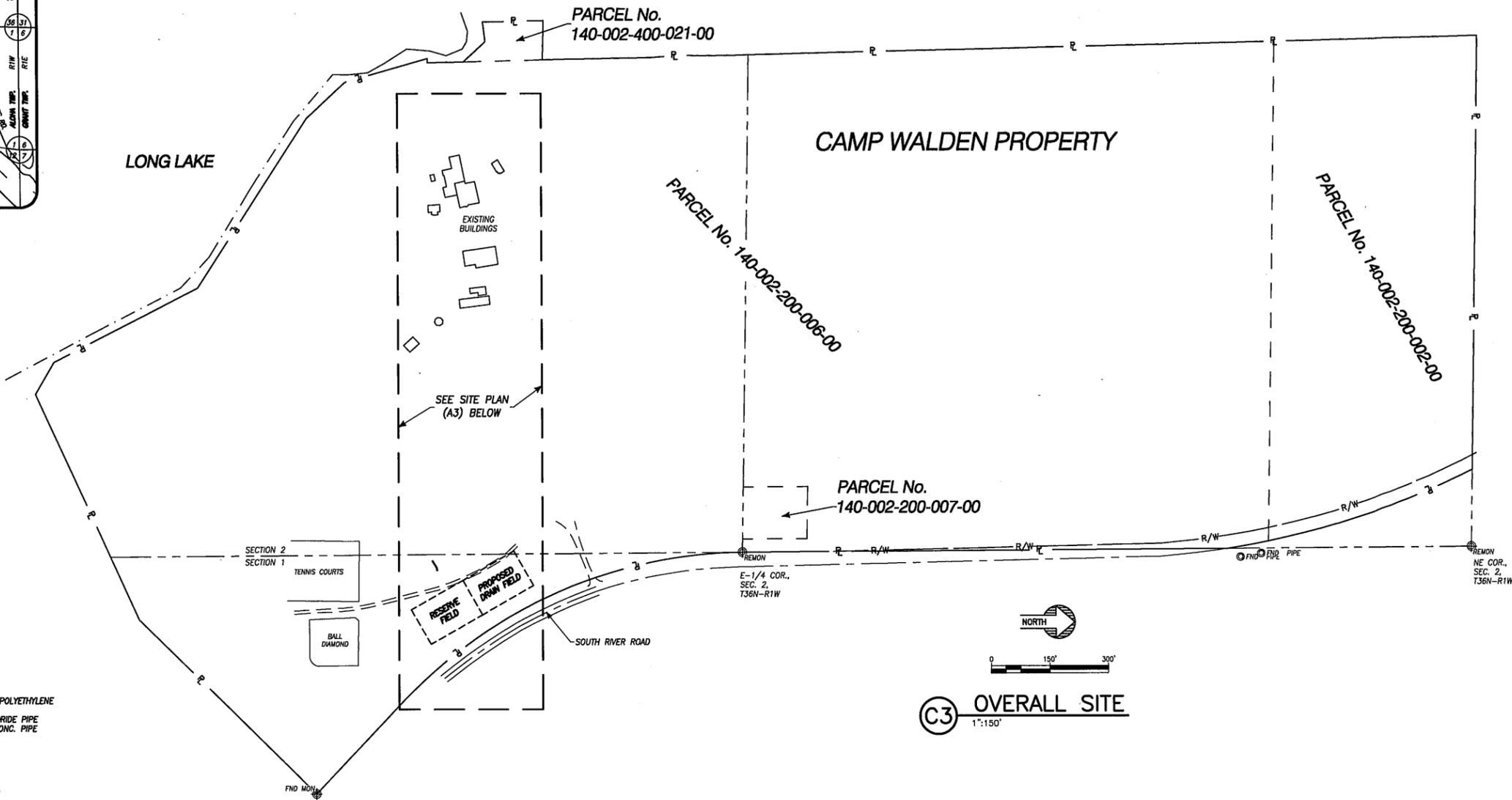


LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING	[Symbol]	[Symbol]
STORM SEWER	[Symbol]	[Symbol]
SANITARY SEWER	[Symbol]	[Symbol]
WATER	[Symbol]	[Symbol]
NATURAL GAS	[Symbol]	[Symbol]
UNDGRND ELEC.	[Symbol]	[Symbol]
OVERHEAD ELEC.	[Symbol]	[Symbol]
UNDGRND TEL.	[Symbol]	[Symbol]
WELL	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
CATCH BASIN	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
CLEANOUT	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]
DECIDUOUS TREE	[Symbol]	[Symbol]
CONIFEROUS TREE	[Symbol]	[Symbol]
BUSH	[Symbol]	[Symbol]
TREELINE	[Symbol]	[Symbol]
DITCH OR SWALE	[Symbol]	[Symbol]
ELEVATION	[Symbol]	[Symbol]
CONTOUR	[Symbol]	[Symbol]
PROPERTY LINE	[Symbol]	[Symbol]
UNIT LINE	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]

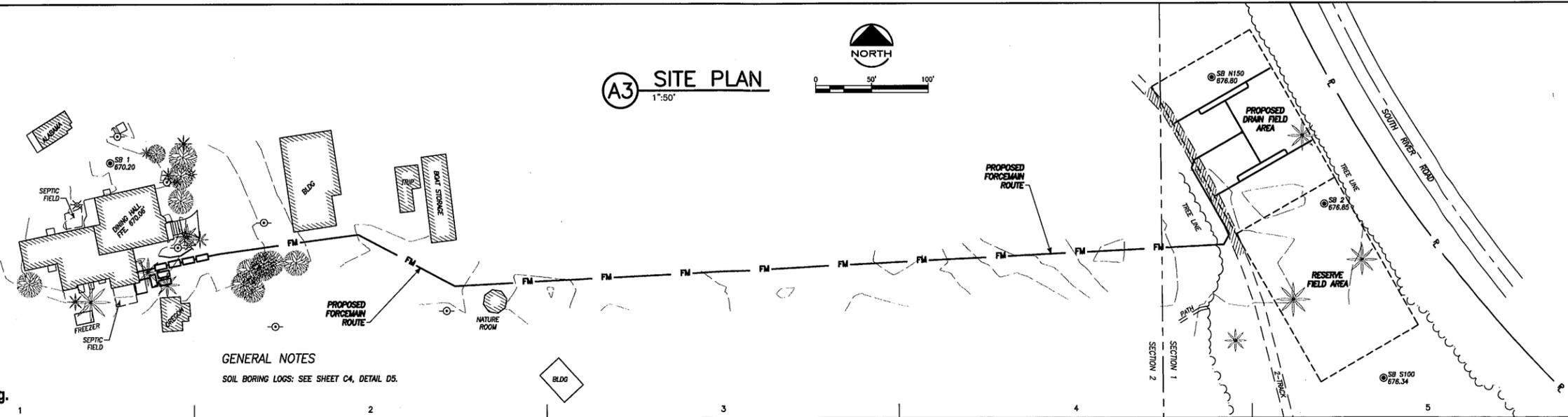
ABBREVIATIONS

ASPH - ASPHALT	HDPE - HIGH DENSITY POLYETHYLENE
BF - BARRIER FREE	LF - LINEAL FEET
BLDG - BUILDING	PVC - POLYVINYLCHLORIDE PIPE
C.L. - CHAIN LINK	RCP - REINFORCED CONC. PIPE
C/C - CENTER TO CENTER	RR - RAILROAD
CMP - CORRUGATED METAL PIPE	STL - STEEL
CONC - CONCRETE	STM - STORM
DIP - DUCTILE IRON PIPE	T/C - TOP OF CURB
F.G. - FINISH GRADE	T/W - TOP OF WALK
FDN - FOUNDATION	T/WALL - TOP OF WALL
FFE - FINISH FLOOR ELEVATION	TE - TOP ELEVATION
IE - INVERT ELEVATION	TYP - TYPICAL



C3 OVERALL SITE
1"=150'

A3 SITE PLAN
1"=50'



GENERAL NOTES
SOIL BORING LOGS: SEE SHEET C4, DETAIL D5.

Performance Engineers, Inc.
Civil / Structural Engineering
406 Palmsley Avenue
Chelsea, Michigan 48720
Phone: (231) 547-2121
Fax: (231) 547-0064
www.performanceeng.com

CAMP WALDEN SEPTIC SYSTEM DESIGN
PART OF SECTIONS 1 & 2, T36N-R1W
ALOHA TOWNSHIP, CHEBOYGAN COUNTY, MICHIGAN.
OWNER: CAMP WALDEN, 5987 SOUTH RIVER ROAD, CHEBOYGAN, MI 49721

MARK	DATE	DESCRIPTION
0	1/13/17	HEALTH DEPT. SUBMITTAL
1	1/31/17	RELOCATED DRAIN FIELD

PROJECT NO: 16-4889
CAD DWG FILE: 4889_BASE.DWG
DRAWN BY: D. COOK
DESIGNED BY: J. MALEWITZ
CHECKED BY: J. MALEWITZ

SHEET TITLE
OVERALL AND SITE PLAN
C1
SHEET 1 OF 4

K:\PROJECTS\4889\DRAWINGS\4889_BASE.DWG - C1 - PLOTTED 1/31/2017 9:16 AM BY DAN COOK

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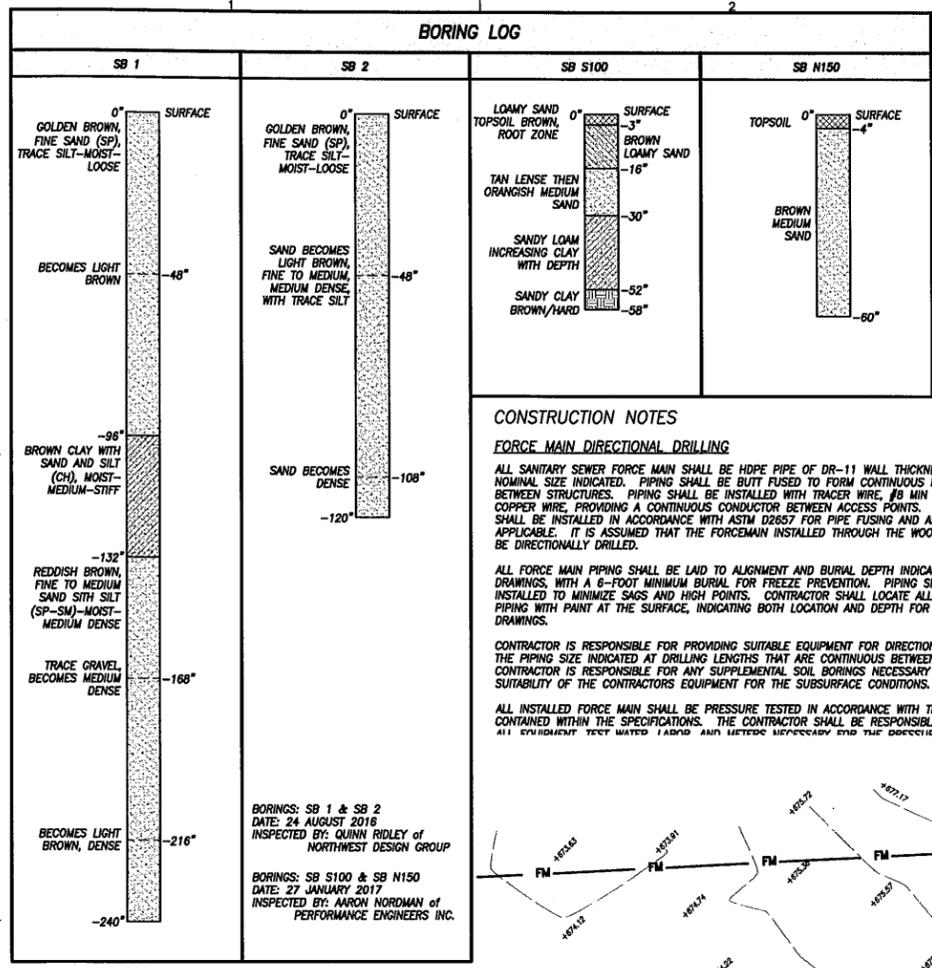
CONSULTANTS

CAMP WALDEN SEPTIC SYSTEM DESIGN
 PART OF SECTIONS 1 & 2, T36N-R1W
 ALOHA TOWNSHIP, CHEBOYGAN COUNTY, MICHIGAN.
 OWNER: CAMP WALDEN
 5607 SOUTH RIVER ROAD, CHEBOYGAN, MI 49721

MARK	DATE	DESCRIPTION
0	1/13/17	HEALTH DEPT. SUBMITTAL
1	1/31/17	RELOCATED DRAIN FIELD

PROJECT NO: 16-4889
 CAD DWG FILE: 4889_BASE.DWG
 DRAWN BY: D. COOK
 DESIGNED BY: J. MALEWITZ
 CHECKED BY: J. MALEWITZ

SHEET TITLE
BUILDING & DRAIN FIELD DETAILS PLAN
 C2
 SHEET 2 OF 4



C5 BORING LOG
 NO SCALE

CONSTRUCTION NOTES

FORCE MAIN DIRECTIONAL DRILLING

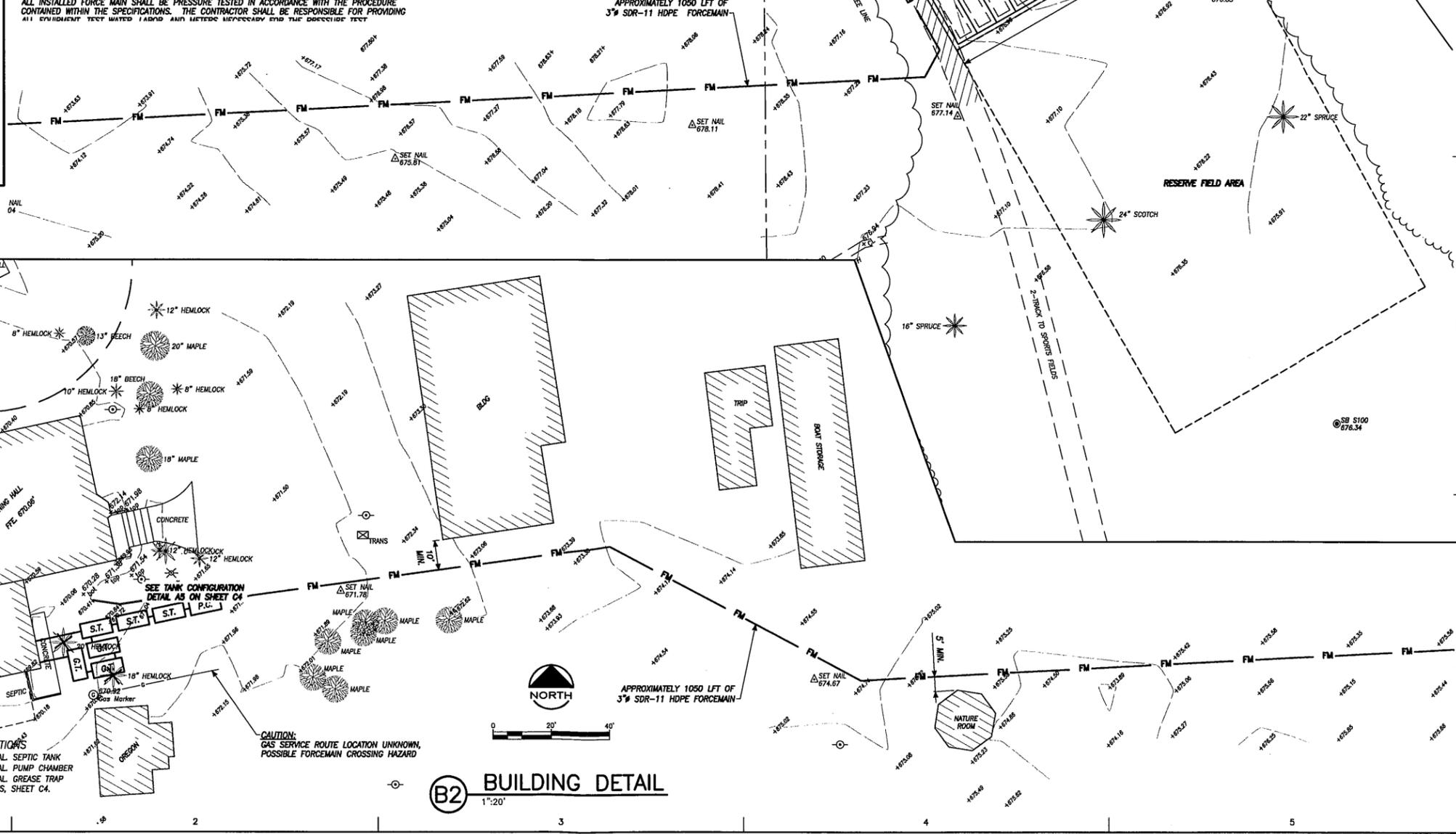
ALL SANITARY SEWER FORCE MAIN SHALL BE HDPE PIPE OF DR-11 WALL THICKNESS FOR THE NOMINAL SIZE INDICATED. PIPING SHALL BE BUTT FUSED TO FORM CONTINUOUS PIPE LENGTHS BETWEEN STRUCTURES. PIPING SHALL BE INSTALLED WITH TRACER WIRE, #8 MIN AWG STRANDED COPPER WIRE, PROVIDING A CONTINUOUS CONDUCTOR BETWEEN ACCESS POINTS. HDPE PIPING SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2527 FOR PIPE FUSING AND ASTM D2321, AS APPLICABLE. IT IS ASSUMED THAT THE FORCEMAIN INSTALLED THROUGH THE WOODED AREA SHALL BE DIRECTIONALLY DRILLED.

ALL FORCE MAIN PIPING SHALL BE LAID TO ALIGNMENT AND BURIAL DEPTH INDICATED ON DRAWINGS, WITH A 6-FOOT MINIMUM BURIAL FOR FREEZE PREVENTION. PIPING SHALL BE INSTALLED TO MINIMIZE SAGS AND HIGH POINTS. CONTRACTOR SHALL LOCATE ALL INSTALLED PIPING WITH PAINT AT THE SURFACE, INDICATING BOTH LOCATION AND DEPTH FOR RECORD DRAWINGS.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUITABLE EQUIPMENT FOR DIRECTIONAL DRILLING OF THE PIPING SIZE INDICATED AT DRILLING LENGTHS THAT ARE CONTINUOUS BETWEEN STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR ANY SUPPLEMENTAL SOIL BORINGS NECESSARY TO VERIFY THE SUITABILITY OF THE CONTRACTORS EQUIPMENT FOR THE SUBSURFACE CONDITIONS.

ALL INSTALLED FORCE MAIN SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE PROCEDURE CONTAINED WITHIN THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL EQUIPMENT TEST WATER LABOR AND UTILITY NECESSARY FOR THE DIRECTIONAL TEST.

C5 DRAIN FIELD DETAIL
 1"=20'



B2 BUILDING DETAIL
 1"=20'

K:\PROJECTS\4889\DRAWINGS\4889_BASE.DWG - C2 - PLOTTED 1/31/2017 8:45 AM BY: DAN COOK



Know what's below.
 Call before you dig.

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CONSTRUCTION NOTES

DRAIN FIELD

THE SURVEYOR SHOULD STAKE OUT THE AREA ON WHICH THE DRAIN FIELD IS TO BE CONSTRUCTED AND SET APPROPRIATE BENCHMARKS FOR THE CONTRACTOR.

THE DRAIN FIELD CONSISTS OF A TRENCH SYSTEM CONSISTING OF ONE DOSING ZONE. CONTRACTOR SHALL CONSTRUCT THE TRENCHES AT THE LOCATIONS AND ELEVATIONS INDICATED. ALL TRENCHES SHALL BE 3'-FEET IN WIDTH WITH 24-INCHES OF DRAIN STONE DEPTH. THE PERFORATED DRAIN TILE SHALL BE INSTALLED LEVEL, AT 18-INCHES ABOVE THE BOTTOM OF TRENCH.

CONNECTION OF THE MANIFOLD PIPING TO BRIDAL SHALL BE MADE VERTICAL WITH A 2" TEE POINTED DOWN.

A CLEANOUT SHALL BE INSTALLED AT THE FORCE MAIN TO TRANSFER PIPE CONNECTION, BROUGHT UP TO GRADE WITH A 3" BALL VALVE AND A PLUG. SEE CLEANOUT DETAIL A3, THIS SHEET.

THE CONTRACTOR SHALL COORDINATE THE WORK SO THAT THE SITE IS CLEARED AND GRUBBED, AND THE ROUGH GRADED TO THE SURFACE ELEVATIONS SHOWN. DRAIN FIELD CONSTRUCTION SHALL NOT OCCUR WHEN SOILS ARE SATURATED AND MEASURES SHALL BE TAKEN TO PROTECT AREA FROM DAMAGE DUE TO CONSTRUCTION TRAFFIC. AREAS THAT RECEIVE FILL SHALL BE STRIPPED OF VEGETATION AND TOPSOIL AND LEFT SCARIFIED TO INTEGRATE THE FILL WITH THE NATURAL GROUND SURFACE. CARE MUST BE TAKEN TO PREVENT COMPACTION OF THIS INTERFACE WITH WHEELED EQUIPMENT. AFTER ROUGH GRADING, THEN THE EXCAVATION FOR THE TRENCHES MAY PROCEED. THE TRENCHES SHALL BE EXCAVATED WITH A 3'-FOOT WIDE EXCAVATOR BUCKET WITH TEETH, NO SMOOTH PLATES ACROSS TEETH WILL BE ALLOWED. DRAIN STONE SHALL BE PLACED INTO THE EXCAVATED TRENCHES IMMEDIATELY FOLLOWING EXCAVATION TO PREVENT TRENCHES FROM SITTING OPEN FOR EXTENDED PERIODS OF TIME, AND SHALL NOT BE LEFT OPEN DURING INCLEMENT WEATHER.

CONTRACTOR SHALL WORK WITH THE ENGINEER TO ENSURE THAT ALL UNSUITABLE SOILS ARE REMOVED FROM THE TRENCHES. SHOULD THIS REQUIRE OVER-EXCAVATION, THE CONTRACTOR WILL REMOVE UNSUITABLE SOILS AND REPLACE WITH CLEAN TYPE II SAND, AT AN ADDITIONAL COST TO THE CONTRACT, PAID PER CUBIC YARD.

A NON-WOVEN GEOTEXTILE FILTER FABRIC WITH A WEIGHT OF 2 OZ/SYD OR LESS SHALL BE LAID OVER THE DRAIN STONE TO SEPARATE THE COVER MATERIAL AND PREVENT SOILS FROM MIGRATING DOWN INTO THE TRENCH. THE COVER MATERIAL SHALL BE SALVAGED FILL, PLACED TO ACHIEVE THE FINISH GRADES INDICATED AND GRADED TO DRAIN. THE FINAL SURFACE SHALL CONSIST OF SALVAGED TOPSOIL THAT IS GRADED AND THEN RAKED TO INTEGRATE SEED. SEED SHALL BE A SANDY SHADE MIX APPLIED AT A RATE OF 8 LBS PER 1,000 SQ.FT. SEEDING SURFACE SHALL BE COVERED WITH A STRAW MULCH OF UNIFORM THICKNESS, APPLIED AT A RATE OF 2 BALES PER 1,000 SQ. FT. MULCH SHALL BE APPLIED WITHIN 24 HOURS OF SEEDING.

INSPECTION

THE CONTRACTOR SHALL COORDINATE WITH THE HEALTH DEPARTMENT OFFICIAL AND THE ENGINEER FOR INSPECTION OF ALL SEPTIC SYSTEM CONSTRUCTION, INCLUDING THE INSTALLATION OF ALL PIPING, DOSING TANK AND EQUIPMENT, AND THE DRAIN FIELD.

FACILITIES INSTALLED WITHOUT PROPER NOTIFICATION AND THE REQUIRED INSPECTION MAY BE REJECTED.

CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR TESTING OF INSTALLED FACILITIES AS DESCRIBED HERE AND CONTAINED WITHIN THE PROJECT SPECIFICATIONS. THIS INCLUDES CLEAN WATER SUPPLIES FOR HYDROSTATIC TESTING, PUMPS AND PRESSURE GAUGES, AND PERSONNEL TO CONDUCT THE TESTS. THE ENGINEER AND REGULATORY AUTHORITIES MUST BE CONTACTED A MINIMUM OF 48 HOURS IN ADVANCE OF ANY TESTING TO ENSURE THAT TESTS WILL BE WITNESSED.

GENERAL NOTES

EXISTING UTILITIES

EXISTING UTILITIES HAVE BEEN LOCATED TO THE BEST OF THE OWNER'S KNOWLEDGE. FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL CALL 811 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES, FOR WORK RELATED TO THE PROJECT.

PERMITS

WORK SHALL NOT BEGIN WITHOUT FIRST RECEIVING LOCAL HEALTH DEPARTMENT PERMITS.

TEMPORARY SOIL EROSION & SEDIMENTATION CONTROL

CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL EROSION CONTROL PERMIT THROUGH THE CHARLEVOIX COUNTY OFFICE OF SOIL EROSION & SEDIMENT CONTROL. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING HIS OWN SOIL EROSION CONTROL PLAN IN ACCORDANCE WITH THE ISSUED PERMIT. PAYMENT FOR THIS WORK IS INCIDENTAL TO THE PROJECT.

RESTORATION

IF ANY AREAS OUTSIDE THE CONSTRUCTION LIMITS ARE DISTURBED BY THE CONTRACTOR'S ACTIVITIES, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE WITH TOPSOIL, SEED & MULCH AT NO ADDITIONAL COST TO THE OWNER.

CONSTRUCTION STAKING

A. OWNER STAKING: THE OWNER WILL PROVIDE THE ORIGINAL HORIZONTAL AND VERTICAL CONTROL AND SET BENCHMARKS, AS INDICATED, PRIOR TO CONSTRUCTION. THE OWNER WILL PROVIDE THE CONTRACTOR A LIST OF COORDINATES FOR THE CONTROL POINTS AND BENCHMARKS WHERE NECESSARY.

B. CONTRACTOR STAKING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL STAKES, SURVEY EQUIPMENT, PERSONNEL, AND OTHER DEVICES NECESSARY FOR CHECKING, MARKING, PRESERVING, AND MAINTAINING ALL POINTS, LINES, AND GRADES. STAKES SHALL BE SET AND MARKED IN A MANNER THAT WILL PERMIT CHECKING OF THE CONSTRUCTION ACTIVITIES. ALL WORK SHALL BE DONE IN SUCH A MANNER AS TO ALLOW THE PROPER VERIFICATION OF ALL RELATED WORK AND PAY ITEMS.

FINAL CLEAN UP

BEFORE FINAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL FALSEWORK, UNUSED MATERIALS, EROSION CONTROL DEVICES AND RUBBISH, UNLESS OTHERWISE PROVIDED IN THE CONTRACT OR ORDERED BY THE ENGINEER. THE CONTRACTOR SHALL REMOVE ALL MACHINERY, EQUIPMENT, AND SURPLUS MATERIAL AND LEAVE ALL AREAS OCCUPIED BY THE CONTRACTOR IN CONJUNCTION WITH THE CONTRACT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE ENGINEER. THE CONTRACTOR SHALL REPLACE OR REPAIR ALL DAMAGED FENCES. THE CONTRACTOR SHALL RESTORE IN AN ACCEPTABLE MANNER ALL PROPERTY WHICH MAY HAVE BEEN USED OR DAMAGED DURING THE PROSECUTION OF THE WORK.

UNLESS OTHERWISE PROVIDED, FULL COMPENSATION FOR REMOVAL AND DISPOSAL OF MATERIALS FOR FINAL CLEAN UP WILL BE CONSIDERED AS INCIDENTAL TO THE PROJECT.

Performance Engineers, Inc.

Civil / Structural Engineering
408 Pleskany Avenue
Cheboygan, Michigan 49720
Phone: (231) 547-2721
Fax: (231) 547-0064
www.performanceinc.org

CONSULTANTS

CAMP WALDEN
SEPTIC SYSTEM DESIGN

PART OF SECTIONS 1 & 2, T36N-R17W
ALOHA TOWNSHIP, CHEBOYGAN COUNTY, MICHIGAN.

OWNER
CAMP WALDEN
5607 SOUTH RIVER ROAD, CHEBOYGAN, MI 49721

MARK	DATE	DESCRIPTION
0	1/15/17	HEALTH DEPT. SUBMITTAL
1	1/31/17	RELOCATED DRAIN FIELD

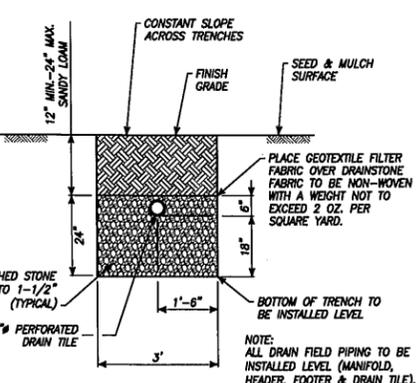
PROJECT NO: 16-4889
CAD DWG FILE: 4889_BASE.DWG
DRAWN BY: D. COOK
DESIGNED BY: J. MALEWITZ
CHECKED BY: J. MALEWITZ

SEAL

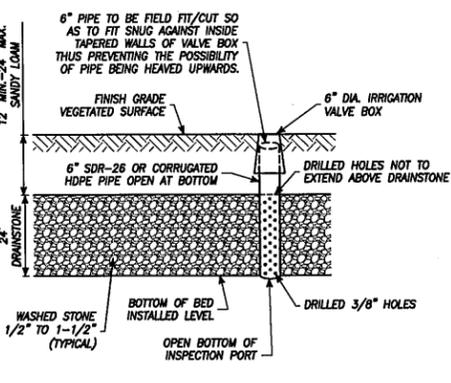
SHEET TITLE
DETAILS, SECTION AND NOTES PLAN

C3
SHEET 3 OF 4

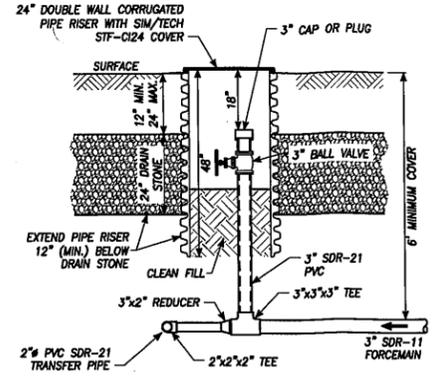
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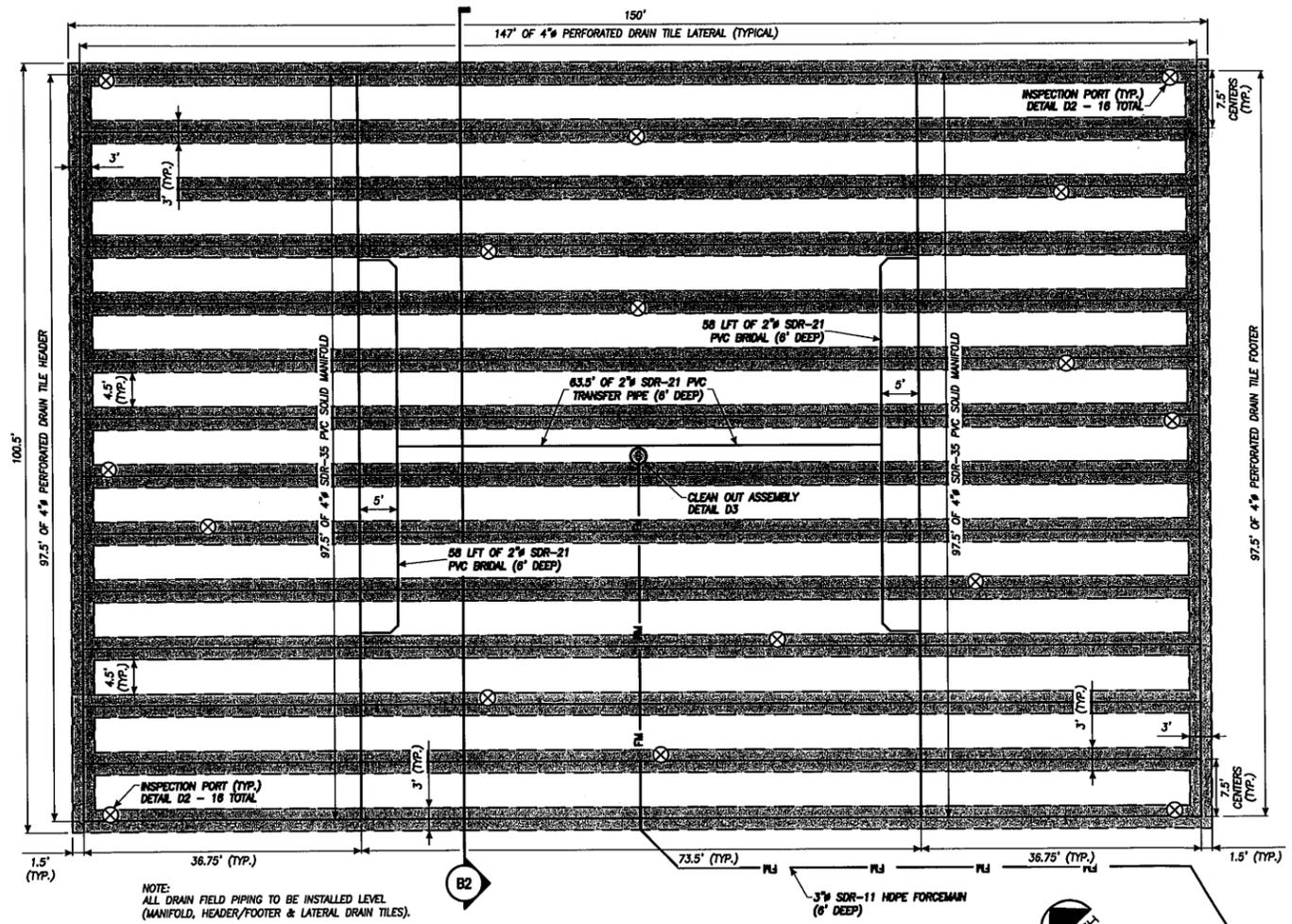
D1 TRENCH DETAIL
NO SCALE



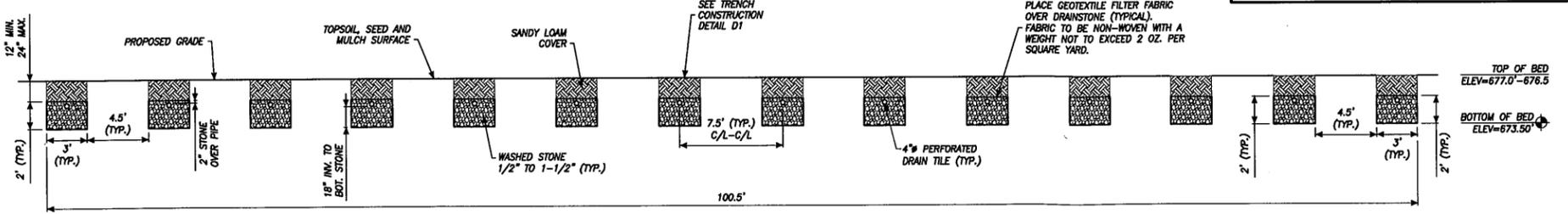
D2 INSPECTION PORT DETAIL
NO SCALE



D3 CLEANOUT DETAIL
NO SCALE



B2 DRAIN FIELD LAYOUT DETAIL
1\"/>



A2 DRAIN FIELD SECTION
1\"/>

NOTES:

- BASIS OF DESIGN:
 - 350 CAMPERS
 - 3 MEALS/DAY
 - 5.0 GALLONS/MEAL
 - TOTAL: 5,250 GAL/DAY
 - APPLICATION RATE: 10,500 SQ. FT.
 - ABSORPTION AREA REQUIRED: 10,500 SQ. FT.
 - TRENCH SIDEWALL ABSORPTION FACTOR: 2
 - 2' DEEP x 3' WIDE TRENCH: 6,300 SQ. FT.
 - TRENCH BOTTOM AREA REQUIRED: 6,300 SQ. FT.
 - TRENCH BOTTOM AREA PROVIDED: 6,651 SQ. FT.
- PUMP OFF SWITCH IS TO BE PLACED 18" ABOVE THE BOTTOM OF THE TANK IN ORDER TO KEEP MOTOR COOLED.
- THE PUMP ON SWITCH IS TO BE SET 21" ABOVE THE PUMP OFF SWITCH. PUMP TO CYCLE AT 884 GALLONS PER CYCLE.
- HIGH WATER ALARM IS TO BE PLACED 3" ABOVE THE PUMP ON SWITCH. THIS MUST BE ON A SEPARATE CIRCUIT FROM THE OTHER PUMP SWITCHES.
- SEPTIC SYSTEM HAS BEEN SITED ON PLANS. SOILS HAVE BEEN APPROVED BY LOCAL HEALTH DEPARTMENT.

MATERIALS / EQUIPMENT

DOSING STATION: SEE DOSING STATION EQUIPMENT LIST SHEET C4.

SEPTIC TANK: (3) 2000 GAL. SEPTIC TANK, SEE SHEET C4.

EFFLUENT FILTER: * ZABEL-A100 12"x36" FILTER, OR EQUIVALENT.

HIGH LEVEL SWITCH: * ZABEL SMART ALARM SWITCH.

GREASE TRAP: (3) 2000 GAL. GREASE TRAP, SEE SHEET C4.

ACCESS COVER: (9) SIMTECH ADAPTER RING, 12" RISER & 24" CAST IRON COVER (C124).

GRAVITY PIPING: 4" SCH-40 PVC, APPROXIMATELY 38 LFT.

FORCE MAIN: 3" SDR-11 HDPE, APPROXIMATELY 1050 LFT.

FIELD PIPING LATERALS:

- (14) - 4" PERFORATED DRAIN TILE, 147' LONG EACH. AT 7'-6" SPACING.
- (2) - 4" PERFORATED DRAIN TILE, 97.5' LONG EACH. (HEADER & FOOTER)
- (2) - 4" SOLID SDR-35 PVC, 97.5' LONG.
- (2) - 2" SDR-21 PVC, 58' LONG.

MANIFOLDS:

- (1) - 4" SDR-35 PVC, 64' LONG.
- (2) - 2" SDR-21 PVC, 64' LONG.

TRANSFER PIPE: 2" SDR-21 PVC, 64' LONG.

ALL FIELD PIPING TO BE INSTALLED LEVEL.

FIELD EQUIPMENT

CLEANOUT: CLEANOUT ASSEMBLY (DETAIL D3)

INSPECTION PORT: (16) INSPECTION PORT ASSEMBLY (DETAIL D2)

- * FINAL SEPTIC TANK ONLY

REQUIRED INSPECTION

- A LICENSED PROFESSIONAL ENGINEER SHOULD INSPECT THE SITE WHEN INSTALLATION IS COMPLETED. THE ENGINEER SHOULD INSPECT FOR AND CERTIFY THAT:
 - A. THE ABSORPTION FIELD HAS BEEN PROPERLY CONSTRUCTED AND RESTORED.
- THE HEALTH OFFICER SHALL AND A LICENSED PROFESSIONAL ENGINEER SHOULD INSPECT THE SITE AFTER INSTALLATION OF THE DISTRIBUTION PIPING BUT PRIOR TO FINAL COVER AND SHALL OBSERVE THE SYSTEM PERFORM DURING A DOSING CYCLE. THE HEALTH OFFICER SHALL AND ENGINEER SHOULD INSPECT FOR AND CERTIFY THAT:
 - A. THE SYSTEM HAS BEEN PROPERLY CONSTRUCTED AND THE DOSING PUMP IS OF ADEQUATE SIZE.
- THE HEALTH OFFICER SHALL MAKE SUCH ADDITIONAL INSPECTIONS AT THE SITE AS THE HEALTH OFFICER DEEMS NECESSARY.

K:\PROJECTS\4889\DRAWINGS\4889_BASE.DWG - C3 - PLOTTED 1/31/2017 8:57 AM BY DAN COOK

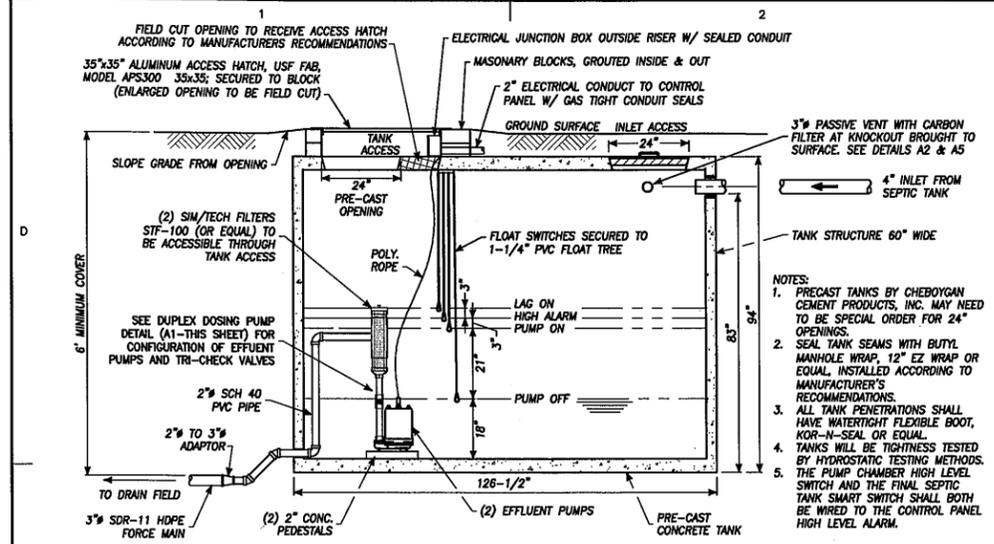
17

MARK	DATE	DESCRIPTION
0	1/13/17	HEALTH DEPT. SUBMITTAL
1	1/31/17	RELOCATED DRAIN FIELD

PROJECT NO: 16-4889
 CAD DWG FILE: 4889_BASE.DWG
 DRAWN BY: D. COOK
 DESIGNED BY: J. MALEWITZ
 CHECKED BY: J. MALEWITZ
 SEAL

SHEET TITLE
BUILDING AND DRAIN FIELD DETAILS
 C4
 SHEET 4 OF 4

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D1 2000 GAL. PUMP CHAMBER
 2000 GAL. TANK
 OUTSIDE DIMENSIONS: 60"W x 126-1/2"L x 94"H
 TOTAL WEIGHT: 16,000 LBS
 CAPACITY: 2,000 GALLONS
 TOP & BOTTOM: 4" THICKNESS
 WALLS: 3" THICKNESS

PRECAST TANKS BY CHEBOYGAN CEMENT PRODUCTS, INC. 231-627-5631 www.cheboygancementproducts.com

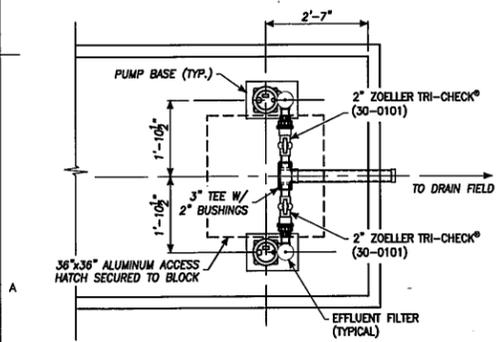
DOSING STATION EQUIPMENT LIST	
QNTY	DESCRIPTION
1	2,000 GAL. PRECAST CONCRETE SEPTIC TANKS
1	35"x35" ALUMINUM ACCESS HATCH, USF FAB, MODEL APS300 35x35
2	WATERTIGHT FLEXIBLE PENETRATION BOOTS, KOR-N-SEAL (SIZES VARY)
2	GOULDS MODEL WE0512H EFFLUENT PUMP
	OPERATES AT 230 AMPS, 7.3 AMPS, 3450 RPM, 0.5 H.P., SINGLE PHASE, OPERATES AT 35 GPM AT 30 FEET OF HEAD.
2	SIM/TECH STF-100 PRESSURE FILTER
4	SJE RHOMBUS MiniMaster FLOATS
1	1-1/4" FLOAT TREE PIPE, BRACKET, & FLOAT CLIPS
1	CONTROL PANEL CONCRETE PAD & MOUNTING STRUCTURE
1	SJE RHOMBUS MODEL 122-1W124HBC10E6A DUPLEX CONTROL PANEL W/ ALARM LIGHT & GRILLE HORN
	CYCLE COUNTERS & HOUR METERS (LEAD/LAG)
	HAND/OFF/AUTO OPERATION SWITCH
	RUN STATUS LIGHT (LEAD/LAG)
	ALARM SILENCE/TEST SWITCH
	PUMP START ALTERNATOR
	CIRCUIT BREAKER (LEAD/LAG)
1	MAIN BREAKER (SERVICE DISCONNECT)
1	GF1 ELECTRICAL RECEPTACLE IN WEATHERPROOF ENCLOSURE

- NOTES:**
- SEPTIC TANKS SHALL BE PUMPED OUT AND CLEANED A MINIMUM OF ONCE EVERY THREE YEARS.
 - GREASE TRAPS SHALL BE CLEANED TWICE A YEAR DURING CAMP OPERATION OR MORE FREQUENTLY IF NEEDED.

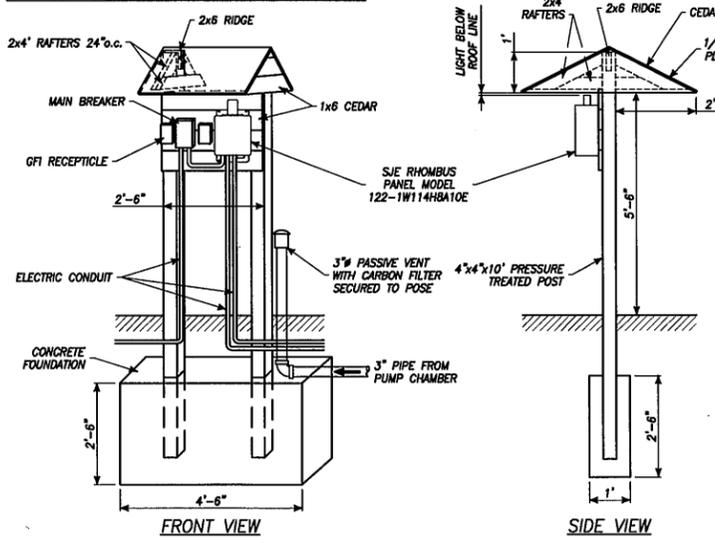
- NOTE:**
- ALL STEEL & WOOD FINISHES TO BE PAINTED (COLOR TBD BY OWNER)
 - ALL MATERIALS AND PRODUCTS INDICATED MAY BE SUBSTITUTED FOR EQUAL PRODUCTS AND/OR MATERIALS, SUBJECT TO ENGINEER'S APPROVAL.
 - THE PUMP CHAMBER HIGH LEVEL SWITCH AND THE FINAL SEPTIC TANK SMART SWITCH SHALL BOTH BE WIRED TO THE CONTROL PANEL HIGH LEVEL ALARM.

SEE EQUIPMENT LIST FOR SPECIFIC EQUIPMENT TO BE INSTALLED. ALL PRODUCTS AND MATERIALS INDICATED MAY BE SUBSTITUTED FOR EQUAL PRODUCTS OR MATERIALS, SUBJECT TO ENGINEER'S APPROVAL.

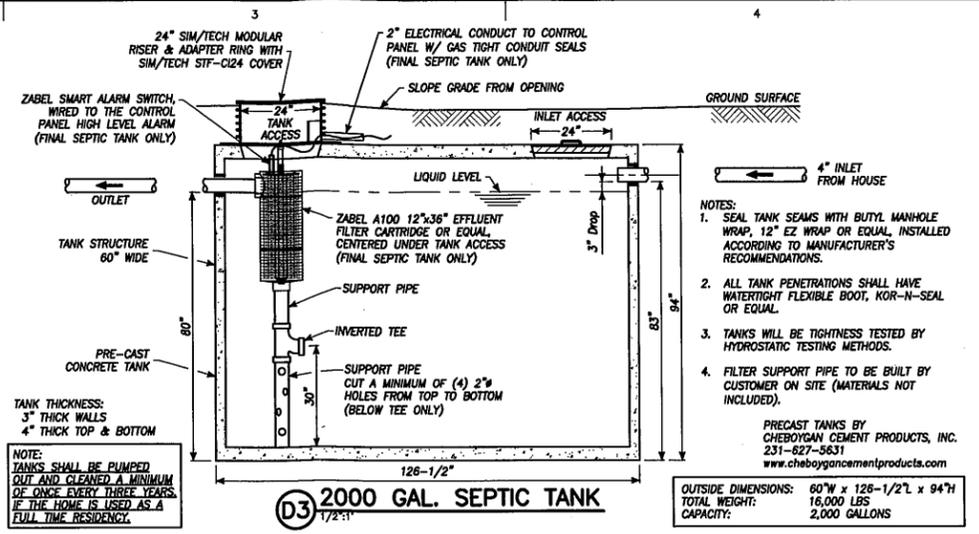
- NOTES:**
- ALL SPECIFICALLY IDENTIFIED PRODUCTS AND/OR MATERIALS MAY BE SUBSTITUTED FOR EQUAL PRODUCTS AND/OR MATERIALS, SUBJECT TO APPROVAL BY THE ENGINEER.
 - ADDITIONAL PIPE FITTINGS, CONDUIT, HARDWARE, ETC. NOT SPECIFICALLY IDENTIFIED HERE ARE REQUIRED FOR INSTALLATION OF THE COMPLETE LIFT STATION.



A1 DUPLEX DOSING PUMP DETAIL
 2" ZOELLER TRI-CHECK® (30-0101) INCLUDES BALL VALVE, CHECK VALVE & UNION COMBINATION

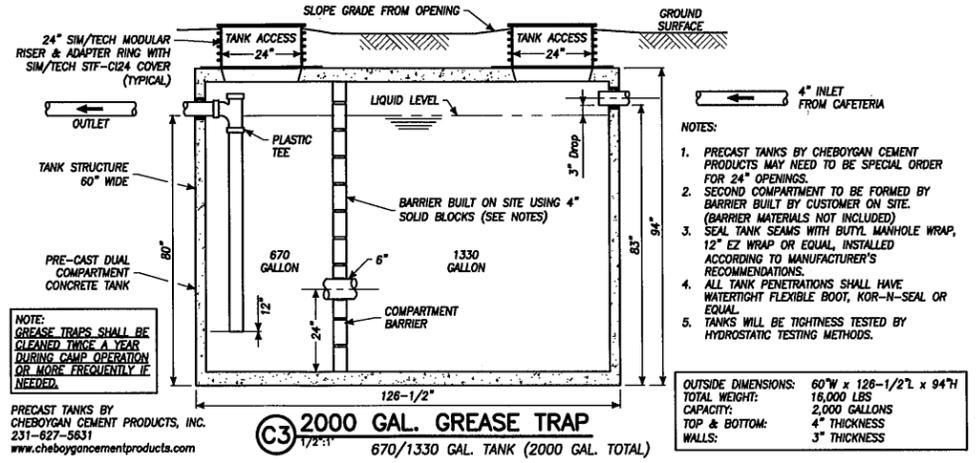


A2 LIFT STATION CONTROL PANEL DETAIL



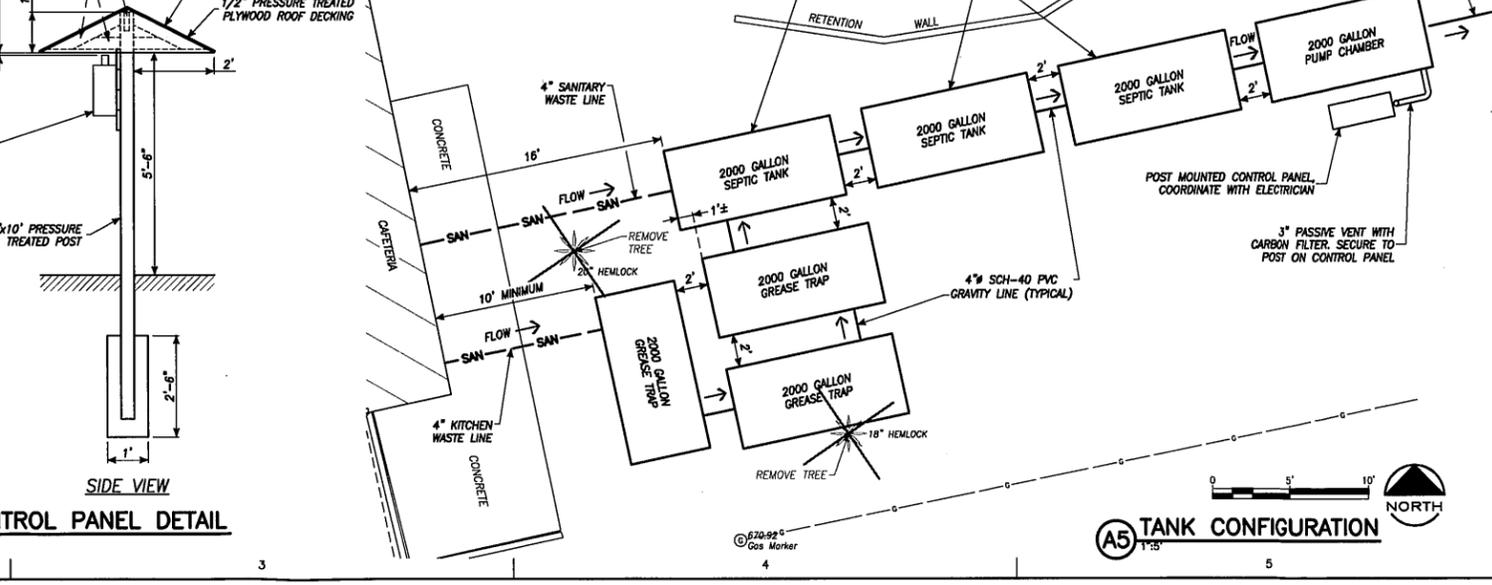
D3 2000 GAL. SEPTIC TANK
 OUTSIDE DIMENSIONS: 60"W x 126-1/2"L x 94"H
 TOTAL WEIGHT: 16,000 LBS
 CAPACITY: 2,000 GALLONS
 TOP & BOTTOM: 4" THICKNESS
 WALLS: 3" THICKNESS

- CONSTRUCTION NOTES**
- SEWER STRUCTURES**
- ALL GRAVITY PIPING IS TO BE LAID AT A MINIMUM GRADE OF 2%.
 - SECURE A POLYPROPYLENE ROPE TO THE PUMP AND TO AN ACCESSIBLE LOCATION AT THE HATCH. TO BE USED FOR PUMP REMOVAL WHEN NECESSARY.
 - SEPTIC, DOSING, AND GREASE SEPARATORS SHALL BE WATER-TIGHT, PRECAST, REINFORCED CONCRETE TANKS, CONSTRUCTED IN ACCORDANCE WITH ASTM C-1227. ALL PRECAST CONCRETE TANKS SHALL BE LEAK TESTED IN ACCORDANCE WITH ASTM CONSTRUCTION STANDARD.



C3 2000 GAL. GREASE TRAP
 670/1330 GAL. TANK (2000 GAL. TOTAL)
 OUTSIDE DIMENSIONS: 60"W x 126-1/2"L x 94"H
 TOTAL WEIGHT: 16,000 LBS
 CAPACITY: 2,000 GALLONS
 TOP & BOTTOM: 4" THICKNESS
 WALLS: 3" THICKNESS

- NOTE:** THE OUTFLOW OF THE LAST GREASE TRAP IS TO ENTER THE FIRST SEPTIC TANK WITHIN THE INLET HALF OF THE TANK.



A5 TANK CONFIGURATION

K:\PROJECTS\4889\DRAWINGS\4889_BASE.DWG - C4 - PLOTTED 1/31/2017 9:14 AM BY DAN COOK



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT 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/

STAFF REPORT

Item: Camp Walden - Amendment to a Special Use Permit for a deck addition to a mess hall.	Prepared by: Scott McNeil
Date: February 28, 2017	Expected Meeting Date: March 15, 2017

GENERAL INFORMATION

Applicant: Michelle Kruzel

Contact person: Michelle Kruzel

Phone: 231-526-0223

Requested Action: Approval of an Amendment to a Special Use Permit for Camp Walden to allow construction of 40ft. wide and 53 ft. deep deck addition to a mess hall at a Camp in a Lake and Stream Protection (P-LS) district pursuant to Section 10.3.2.

BACKGROUND INFORMATION

Introduction:

The applicant is seeking approval of an amendment to a Special Use Permit to allow the construction of a 40 ft. x 53ft. deck addition to a mess hall within an existing camp. The portion of the site where the deck addition is proposed is located in Lake and Stream Protection (P-LS) district. Section 10.3.2 allows camps in P-LS districts by special use permit.

The original special use permit was approved on July 7, 1971. An amendment to the special use permit for a house addition was approved on July 3, 2002. Two (2) administrative amendments to the special use permit have been approved under Section 18.11.4. on September 19, 2016 and September 29, 2016 for separate additions to the dining hall. Section 18.11.4. provides that two (2) amendments can be approved which change the footprint of a structure 10% or less. No other amendments can be approved under this section.

The applicant is requesting a waiver to several site plan requirements. Waivers are requested regarding the site plan minimum scale, topography, location of parking areas, location of loading and unloading areas and location of utilities requirements for site plans. The applicant cites a large existing camp with many paths and facilities. The applicant has indicated that preparing a site plan to include the required elements for this type of property in consideration of the type of improvement proposed is not desired.

In order to find the mess hall on the subject site, take the main driveway into the camp. Follow the same to the left. The mess hall structure will be at the bottom of the hill on the right hand side.

Current Zoning:

The entire site is zoned Agriculture and Forestry Management (M-AF) and Lake and Stream Protection (P-LS). The area where the improvement is proposed is zoned Lake and Stream Protection (P-LS).

Surrounding Land Uses:

Residential uses surround the site.

Environmentally Sensitive Areas (steep slopes, wetlands, woodlands, stream corridor, floodplain): The subject site is located on Long Lake. There are no other known environmentally sensitive areas.

Historic buildings/features:

There are no historic buildings or historic features on this site.

Traffic Implications

There change is proposed for the camp. The construction of the deck will have no effect on current traffic conditions.

Parking

There are no regulations or standards found in Section 17.6 relative to the proposed use.

Access and street design: (secondary access, pedestrian access, sidewalks, residential buffer, ROW width, access to adjacent properties)

Access to the site is facilitated by existing driveways from South River Road and will not be changed.

Signs

No new signs are proposed

Fence/Hedge/Buffer

No fence, hedge or buffer is proposed.

Lighting

No new exterior lighting is proposed

Stormwater management

No changes are proposed to the natural features of the land or to the current stormwater management on the site.

Review or permits from other government entities:

A building permit from the Department of Building Safety will be required.

CHEBOYGAN COUNTY PLANNING COMMISSION
SPECIAL USE PERMIT REQUEST
Wednesday, March 15, 2017, 7:00 PM

Applicant

Michelle Kruzel
343 State St.
Harbor Springs, Mi. 49740

Owner

Elizabeth Stevens
Ina Stevens
2335 Mistletoe Ave.
Fort Worth, Tx. 76110

Parcel

5607 South River Road
Aloha Township
140-002-200-006-00

GENERAL FINDINGS

1. The subject property is zoned Agricultural and Forestry Management (M-AF) and Lake and Stream Protection (P-LS).
2. The applicant is operating a camp as the main use of the land under the name of Camp Walden.
3. The area of the subject improvement is zoned Lake and Stream Protection District (P-LS) Camps are an authorized use by special use permit in the Lake and Stream Protection Zoning District (P-LS) pursuant to section 10.3.2.
4. The applicant is seeking approval of an amendment to a special use permit for construction of a 44 foot wide and 53 foot long deck addition to an existing mess hall structure.
5. A special use permit was originally approved on July 7, 1971.
6. An amendment to the special use permit was approved on July 3, 2002.
7. Two (2) amendments to the special use permit have been approved under Section 18.11.4. on September 19, 2016 and September 29, 2016 for separate additions to a dining hall.
8. The applicant is requesting a waiver to the minimum scale, topography survey, location of parking areas, location of loading and unloading areas and location of utilities requirement for site plans.
- 9.
- 10.

FINDINGS OF FACT UNDER SECTION 18.7 OF THE ZONING ORDINANCE

The Planning Commission makes the following findings of fact as required by section 18.7 of the Zoning Ordinance for each of the following standards listed in that section:

- a. The property subject to the application is located in a zoning district in which the proposed special land use is allowed.
 1. The Subject property is zoned Agriculture and Forestry Management District (M-AF) and Lake and Stream Protection (P-LS).
 2. The location of the deck improvement is located in the Lake and Stream Protection (P-LS) District.
 3. Camps use is allowed by special use permit in a P-LS District pursuant to Section 10.3.2. (see exhibit 1)
 - 4.
 5. Standard has been met.
- Or,
- 1.
 2. Standard has not been met.

- b. The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole.
 - 1. The applicant is seeking approval of an amendment to a special use permit for construction of a 44 foot wide and 53 foot long deck addition to an existing mess hall structure only. (see exhibit 4)
 - 2.
 - 3. Standard has been metOr,
 - 1.
 - 2. Standard has not been met.

- c. The proposed special land use will not involve uses, activities, processes, materials, or equipment, or hours of operation that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public or private highway or seen from any adjoining land owned by another person.
 - 1. The applicant is seeking approval of an amendment to a special use permit for construction of a 44 foot wide and 53 foot long deck addition to an existing mess hall structure only. (see exhibit 4)
 - 2.
 - 3. Standard has been met.Or,
 - 1.
 - 2. Standard has not been met.

- d. The proposed special land use will be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
 - 1. The applicant is seeking approval of an amendment to a special use permit for construction of a 44 foot wide and 53 foot long deck addition to an existing mess hall structure only. (see exhibit 4)
 - 2.
 - 3. Standard has been met.Or,
 - 1.
 - 2. Standard has not been met.

- e. The proposed special land use will not place demands on fire, police, or other public resources in excess of current capacity nor increase hazards from fire or other dangers to the subject property or adjacent properties.
 - 1. The applicant is seeking approval of an amendment to a special use permit for construction of a 44 foot wide and 53 foot long deck addition to an existing mess hall structure only. (see exhibit 4)
 - 2.
 - 3. Standard has been met.Or,
 - 1.
 - 2. Standard has not been met.

- f. The proposed special land use shall not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity. Adequate access to the site shall be furnished either by existing roads and highways or proposed roads and highways. Minor residential streets shall not be used to serve as access to uses having larger area-wide patronage. Signs, buildings, plantings, or other elements of the proposed project shall not interfere with driver visibility or safe vehicle operation. Entrance drives to the use and to off-street parking areas shall be no less than 25 feet from a street intersection (measured from the road right-of-way) or from the boundary of a different zoning district.
 - 1. The applicant is seeking approval of an amendment to a special use permit for construction of a 44 foot wide and 53 foot long deck addition to an existing mess hall structure only. (see exhibit 4)
 - 2. The mess hall structure is located at an existing camp.
 - 3. The subject camp has access to South River Road.
 - 4.
 - 5. Standard has been met.
 Or,
 - 1.
 - 2. Standard has not been met.

- g. The proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
 - 1. The applicant is seeking approval of an amendment to a special use permit for construction of a 44 foot wide and 53 foot long deck addition to an existing mess hall structure only.
 - 2. The mess hall structure is located at an existing camp. (see exhibit 4)
 - 3. The applicant has submitted plans for a new septic system for the mess hall (see exhibit 16)
 - 4.
 - 5. Standard has been met.
 Or,
 - 1.
 - 2. Standard has not been met.

- h. The proposed special land use will comply with all specific standards required under this Ordinance applicable to it.
 - 1. The proposed special use shall comply with all specific standards required under this Ordinance applicable to it. (see exhibit 1 and 3)
 - 2.
 - 3. Standard has been met.
 Or,
 - 1.
 - 2. Standard has not been met.

SPECIFIC FINDINGS OF FACT UNDER SECTION 20.10 OF THE ZONING ORDINANCE

The Planning Commission makes the following findings of fact as required by section 20.10 of the Zoning Ordinance for each of the following standards listed in that section:

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 - 1. This site is proposed to remain in its current state with no changes to existing features. (See exhibit 4)
 - 2.
 - 3. Standard has been met.
 Or,
 - 1.
 - 2. Standard has not been met.

- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
 - 1. No tree or soil removal is proposed.(see exhibit 4)
 - 2. No topographic modifications are proposed. (see exhibit 4)
 - 3.
 - 4. Standard has been metOr,
 - 1.
 - 2. Standard has not been met.

- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
 - 1. 1. No change is proposed to the existing site drainage. (see exhibit 4)
 - 2.
 - 3. Standard has been met.Or,
 - 1.
 - 2. Standard has not been met.

- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
 - 1. The applicant is seeking approval of an amendment to a special use permit for construction of a 44 foot wide and 53 foot long deck addition to an existing mess hall structure only.
 - 2. No other changes to the site are proposed. (see exhibit 4)
 - 3.
 - 4. Standard has been met.Or,
 - 1.
 - 2. Standard has not been met.

- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
 - 1. The applicant is seeking approval of an amendment to a special use permit for construction of a 44 foot wide and 53 foot long deck addition to an existing mess hall structure only.
 - 2. No other changes to the site are proposed. (see exhibit 4)
 - 3.
 - 4. Standard has been met.Or,
 - 1.
 - 2. Standard has not been met.

- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
 - 1. All structures and owner dwelling within the camp have access to South River Road. (see exhibit 4)
 - 2.
 - 3. Standard has been met.Or,
 - 1.
 - 2. Standard has not been met.

- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
 - 1. Not applicable. No subdivision plats or subdivision condominiums are proposed.

- h. Exterior lighting shall be arranged as follows: a. It is deflected away from adjacent properties, b. It does not impede the vision of traffic along adjacent streets and c. It does not unnecessarily illuminate night skies.
 - 1. No new exterior lighting is proposed. (see exhibit 4)
 - 2.
 - 3. Standard has been met.
 Or,
 - 1.
 - 2. Standard has not been met.

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.
 - 1. No changes to existing common ways are proposed. (see exhibit 4)
 - 2.
 - 3. Standard has been met.
 Or,
 - 1.
 - 2. Standard has not been met.

- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.
 - 1. The site plan shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan. (see exhibit 2)
 - 2.
 - 3. Standard has been met.
 Or,
 - 1.
 - 2. Standard has not been met.

DECISION

TIME PERIOD FOR JUDICIAL REVIEW

State law provides that a person having an interest affected by the zoning ordinance may appeal a decision of the Planning Commission to the Circuit Court. Pursuant to MCR 7.101 any appeal must be filed within twenty-one (21) days after this Decision and Order is adopted by the Planning Commission.

DATE DECISION AND ORDER ADOPTED

Wednesday, March 15, 2017

Patty Croft, Chairperson

Charles Freese, Secretary



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8485 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

Date: February 17, 2017

To: Planning Commissioners

From: Scott McNeil

Re: Use terminology review.

Listed below are use categories which have different and related use listings based on my review of the Table of Uses which remain to be addressed.

I would like direction from the Planning Commission on which use categories should be addressed next. The Planning Commission decided earlier that two could be address at a time.

Campgrounds
Commercial Farms
Commercial Recreation/Outdoor Recreation
Contractors Yard
Essential uses
Farm Markets
Green Houses/ Nurseries
Retail
Single family, Two family, Multi-family
Tourist/Travel Lodging (cabins, hotel, motel, lodging houses etc.)

Attached is a copy of the use terminology review work plan for your convenience.
Please do not hesitate to contact me with questions or comments.



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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PHONE: (231)627-8485 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

Date: February 5, 2016

To: Planning Commissioners

From: Scott McNeil

Re: Project work plan for zoning ordinance use terminology review and update.

The Planning Commission adopted a project at the July 1, 2015 regular meeting as recommended for future projects In the Master Plan under Zoning Ordinance Changes which is written as follows:

Refine for clarity the allowable uses in each district. Create a table of allowable uses within the ordinance. Create consistent terminology of permitted uses. List all permitted uses in each district rather than referencing allowable uses in other zoning districts.

The following process is proposed:

1. Conduct inventory and table of existing allowable uses.
2. Identify redundant and antiquated uses as well as items which are not uses, per se. These items would be recommended for deletion.
3. Identify similarly worded uses to be standardized under common terminology; propose common terminology. Define. (*Propose Amendment from results of steps 2 and 3*)
4. Remove references to permitted uses in other districts by adding those referenced uses to zoning district. (*Propose Amendment*)
5. Review uses by zoning district. Define remaining uses.
6. Identify new uses to be added. Define.
7. Create table of allowable uses by zoning district. (*Propose Amendment from results of steps 5-7*)

Included with this memo is the inventory table of existing allowable uses pursuant to item 1 of the work plan. Also included for your consideration are two tables pursuant to item 2 of the work plan. One table presents current listed uses proposed to be deleted and the other presents listed uses relative to home occupations proposed to be deleted along with proposed update to the current home occupation ordinance and definition printed in blue.

Please do not hesitate to contact me with questions or comments.



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PHONE: (231)627-8485 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

Date: March 3, 2017

To: Planning Commission

From: Scott McNeil, Planner

Re: Zoning Ordinance Amendment relative to definition of a dwelling.

Included with this memo please find an amendment document dated 2/27/17. The same is proposed in order to provide for commercial rental of all dwellings within Cheboygan County, pursuant to the comments received at the last Planning Commission meeting.

By review of the amendment document you will find a new proposed definition for Dwelling or Dwelling Unit which provides for permanently or temporary use by one or more families. The current definition for Dwelling or Dwelling Units reads as follows:

DWELLING or DWELLING UNIT

A single unit building, or portion thereof, providing complete independent living facilities for one (1) family for residential purposes, including permanent provisions for living, sleeping, heating, cooking, and sanitation.

A new definition for family is also proposed in order to remove the reference to a domicile and reference to specific groups the current definition. The current definition reads as follows:

FAMILY

1. An individual or group of two or more persons related by blood, marriage or adoption, together with foster children and servants of the principal occupants, who are domiciled together as a single, domestic, housekeeping unit in a dwelling unit, or
2. A group of individuals domiciled together in one dwelling unit whose relationship is of a continuing non-transient domestic character and who are cooking and living as a single nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, group of students, child caring institution, or other individuals whose domestic relationship is of a transitory or seasonal nature.

It is important to note that if an amendment such as the one included with this memo is adopted, all existing short term rental of dwellings in place in the county will acquire a vested right under the new definition. Any amendment adopted later that would add a new regulation would not apply to existing short term rentals. This has been verified in recent discussion with legal counsel.

The amendment document included with this memo has been reviewed by legal counsel.

Elements of the Cheboygan County Master Plan

Any ordinance change must be supported by and not contradict the land use goals of the County's Master Plan. It is important that a review by the Planning Commission of this amendment and how it is supported by the Master Plan is on the record. A statement might be made to the effect that the proposed change does not contradict any goals of the master plan. In addition, some sections of the land use goals and objectives are highlighted below that may support this change.

In order to assist the Planning Commission with their review and discussion relative which zoning districts Vacation home rental should be allowed I have included below selections from the Master Plan. This includes a Goal which speaks to providing ample opportunities for tourism activities. I have also included the entire Future Land Use Categories section from the Master Plan for your convenience.

GOAL → Ensure promotion and preservation of historic, cultural and recreational resources in Cheboygan County.

Cheboygan County already has an extensive collection of attractions that bring visitors to our area and, if presented in the right way, could help those visitors realize that this is also a great place to do business. Cheboygan County has a very high quality of life which attracts people of all ages. It is a highly desirable place to live and work. Cheboygan County has the most coastline of any county in Michigan as well as many miles of forest "coastline", or private properties that border a state forest. In addition, the historic resources are significant not only to local residents but played a role in the development of the state and our nation.

Objectives

- a. **Allow for flexibility in reuse of historic buildings.**
 - Provide more flexibility in allowable uses for existing buildings where it may not be feasible to continue the previous use.
- b. **Provide ample opportunities for historic and appropriate tourism activities.**
 - Ensure zoning provisions allow for agri-tourism and other tourism that provides a means for economic growth in our rural county.

Future Land Use Categories

The following are descriptions of the categories of future land uses that are desired in various areas of Cheboygan County. These categories correspond to the Future Land Use Map, which displays geographically the areas of Cheboygan County where these various land uses are desired in the next 20 years. It is important to note here that the map is very general and is meant to show vaguely where each of these uses is desired. The Future Land Use category descriptions should be relied upon over the future land use map. In addition, boundaries along the edges of these Future Land Use areas on the map should be interpreted loosely and the actual land use goals may be better described by an adjacent Future Land Use category.

Natural Resource & Water Resource Protection

- **Public Interest Area**
- **Forest / Agricultural**
- **Rural Character/Country Living**
- **Residential**
- **Lake, River, & Stream Protection**
- **Commercial**
- **Commercial – Office, Research & Development**
- **Village Centers**
- **Rural Commercial Nodes**
- **Light Industrial**
- **General Industrial**

Natural Resource & Water Resource Protection

The Natural Resource & Water Protection designation is intended to identify those areas of the County that have natural resources including water resources that would require special considerations when the land is used or developed. These natural features benefit the County by complementing its attractive rural setting and providing an economic resource derived from the recreational benefits residents and visitors seek to experience. These lands include conservation easements (although these cannot be mapped), areas designated as natural rivers and their tributaries, marsh areas, wetland areas, and generally areas with severe building limitations. This category also includes large tracts of privately owned, undeveloped lands which contain unique or significant natural resources, and areas near prime fish breeding grounds. It is not the intent of this class to prevent the use and development of these lands, but to insure that development is done in a responsible manner with appropriate measures taken to protect the natural resource.

This category includes areas like Cornwall Creek Flooding, Stoney Creek Flooding, the breeding grounds for game fish within Mullett Creek, and Dingman Marsh.

Appropriate uses for this area include low density or clustered residential, low-impact outdoor recreation, and some farming and forestry.

Public Interest Area

Public Interest Areas are shown on the future land use map with the intention of identifying lands that have natural, historic, recreational, or cultural value to the general public. Most of the Public Interest Lands in the County are owned by the State of Michigan, the County or Townships while some are owned by private land conservancies. It is expected that a relatively small portion of Public Interest Areas will be converted to private ownership. As Public Interest Areas is converted to private ownership, the specific characteristics and features of the land, as well as the overall land use needs of the County, should be considered when determining the appropriate use for the land. Examples of Public Interest Areas include major holdings of State forest lands covering large portions of Mackinaw and Hebron Townships; the Black Mountain Recreation Area in Benton and Grant Townships; and Mackinaw State Forest lands in Mentor, Wilmot, Waverly, Walker, Nunda and Forest Townships.

Appropriate uses for this area include public parks, nature preserves, outdoor education uses, natural resources, such as managed timber production, and oil & gas production.

Forest / Agricultural

The Forest / Agricultural designation is intended to provide areas where management and production of crops and timber is the predominant land use. For comprehensive planning purposes, private lands in Cheboygan County were included in this category to include forestry or agriculture where they are well suited for future farm and forestry use. Forestry operations, farming and pasture are anticipated future uses for this area. Residential uses are consistent with farm and forestry operations when properly designed and located to minimize lands taken out of agricultural or forestry. Mineral extraction, especially sand and gravel operations, is anticipated to continue in the Forest / Agricultural areas. Specific uses directly related to forestry and agriculture, such as sawmills or agricultural product processing, are also consistent with the forest and agricultural classification. Ideally, a parcel size of forty acres or more is consistent with maintaining economically viable forestry and agricultural uses. However, it is also important to recognize that niche, high-value agricultural crops can be grown on as little as 1-2 acres. Open space or cluster residential incentives could encourage maintenance of larger lots for agriculture or forestry use.

Appropriate uses for this area include forestry, agricultural operations, mineral extraction (such as oil & gas production), timber production, sawmills and agricultural product processing centers, smaller niche farming operations, open space or clustered residential. Also, appropriate uses include small to mid-size campgrounds and similar rural tourist lodging uses.

Rural Character/Country Living

This classification is intended to provide open space land areas for both agricultural and country living uses of a rural character. The number of homes per unit of area, referred to as residential density, in this classification would be the second lowest (lowest being the Forest / Agricultural classification) among all the future land use classifications. Consideration of the size of the parcels should be dependent on the resource value of the land to be developed as well as the prolonged safety and sustainability of on-site water supply and sewage disposal systems. Occasional site condominium and platted subdivision developments may be well suited for certain areas where larger, contiguous areas of open space and natural resources can be maintained (blending development with the existing landscape). These development designs should be representative of a traditional country living environment. Opportunities to protect these resources should be encouraged using residential density bonuses offering an incentive to guide development away from valued resource areas and building constraints including wetland buffer areas, non-perking soils, existing farmland, larger forest stands, and retain natural features wherever possible. While commercial agriculture and forestry may be suitable in this area, these activities are not intended to be the predominant uses. The keeping of horses and other limited domestic animals can be considered a compatible accessory use in this class's country setting when situated on parcels of appropriate size. Crop production is a desirable land use at the same level as that considered appropriate as for the Forest/Agricultural category of land use.

Residential

The Residential area is intentionally designed to be restrictive in character, focusing on residential uses. The area is characterized by medium-density residential development. Typical residential development methods could include platted subdivisions, site condominiums or smaller parcel splits. Uses related to residential purposes, such as assembly halls, schools and

parks, can be included if designed in a way that preserves the residential character of the area. Day care and group home facilities at residential scale are also anticipated.

Open-space designs, with clustered residential units are also appropriate, particularly where such a design can preserve natural or recreational resources. New clustered residential developments that include small, neighborhood commercial activity as part of a comprehensive site design could be acceptable with proper controls. It is important to ensure adequate home occupation opportunities are available in the residential future land use category.

Lake, River, and Stream Protection

The Lake, River, and Stream Protection category contains undeveloped land as well as developed residential and recreational uses. This classification applies to both current and future residential and smaller commercial uses along the shores of all the County's lakes and inland waterways. The Future Land Use Map presents the locations of this class by highlighting the shores of selected, major lakes and waterways. This class is designed to apply to all residential, small commercial waterfront development and the map was not intended, nor would it be feasible, to show all graphically.

Future development in the Lake, River, and Stream Protection class should be planned in consideration of potential environmental and aesthetic impacts on the water resources. Shoreline buffers to prevent erosion and filter stormwater run-off, limitations on the application of fertilizers, large setbacks from the water line, lower density, and/or requirements for public sewer for higher density developments are recommended mechanisms for maintaining high water quality.

Accommodations may need to be made for historically smaller waterfront lots such as older platted subdivisions. Larger commercial areas with higher density of commercial activity should be located in the areas designated by the Commercial future land use category.

Appropriate uses for this area include residential, waterfront access, public boat ramps, municipal parks and public beaches.

Commercial

The Commercial designation is intended to provide for business locations outside of village centers designed to meet the variety of commercial needs of a growing community. The Commercial areas are intended to provide retail goods and services to local and regional consumers as well as tourist support services. The Commercial area is also intended to provide space for commercial operations that require significantly more space or parcel size than is normally found in village centers. Examples of such uses may include motor vehicle display and sale, modular home sales, equipment rental, home improvement centers, or shopping centers. Because the Commercial classification includes a diverse collection of land areas with a variety of attributes, access to the area and the impact on the surrounding property should be considered carefully. Also, the specific nature of the land should be reviewed when determining appropriate commercial land uses.

For commercial areas along the waterfront, typical uses in these areas would be marinas, motels, resorts, larger campground resorts, convenience retail and services and recreational uses.

Commercial areas located on waterfront property should generally be less intensive and special considerations should be made to mitigate any possible adverse impacts. Possible impacts could include, but are not limited to, shoreline erosion, septic discharge, and removal of natural features along the shoreline.

To ensure a diversity of residential living options, some mixed uses of commercial and residential should be considered where appropriate in this future land use area.

Major general Commercial areas are located along significant highway corridors in Cheboygan County, including U.S. 23 east of Mackinaw City (Mackinaw Township), Old 27 south of Cheboygan (Inverness Township), and Straits Highway (Old 27) north and south of Indian River (Tuscarora Township). Smaller concentrations of general commercial uses exist and are planned at or near the several Interstate-75 interchanges within Cheboygan County.

Commercial – Office, Research & Development

This future land use category is intended to provide a buffer zone to allow some additional commercial uses at the edge of the existing agricultural areas. This area is also intended to be a transitional area between the more intense Commercial land use area and Residential or Agriculture Forestry or other land uses. These uses have less impact on residential and agricultural areas. Land uses in this area should include standards for access management to keep vehicular movement out of residential neighborhoods and on roads appropriate for light commercial traffic.

Appropriate uses for this area include medical, dental, and other types of health care offices, other forms of common office uses, call centers, very light manufacturing with no externally visible signs of manufacturing and very limited commercial truck traffic.

Village Centers

Village Centers designate areas that are intended to provide for a concentration of residential, social, commercial, and public uses in a small community setting. Although Village Centers may be tourist or recreation destinations or have regionally targeted shopping or employment opportunities, Village Centers are primarily intended to provide for residential neighborhoods, convenience shopping, services, and community centers. A variety of housing opportunities may be available in a Village Center, including single-family or multi-family housing, at medium to high densities. A variety of social and civic functions occur in a Village Centers, including governmental offices, churches and schools, personal services and retail trade. Important land use and design considerations for Village Centers may include shallower setbacks, smaller lot sizes, side or rear yard parking requirements, special sign regulations, consideration of pedestrian amenities, and limits on building height or size. Regulations in these areas should be flexible enough to allow re-use of existing structures and development review procedures should be crafted in such a way as to allow small-scale commercial and multi-family.

These Village Centers may also be a tourist or recreational destination, a regional shopping or an employment center. Examples of Village Centers in Cheboygan County include the city of Cheboygan, the village of Mackinaw City, the village of Wolverine, and the unincorporated community centers of Indian River, Topinabee, Afton, Aloha, and Tower.

To encourage reuse of existing structures, existing buildings formerly used as schools, churches, and assembly halls, for instance, should be considered for similar treatment as Village Centers or similar type of overlay district.

Rural Commercial Nodes

Rural Commercial Node includes land, often at road intersections, which serve as nodes for the surrounding rural community. These areas have a mix of small-scale mixed uses. There would be usually no more than a few of these uses at any intersection due to traffic safety. Larger clustering of such commercial uses would be more appropriate in one of the other Commercial and Village Center future land use areas. Rural Commercial Nodes each have their own unique character and any rezoning must take into consideration the existing uses and uses that are compatible with the existing uses. Although these are commercial areas, they are not necessarily in need of rezoning to the Commercial zoning district. It is more likely that a new and unique zoning district or overlay zoning may be more appropriate.

The following uses may be appropriate for some Rural Commercial Nodes: assembly halls, institutional uses such as fire stations, township halls, recycling centers, schools, community centers, small scale commercial uses such as retail, restaurants, and bars. Alverno is an example of a Rural commercial node.

Light Industrial

The Light Industrial classification designates areas, which have adequate infrastructure, and services available to support industrial uses but the uses have minimal environmental impact. With proper buffering Light Industrial uses can be compatible with adjacent residential developments. Light Industrial uses would not give off any smoke, noise, odors, glare or vibrations and typical light industrial uses would include assembly, machine shops, wholesale distribution, storage and similar activities within enclosed buildings. Limited outdoor storage of equipment or materials may be considered.

General Industrial

The General Industrial classification identifies areas where more intensive industrial uses are located. Good accessibility from a year-round, Class A highway is one important criteria, and depending upon the needs of the particular industry, public services or utilities such as sewer, water, three-phase power or natural gas may be significant location requirements. Depending on the particular industry, impacts on surrounding properties due to noise, odors, traffic, material storage, or visual aspects of the development may need to be screened and buffered. Typical uses in the General Industrial classification would include heavy industrial manufacturing and fabrication, the storage or processing of raw materials such as fuel, lumber, asphalt or concrete and uses with outdoor storage of materials and equipment

2/27/17

CHEBOYGAN COUNTY

Zoning Ordinance Amendment # ___

AN ORDINANCE TO AMEND THE CHEBOYGAN COUNTY ZONING ORDINANCE No. 200 TO PROVIDE DEFINITIONS FOR DWELLINGS.

THE COUNTY OF CHEBOYGAN, STATE OF MICHIGAN ORDAINS

Section 1. Amendment of Section 2.2.

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

Dwelling or Dwelling Unit

Any building or portion thereof which is occupied in whole or in part as a home, residence, or sleeping place, either permanently or temporarily, by one or more families, but not including bed and breakfast, boarding or lodging houses, resorts, resort hotels, recreation farms, vacation lodges, motor inns, hotels, motels and other tourist lodging facilities.

Family

A group of individuals, whether related or unrelated, who are occupying a dwelling.

Section 2. 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 3. 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

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8485 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

Date: March 6, 2017

To: Planning Commission

From: Scott McNeil, Planner

Re; Draft zoning ordinance amendment relating to Assembly halls.

Included with this memo is a draft ordinance amendment relative to the subject dated 2/27/17 which has been reviewed by legal counsel.

Also included is a report with the proposed use listing changes to the current zoning ordinance as discussed in this memo annotated in red print.

As discussed, you will find a new proposed use listing of Assembly, Educational or Social Event Facility is proposed with a new definition. This is proposed to replace the former proposed use listing of Assembly hall. You will find the new proposed use listing under section 1 of the amendment document with the same definition as previously proposed.

Section 2 of the amendment document removes the club use with *arcades, bowling alleys, pool or billiard parlors* remaining as uses which require site plan review in the Commercial Development, Village Center Indian River and Village Center Topinabee zoning districts and uses which a special use permit in the Village Center Indian River Overlay, Village Center Topinabee Overlay zoning districts and Village Center zoning districts.

Section 3 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

Section 4 removes the Community buildings use listing with *Public parks and recreational areas playgrounds and campgrounds* remaining as a use which requires a special use permit in the Agriculture and Forestry Management zoning district and *Public parks and recreational areas and playgrounds* as use which requires a special use permit in the Rural Character/Country Living zoning district.

Section 5 provides as follows:

Establishes Assembly, Educational or Social Event Facility, as proposed to be defined, as a use which requires a special use permit in the Residential Development zoning district.

Removes the current use listing of *Theaters (excluding drive in theaters)* and provides for Assembly, Educational or Social Event Facility as proposed to be defined as a use which requires site plan review in the Commercial Development zoning district. This will also allow Assembly, Educational or Social Event Facility as a use to be approved by site plan review in the Light Industrial and General Industrial zoning districts pursuant to sections 7.2.1 and 8.2.1.

Replaces the current use listing of *Churches and parish houses, schools and educational institutions and other municipal buildings, structures and uses* with Assembly, Educational or Social Event Facility as a use which requires a special use permit in the Agriculture and Forestry Management zoning district.

Replaces the current use listing of *Schools, libraries, churches and municipal structures* with Assembly, Educational or Social Event Facility as proposed to be defined as a use which requires a special use permit in the Lake and Stream Protection zoning district

Replaces the current use listing of *Educational, municipal, and religious institutions* with Assembly, Educational or Social Event Facility 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.

Section 6 repeals section 17.3. This section provides dwelling standards which are otherwise covered under the building code as previously discussed.

Section 7 repeals section 21.9.2. This section provides for charging a double fee for a zoning permit when a construction of a structure commenced without a permit. This type of penalty for construction without a permit is contrary to recommendations of our legal counsel as previously discussed.

As noted in this memo, there are provisions in the amendment which affect the Indian River and Topinabee Village Center districts. Consideration to provide for review and comment by Mullett and Tuscarora township officials would be in order. Otherwise, I believe the amendment is in order for review at a public hearing

I will look forward to further discussion on this matter with the Planning Commission. Please contact me with questions.

2/27/17

CHEBOYGAN COUNTY

ZONING ORDINANCE AMENDMENT # _____

AN ORDINANCE TO AMEND CHEBOYGAN COUNTY ZONING ORDINANCE NO. 200

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 definition in its appropriate alphabetical location which shall read in its entirety as follows:

ASSEMBLY, EDUCATIONAL or SOCIAL EVENT FACILITY

A building or portion thereof which is used for civic, educational, entertainment, governmental, political, religious or social purposes.

Section 2. Amendment of Sections 6.2.5., 13.2.4., 13A.2.1., 13B.3.1., 13C.2.1 and 13D.3.1.

Sections 6.2.5., 13.2.4., 13A.2.1., 13B.3.1., 13C.2.1. and 13D.3.1. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

6.2.5. Arcades, bowling alleys, pool or billiard parlors

13.2.4. Arcades, bowling alleys, pool or billiard parlors

13A.2.1. Arcades, bowling alleys, pool or billiard parlors

13B.3.1. Arcades, bowling alleys, pool or billiard parlors

13C.2.1. Arcades, bowling alleys, pool or billiard parlors

13D.3.1. Arcades, bowling alleys, pool or billiard parlors

Section 3. Repeal of Sections 4.2.4. 4.2.5, 13E.2.4. and 13E.2.5.

Sections 4.2.4., 4.2.5., 13E.2.4. and 13E.2.5. of the Cheboygan County Zoning Ordinance No. 200 are hereby repealed and reserved for future use.

Section 4. Amendment of Sections 9.3.4. and 14.3.5.

Section 9.3.4. and 14.3.5. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

9.3.4. Public parks and recreational areas, playgrounds and campgrounds.

14.3.5. Public parks and recreational areas and playgrounds.

Section 5. Amendment of Sections 4.3.12., 6.2.22., 9.3.3., 10.3.10., 13.3.4. 13A.3.4., 13C.3.6. and 14.3.7.

Sections 4.3.12., 6.2.22., 9.3.3., 10.3.10., 13.3.4., 13A.3.4., 13C.3.6. and 14.3.7. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to the read in their entirety as follows:

4.3.12. Assembly, Educational or Social Event Facility

6.2.22. Assembly, Educational or Social Event Facility

9.3.3. Assembly, Educational or Social Event Facility

10.3.10. Assembly, Educational or Social Event Facility

13.3.4. Assembly, Educational or Social Event Facility

13A.3.4. Assembly, Educational or Social Event Facility

13C.3.6. Assembly, Educational or Social Event Facility

14.3.7. Assembly, Educational or Social Event Facility

Section 6. Repeal of Section 17.3.

Section 17.3. of the Cheboygan County Zoning Ordinance No. 200 is hereby repealed and reserved for future use.

Section 7. Repeal of Section 21.9.2.

Section 21.9.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby repealed.

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

Notes	Proposed Changes to Zoning Ordinance 200 regarding uses related to Assembly Halls
	<p>Under ARTICLE 4 – RESIDENTIAL DEVELOPMENT DISTRICT (D-RS)</p> <p>SECTION 4.2. PERMITTED USES</p> <p>4.2.1. Single Family Dwellings and Two Family Dwellings (Rev. 03/28/12, Amendment #108).</p> <p>4.2.2. Gardening</p> <p>4.2.3. Existing farms and agricultural uses.</p> <p>4.2.4. Public, parochial and private schools, libraries and municipal structures and uses.</p> <p>4.2.5. Churches</p> <p>4.2.6. Home occupations subject to the limitations as defined.</p> <p>4.2.7. Office or studio of a physician, dentist or other professional person residing on the premises.</p> <p>4.2.8. Essential public utility services, excluding buildings and regulator stations.</p> <p>4.2.9. <i>(reserved for future use)</i></p> <p>4.2.10. State licensed residential facilities (6 or less persons).</p> <p>4.2.11. Private storage buildings, subject to the requirements of Section 17.23 (Rev. 11/06/08, Amendment #77)</p> <p>SECTION 4.3. USES REQUIRING SPECIAL LAND USE PERMITS</p> <p>4.3.1. See ARTICLE 17, SUPPLEMENTAL REGULATIONS for standards and conditions for special uses and ARTICLE 18, SPECIAL LAND USE PERMIT PROCEDURES AND STANDARDS for instructions on applying for permits.</p> <p>4.3.2. Nurseries and day care centers for children.</p> <p>4.3.3. Elderly housing and convalescent homes <u>Assisted Living Center</u></p> <p>4.3.4. Multi-family housing.</p> <p>4.3.5. Patio homes, townhouses, apartment buildings, condominiums.</p> <p>4.3.6. Parks, playgrounds, golf courses, and other recreational facilities.</p> <p>4.3.7. Cemeteries.</p> <p>4.3.8. Essential public utility service buildings, or gas or electric regulator stations or buildings (excluding public works garages and storage yards).</p> <p>4.3.9. Private non-commercial recreation camps.</p> <p>4.3.10. Private clubs and lodges.</p> <p>4.3.11. Marinas.</p> <p>4.3.12 <u>Assembly, Educational or Social Event Facility.</u></p>

Notes	Proposed Changes to Zoning Ordinance 200 regarding uses related to Assembly Halls
	<p>Under ARTICLE 6 – COMMERCIAL DEVELOPMENT DISTRICT (D-CM)</p> <p>SECTION 6.2. PERMITTED USES</p> <p>6.2.1. Any use permitted in the D-RS, Residential Development District. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.2. Automobile, boat, equipment, and farm machinery sales, repair, rental and washing establishments.</p> <p>6.2.3. Bars and taverns.</p> <p>6.2.4. Bed and Breakfast (Rev. 10/25/09, Amendment #80)</p> <p>6.2.5. <u>Arcades</u>, Bowling alleys, pool or billiard parlors and clubs.</p> <p>6.2.6. Cabinet making shops.</p> <p>6.2.7. Dance, music, voice studios.</p> <p>6.2.8. Dress making, millinery, clothing stores.</p> <p>6.2.9. Drive in eating establishments, fast food establishments, and restaurants. (Rev. 04/12/07, Amendment #67)</p> <p>6.2.10. Farm product stands.</p> <p>6.2.11. Funeral homes, undertaking establishments.</p> <p>6.2.12. Hotels, motels.</p> <p>6.2.13. Laboratories.</p> <p>6.2.14. Nurseries for flowers and plants.</p> <p>6.2.15. Offices.</p> <p>6.2.16. Parking lots, buildings and garages.</p> <p>6.2.17. Retail sales establishment, General</p> <p>6.2.18. Retail sales establishment, Household</p> <p>6.2.19. Retail sales establishment, Specialty</p> <p>6.2.20. Retail lumber yards.</p> <p>6.2.21. Rifle or pistol ranges when in completely enclosed buildings. (Rev. 09/28/11, Amendment #92)</p> <p>6.2.22. Theaters (excluding drive in theaters). (Rev. 09/28/11, Amendment #92) <u>Assembly, Educational or Social Event Facility</u></p> <p>6.2.23. Wholesale sales and storage when in completely enclosed buildings. (Rev. 09/28/11, Amendment #92)</p> <p>6.2.24. Multiple family housing. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.25. Nurseries and day care centers for children. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.26. Elderly housing, nursing and convalescent homes. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.27. Boarding and lodging houses. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.28. Medical clinics and doctor’s offices. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.29. Private storage buildings, subject to the requirements of Section 17.23. Rev. 05/23/15, Amendment #127)</p>

Notes	Proposed Changes to Zoning Ordinance 200 regarding uses related to Assembly Halls
	<p>Under ARTICLE 9 – M-AF AGRICULTURE AND FORESTRY MANAGEMENT DISTRICT</p> <p>SECTION 9.3.</p> <p>USES REQUIRING SPECIAL LAND USE PERMITS</p> <p>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.</p> <p>9.3.2. Automobile repair and service and gasoline stations.</p> <p>9.3.3. Churches and parish houses, schools and educational institutions and other municipal buildings, structures and uses. <u>Assembly, Educational or Social Event Facility</u></p> <p>9.3.4. Community buildings, <u>Public parks and recreational areas, playgrounds and campgrounds.</u></p> <p>9.3.5. Entertainment and eating establishments.</p> <p>9.3.6. Commercial Hunting and fishing cabins. (Rev. 04/28/00, Amendment #14)</p> <p>9.3.7. Golf courses, country clubs and sportsmen’s associations or clubs.</p> <p>9.3.8. Grocery and party stores.</p> <p>9.3.9. Resorts, resort hotels, recreation farms, vacation lodges, motor inns, motels and other tourist lodging facilities.</p> <p>9.3.10. Slaughter houses and meat packing plants.</p> <p>9.3.11. Travel trailer courts, tenting areas and general camping grounds.</p> <p>9.3.12. Public airports and landing fields, with appurtenant facilities.</p> <p>9.3.13. Non-essential public utility and service buildings.</p> <p>9.3.14. Nursing or convalescent homes.</p> <p>9.3.15. Animal feedlots or piggeries.</p> <p>9.3.16. Earth removal, quarrying, gravel processing, mining and related mineral extraction businesses.</p> <p>9.3.17. Commercial kennels, pet shops, and veterinary hospitals according to Section 17.16. (Rev.11/23/09, Amendment #81)</p> <p>9.3.18. Junk yards, salvage yards and waste disposal sites. (Rev. 04/26/08, Amendment #75)</p> <p>9.3.19. Commercial composting (Rev. 04/28/00, Amendment #14)</p> <p>9.3.20. Contractor’s Yards, provided all of the following requirements are met: (Rev. 12/24/03, Amendment #26)</p> <p>9.3.20.1. Minimum 10 acre parcel.</p> <p>9.3.20.2. Minimum 330’ of road frontage / lot width.</p> <p>9.3.20.3. Minimum Setbacks: 100’ front; 75’ side; 100’ rear.</p> <p>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.</p> <p>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.</p> <p>9.3.21. Public and private wind generation and anemometer towers. (Rev. 06/17/04, Amendment #31)</p> <p>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)</p>

Notes	Proposed Changes to Zoning Ordinance 200 regarding uses related to Assembly Halls
	<p>SECTION 9.3. USES REQUIRING SPECIAL LAND USE PERMITS (Continued) 9.3.23 Child Caring Institutions, subject to the requirements of Section 17.24. (Rev. 04/28/10, Amendment #85) 9.3.24 Indoor Storage Facilities, subject to requirements of section 17.27.1. (Rev.05/25/13, Amendment #116)</p>
	<p>Under ARTICLE 10 – P-LS LAKE AND STREAM PROTECTION DISTRICT</p> <p>SECTION 10.3. USES REQUIRING SPECIAL LAND USE PERMITS</p> <p>10.3.1. See ARTICLE 17, SUPPLEMENTAL REGULATIONS for standards and conditions for special land uses and ARTICLE 18, SPECIAL LAND USE PERMIT PROCEDURES AND STANDARDS for instructions on applying for special land use permits.</p> <p>10.3.2. Campgrounds, camps and clubs for recreational use. (Rev. 09/20/03, Amendment #23)</p> <p>10.3.3. <i>(reserved for future use)</i></p> <p>10.3.4. Retail stores and shops.</p> <p>10.3.5. Boat liveries, marinas and launching ramps.</p> <p>10.3.6. Golf courses, driving ranges and country clubs. (Rev. 09/20/03, Amendment #23)</p> <p>10.3.7. Motels and hotels.</p> <p>10.3.8. Duplexes, multi-family and apartment buildings.</p> <p>10.3.10. Schools, libraries, churches and municipal structures. <u>Assembly, Educational or Social Event Facility.</u></p> <p>10.3.11. Housing of any animals other than pet dogs and/or cats.</p> <p>10.3.12. Use of any parcel of waterfront property as a common use area for access to the water by one (1) or more non-waterfront single family dwelling(s). (See Section 10.4.4) (Rev. 02/23/11, Amendment #90)</p> <p>10.3.13. Public access sites.</p> <p>10.3.14. Restaurant/Bar (Rev. 04/28/00, Amendment #14)</p> <p>10.3.15. Bed & Breakfasts (Rev. 05/17/06, Amendment #57)</p>
	<p>Under ARTICLE 13 – D-VC VILLAGE CENTER</p> <p>SECTION 13.2. PERMITTED USES</p> <p>13.2.1 Any use permitted in the D-RS District.</p> <p>13.2.2 Bars and taverns.</p> <p>13.2.3 Bed and Breakfasts.</p> <p>13.2.4 <u>Arcades.</u> Bowling alleys, pool or billiard parlors. and clubs.</p> <p>13.2.5 Chambers of Commerce.</p> <p>13.2.6 Day care centers.</p> <p>13.2.7 Farm product stands.</p> <p>13.2.8 Grocery and party stores.</p> <p>13.2.9 Offices</p> <p>13.2.10 Parking lots and garages.</p> <p>13.2.11 Restaurants.</p> <p>13.2.12 Retail sales establishments, General.</p> <p>13.2.13 Retail sales establishments, Household.</p> <p>13.2.14 Retail sales establishments, Specialty.</p> <p>13.2.15 Theaters, excluding drive-in theaters. (Rev. 09/28/11, Amendment #92)</p>

Notes	Proposed Changes to Zoning Ordinance 200 regarding uses related to Assembly Halls
	<p>Under ARTICLE 13 – D-VC VILLAGE CENTER (Continued) SECTION 13.3.</p> <p>USES REQUIRING SPECIAL LAND USE PERMITS</p> <p>13.3.1 Automobile repair and washing establishments.</p> <p>13.3.2 Bus terminals.</p> <p>13.3.3 Dry cleaning and laundry establishments.</p> <p>13.3.4 Educational, municipal, and religious institutions. <u>Assembly, Educational or Social Event Facility</u></p> <p>13.3.5 Gasoline service stations and garages.</p> <p>13.3.6 Hotels and motels.</p> <p>13.3.7 Multiple-family housing.</p> <p>13.3.8 Outdoor recreation activities.</p> <p>13.3.9 Veterinary hospitals.</p> <p>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)</p>
	<p>Under ARITCLE 13A – VC-IR VILLAGE CENTER INDIAN RIVER DISTRICT</p> <p>SECTION 13A.2.</p> <p>PERMITTED USES</p> <p>13A.2.1. Arcades, bowling alleys, pool or billiard parlors and clubs.</p> <p>13A.2.2. Artisan workshop which may include an artisan residence</p> <p>13A.2.3. Bakeries</p> <p>13A.2.4. Bars and taverns.</p> <p>13A.2.5. Bed and Breakfasts.</p> <p>13A.2.6. Day care centers.</p> <p>13A.2.7. Farm product stands, farmers markets</p> <p>13A.2.8. Grocery and party stores.</p> <p>13A.2.9. Home occupations subject to Section</p> <p>13A.2.10. Hotels and motels</p> <p>13A.2.11. Multiple-family housing</p> <p>13A.2.12. Offices</p> <p>13A.2.13. Restaurants</p> <p>13A.2.14. Retail sales establishments, General</p> <p>13A.2.15. Retail sales establishments, Household</p> <p>13A.2.16. Retail sales establishments, Specialty</p> <p>13A.2.17. Single-family, two-family dwellings.</p>

Notes	Proposed Changes to Zoning Ordinance 200 regarding uses related to Assembly Halls
	<p>Under ARTICLE 13A – VC-IR VILLAGE CENTER INDIAN RIVER DISTRICT (Cont.) SECTION 13A.3.</p> <p>USES REQUIRING SPECIAL LAND USE PERMITS.</p> <p>13A.3.1. Assisted Living Facility/Convalescent Home 13A.3.2. Automobile repair and washing establishments 13A.3.3. Dry cleaning and laundry establishments 13A.3.4. Educational, municipal, and religious institutions, private clubs <u>Assembly, Educational or Social Event Facility</u> 13A.3.5. Gasoline service stations and garages 13A.3.6. Outdoor recreation activities 13A.3.7. Veterinary hospitals 13A.3.8. Visitor Center</p>
	<p>Under ARTICLE 13B VC-IR-O VILLAGE CENTER INDIAN RIVER OVERLAY DISTRICT</p> <p>SECTION 13B.3.</p> <p>USES REQUIRING SPECIAL LAND USE PERMITS</p> <p>13B.3.1. Arcades, bowling alleys, pool or billiard parlors, and clubs. 13B.3.2. Artisan workshop which may include an artisan residence 13B.3.3. Farm product stands, farmers markets 13B.3.4. Grocery and party stores. 13B.3.5. Visitor Center</p>
	<p>Under ARTICLE 13C VC-T VILLAGE CENTER TOPINABEE DISTRICT</p> <p>SECTION 13C.2.</p> <p>PERMITTED USES</p> <p>13C.2.1. Arcades, bowling alleys, pool or billiard parlors, and clubs. 13C.2.2. Artisan workshop which may include an artisan residence 13C.2.3. Bakeries 13C.2.4. Bars and taverns 13C.2.5. Detached single family dwellings 13C.2.6. Farm product stands, farmers markets 13C.2.7. Grocery and party stores 13C.2.8. Home occupations subject to Section 17.21 13C.2.9. Hotels and Motels 13C.2.10. Multi-family housing 13C.2.11. Offices 13C.2.12. Restaurants 13C.2.13. Retail sales establishments, General 13C.2.14. Retail sales establishments, Household 13C.2.15. Retail sales establishments, Specialty 13C.2.16. Two family dwellings according to Section</p>

Notes	Proposed Changes to Zoning Ordinance 200 regarding uses related to Assembly Halls
	<p>Under ARTICLE 13C VC-T VILLAGE CENTER TOPINABEE DISTRICT (Cont.)</p> <p>SECTION 13C.3 USES REQUIREING SPECIAL LAND USE PERMIT</p> <p>13C.3.1. Assisted Living Facility/Convalescent Home 13C.3.2. Automobile repair and washing establishments 13C.3.3. Bed and Breakfasts 13C.3.4. Day Care Centers 13C.3.5. Dry cleaning and laundry establishments 13C.3.6. Educational, municipal, and religious institutions, private club <u>Assembly, Educational or Social Event Facility</u> 13C.3.7. Gasoline service stations and garages 13C.3.8. Outdoor recreation activities 13C.3.9. Veterinary hospitals</p> <hr/> <p>Under ARTICLE 13D VC-T VILLAGE CENTER TOPINABEE OVERLAY DISTRICT</p> <p>SECTION 13D.3. USES REQUIREING SPECIAL LAND USE PERMITS</p> <p>13D.3.1. Arcades, bowling alleys, pool or billiard parlors, and clubs. 13D.3.2. Artisan workshop which may include an artisan residence 13D.3.3. Bed and Breakfasts 13D.3.4. Grocery and party stores. 13D.3.5. Municipal uses 13D.3.6. Offices, according to Section 13D.4.2. 13D.3.7. Two Family and Multi-Family Housing, according to Section 13D.4.1.a.</p> <hr/> <p>Under ARTICLE 13E VC-T VILLAGE CENTER TOPINABEE RESIDENTIAL OVERLAY DISTRICT</p> <p>SECTION 13E.2. PERMITTED USES</p> <p>13E.2.1. Single family and two family dwellings. 13E.2.2. Gardening 13E.2.3. Existing farms and agricultural uses. 13E.2.4. Public, parochial and private schools, libraries and municipal structures and uses. 13E.2.5. Churches 13E.2.6. Home occupations subject to the limitations as defined. 13E.2.7. Office or studio of a physician, dentist or other professional person residing on the premises. 13E.2.8. Essential public utility services, excluding buildings and regulator stations. 13E.2.9. <i>(reserved for future use)</i> 13E.2.10. State licensed residential facilities (6 or less persons) 13E.2.11. Private storage buildings, subject to the requirements of Section 17.23</p>

Notes	Proposed Changes to Zoning Ordinance 200 regarding uses related to Assembly Halls
	<p>Unser ARTICLE 14 D-RC RURAL CHARACTER/COUNTRY LIVING</p> <p>SECTION 14.3. USES REQUIREING SPECIAL LAND USE PERMITS</p> <p>14.3.1 Automobile repair businesses. 14.3.2 Bed & Breakfasts. 14.3.3 Cemeteries. 14.3.4 Commercial greenhouses and nurseries. 14.3.5 Community buildings, Public parks and recreational areas and playgrounds. 14.3.6 Day care centers. 14.3.7 Educational, municipal, and religious institutions. <u>Assembly, Educational or Social Event Facility.</u> 14.3.8 Gas stations. 14.3.9 Golf courses, country clubs and sportsmen’s associations or clubs. 14.3.10 Grocery and party stores. 14.3.11 Multiple family housing. 14.3.12 Non-essential public utility and service buildings. 14.3.13 Nursing or convalescent homes. 14.3.14 Private and commercial clubs and lodges with activities in completely enclosed buildings. 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)</p>



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8485 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

Date: March 3, 2017

To: Planning Commission

From: Scott McNeil, Planner

Re: Draft zoning ordinance amendment relating to Convalescent Home uses.

Included with this memo is a draft ordinance amendment relative to the subject dated 2/27/17 which has been reviewed by legal counsel.

Also included with this memo is a copy of the ordinance document with amendment notes such as in a right side column along with a report with the proposed use listing changes to the current zoning ordinance as discussed in this memo annotated in red print.

As a matter of review you will find the new proposed use listings of Adult Day Care Center, Assisted Living Center and Healthcare Living Center under section 1 of the amendment document with the same definitions as previously proposed.

Section 2 of the amendment document repeals the current definition of Convalescent or Nursing Home.

Section 3 replaces the current use listing of Elder Housing and Convalescent Homes use with Assisted Living Center as a use which requires a special use permit in the Residential Development and Village Center Topinabee Residential Overlay zoning districts.

Section 4 replaces the current use listing of Assisted Living Facility/Convalescent Home with Assisted Living Center or Adult Daycare Center as a use which requires a special use permit in the Village Center Indian River and Village Center Topinabee zoning districts.

Section 5 replaces current use listing of Elderly housing, nursing and convalescent homes with the new proposed use listing of Adult Daycare Center, Assisted Living Center or Health Care Living Center as uses which require site plan review in the Commercial Development zoning district. This will also allow these uses in the Light Industrial and General Industrial zoning districts with site plan review approval. Section 5 also replaces the current use listing of Elderly housing, nursing and convalescent homes with the new proposed use listing of Adult Daycare Center, Assisted Living Center or Health Care Living Center as uses which require a special use permit in the Agriculture and Forestry Management and Rural Character/Country Living zoning districts.

As mentioned, there are provisions in the amendment which affect the Indian River and Topinabee Village Center districts. Consideration to provide for review and comment by Mullett and Tuscarora officials would be in order. Otherwise, I believe the amendment is in order for review at a public hearing.

I will look forward to further discussion on this matter with the Planning Commission. Please contact me with questions.

2/27/17

CHEBOYGAN COUNTY

ZONING ORDINANCE AMENDMENT # _____

AN ORDINANCE TO AMEND CHEBOYGAN COUNTY ZONING ORDINANCE NO. 200

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 location which shall read in their entirety as follows:

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.

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, however; state-licensed residential facilities, as provided under Public Act 110 of 2006 are not subject to regulation under this ordinance.

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, however; state-licensed residential facilities, as provided under Public Act 110 of 2006 are not subject to regulation under this ordinance.

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:

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.

Section 3. Amendment of Sections 4.3.2. and 13E.3.2.

Sections 4.3.3. and 13E.3.2. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

4.3.3. Assisted Living Center

13E.3.2. Assisted Living Center

Section 4. Amendment of Sections 13A.3.1. and 13C.3.1.

Sections 13A.3.1. and 13C.3.1. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

13A.3.1. Assisted Living Center or Adult Daycare Center

13C.3.1. Assisted Living Center or Adult Daycare Center

Section 5. Amendment of Sections 6.2.26., 9.3.14. and 14.3.13.

Sections 6.2.26., 9.3.14. and 14.3.13. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

6.2.26. Adult Daycare Center, Assisted Living Center or Health Care Living Center

9.3.14. Adult Daycare Center, Assisted Living Center or Health Care Living Center

14.3.13. Adult Daycare Center, Assisted Living Center or Health Care Living Center

Section 6. 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 7. 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

2/27/17

CHEBOYGAN COUNTY
ZONING ORDINANCE AMENDMENT # _____
AN ORDINANCE TO AMEND CHEBOYGAN COUNTY ZONING
ORDINANCE NO. 200

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 location which shall read in their entirety as follows:

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.

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, however, state-licensed residential facilities, as provided under Public Act 110 of 2006 are not subject to regulation under this ordinance.

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, however, state-licensed residential facilities, as provided under Public Act 110 of 2006 are not subject to regulation under this ordinance.

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:

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.

Section 3. Amendment of Sections 4.3.2. and 13E.3.2.

Sections 4.3.3. and 13E.3.2. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

4.3.3. Assisted Living Center

13E.3.2. Assisted Living Center

Section 3 replaces the current Elder Housing and Convalescent Homes use with Assisted Living Center as use which requires a special use permit in the Residential Development and Village Center Topinabee Residential Overlay zoning districts.

Section 4. Amendment of Sections 13A.3.1. and 13C.3.1.

Sections 13A.3.1. and 13C.3.1. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

13A.3.1. Assisted Living Center or Adult Daycare Center

13C.3.1. Assisted Living Center or Adult Daycare Center

Section 5. Amendment of Sections 6.2.26., 9.3.14. and 14.3.13.

Sections 6.2.26., 9.3.14. and 14.3.13. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

6.2.26. Adult Daycare Center, Assisted Living Center or Health Care Living Center

9.3.14. Adult Daycare Center, Assisted Living Center or Health Care Living Center

14.3.13. Adult Daycare Center, Assisted Living Center or Health Care Living Center

Section 6. 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 7. Effective Date.

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

Section 4 replaces the current Assisted Living Facility/Convalescent Home use listing with Assisted Living Center or Adult Daycare Center as a use which requires a special use permit in the Village Center Indian River and Village Center Topinabee zoning districts

Section 5 replaces the current use listing of Elderly housing, nursing and convalescent homes with the new proposed use listing of Adult Daycare Center, Assisted Living Center or Health Care Living Center as uses which require site plan review in the Commercial Development zoning district and uses which require a special use permit in the Agriculture and Forestry Management and Rural Character/Country Living zoning districts.

Notes	Proposed Changes to Zoning Ordinance 200 relative to Use listings related to Convalescent Home
	<p>Under ARTICLE 4 -D-RS - RESIDENTIAL DEVELOPMENT DISTRICT</p> <p>SECTION 4.3. USES REQUIRING SPECIAL LAND USE PERMITS</p> <p>4.3.1. See ARTICLE 17, SUPPLEMENTAL REGULATIONS for standards and conditions for special uses and ARTICLE 18, SPECIAL LAND USE PERMIT PROCEDURES AND STANDARDS for instructions on applying for permits.</p> <p>4.3.2. Nurseries and day care centers for children.</p> <p>4.3.3. Elderly housing and convalescent homes. <u>Assisted Living Center</u></p> <p>4.3.4. Multi-family housing.</p> <p>4.3.5. Patio homes, townhouses, apartment buildings, condominiums.</p> <p>4.3.6. Parks, playgrounds, golf courses, and other recreational facilities.</p> <p>4.3.7. Cemeteries.</p> <p>4.3.8. Essential public utility service buildings, or gas or electric regulator stations or buildings (excluding public works garages and storage yards).</p> <p>4.3.9. Private non-commercial recreation camps.</p> <p>4.3.10. Private clubs and lodges.</p> <p>4.3.11. Marinas.</p>
	<p>Under ARTICLE 6 - D-CM - COMMERCIAL DEVELOPMENT DISTRICT</p> <p>SECTION 6.2. PERMITTED USES</p> <p>6.2.1. Any use permitted in the D-RS, Residential Development District. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.2. Automobile, boat, equipment, and farm machinery sales, repair, rental and washing establishments.</p> <p>6.2.3. Bars and taverns.</p> <p>6.2.4. Bed and Breakfast (Rev. 10/25/09, Amendment #80)</p> <p>6.2.5. Bowling alleys, pool or billiard parlors and clubs.</p> <p>6.2.6. Cabinet making shops.</p> <p>6.2.7. Dance, music, voice studios.</p> <p>6.2.8. Dress making, millinery, clothing stores.</p> <p>6.2.9. Drive in eating establishments, fast food establishments, and restaurants. (Rev. 04/12/07, Amendment #67)</p> <p>6.2.10. Farm product stands.</p> <p>6.2.11. Funeral homes, undertaking establishments.</p> <p>6.2.12. Hotels, motels.</p> <p>6.2.13. Laboratories.</p> <p>6.2.14. Nurseries for flowers and plants.</p> <p>6.2.15. Offices.</p> <p>6.2.16. Parking lots, buildings and garages.</p> <p>6.2.17. Retail sales establishment, General</p> <p>6.2.18. Retail sales establishment, Household</p> <p>6.2.19. Retail sales establishment, Specialty</p> <p>6.2.20. Retail lumber yards.</p> <p>6.2.21. Rifle or pistol ranges when in completely enclosed buildings. (Rev. 09/28/11, Amendment #92)</p> <p>6.2.22. Theaters (excluding drive in theaters). (Rev. 09/28/11, Amendment #92)</p> <p>6.2.23. Wholesale sales and storage when in completely enclosed buildings. (Rev. 09/28/11, Amendment #92)</p> <p>6.2.24. Multiple family housing. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.25. Nurseries and day care centers for children. (Rev. 05/23/15, Amendment #127)</p>

Notes	Proposed Changes to Zoning Ordinance 200 relative to Use listings related to Convalescent Home
	<p>SECTION 6.2. PERMITTED USES (continued)</p> <p>6.2.26. Elderly housing, nursing and convalescent homes. (Rev. 05/23/15, Amendment #127) <u>Adult Daycare Center, Assisted Living Center or Health Care Living Center</u></p> <p>6.2.27. Boarding and lodging houses. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.28. Medical clinics and doctor’s offices. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.29. Private storage buildings, subject to the requirements of Section 17.23. Rev. 05/23/15, Amendment #127)</p>
	<p>Under ARTICLE 9 - M-AF- AGRICULTURE and FORESTRY MANAGEMENT DISTRICT</p> <p>SECTION 9.3. USES REQUIRING SPECIAL LAND USE PERMITS</p> <p>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.</p> <p>9.3.2. Automobile repair and service and gasoline stations.</p> <p>9.3.3. Churches and parish houses, schools and educational institutions and other municipal buildings, structures and uses.</p> <p>9.3.4. Community buildings, public parks and recreational areas, playgrounds and campgrounds.</p> <p>9.3.5. Entertainment and eating establishments.</p> <p>9.3.6. Commercial Hunting and fishing cabins. (Rev. 04/28/00, Amendment #14)</p> <p>9.3.7. Golf courses, country clubs and sportsmen’s’ associations or clubs.</p> <p>9.3.8. Grocery and party stores.</p> <p>9.3.9. Resorts, resort hotels, recreation farms, vacation lodges, motor inns, motels and other tourist lodging facilities.</p> <p>9.3.10. Slaughter houses and meat packing plants.</p> <p>9.3.11. Travel trailer courts, tenting areas and general camping grounds.</p> <p>9.3.12. Public airports and landing fields, with appurtenant facilities.</p> <p>9.3.13. Non-essential public utility and service buildings.</p> <p>9.3.14. Nursing or convalescent homes <u>Adult Daycare Center, Assisted Living Center or Health Care Living Center</u></p> <p>9.3.15. Animal feedlots or piggeries.</p> <p>9.3.16. Earth removal, quarrying, gravel processing, mining and related mineral extraction businesses.</p> <p>9.3.17. Commercial kennels, pet shops, and veterinary hospitals according to Section 17.16. (Rev.11/23/09, Amendment #81)</p> <p>9.3.18. Junk yards, salvage yards and waste disposal sites. (Rev. 04/26/08, Amendment #75)</p> <p>9.3.19. Commercial composting (Rev. 04/28/00, Amendment #14)</p> <p>9.3.20. Contractor’s Yards, provided all of the following requirements are met: (Rev. 12/24/03, Amendment #26)</p> <p> 9.3.20.1. Minimum 10 acre parcel.</p> <p> 9.3.20.2. Minimum 330’ of road frontage / lot width.</p> <p> 9.3.20.3. Minimum Setbacks: 100’ front; 75’ side; 100’ rear.</p> <p> 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.</p>

Notes	<p align="center">Proposed Changes to Zoning Ordinance 200 relative to Use listings related to Convalescent Home</p>
	<p>SECTION 9.3. USES REQUIRING SPECIAL LAND USE PERMITS (continued)</p> <p>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.</p> <p>9.3.21. Public and private wind generation and anemometer towers. (Rev. 06/17/04, Amendment #31)</p> <p>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)</p> <p>9.3.23 Child Caring Institutions, subject to the requirements of Section 04/28/10, Amendment #85)</p> <p>9.3.24 Indoor Storage Facilities, subject to requirements of section 17.27.1. (Rev. 05/25/13, Amendment #116 Under ARTICLE 13A</p> <hr/> <p>Under ARTICLE 13A – VC-IR – VILLAGE CENTER INDIAN RIVER</p> <p>SECTION 13A.3. USES REQUIRING SPECIAL USE PERMITS</p> <p>13A.3.1. Assisted Living Facility/Convalescent Home <u>Assisted Living Center or Adult Daycare Center</u></p> <p>13A.3.2. Automobile repair and washing establishments</p> <p>13A.3.3. Dry cleaning and laundry establishments</p> <p>13A.3.4. Educational, municipal, and religious institutions, private clubs</p> <p>13A.3.5. Gasoline service stations and garages</p> <p>13A.3.6. Outdoor recreation activities</p> <p>13A.3.7. Veterinary hospitals</p> <p>13A.3.8. Visitor Center</p> <hr/> <p>Under ARTICLE 13AC– VC-T – VILLAGE CENTER TOPINABEE</p> <p>SECTION 13C.3. USES REQUIRING SPECIAL USE PERMITS</p> <p>13C.3.1. Assisted Living Facility/Convalescent Home <u>Assisted Living Center or Adult Daycare Center</u></p> <p>13C.3.2. Automobile repair and washing establishments</p> <p>13C.3.3. Bed and Breakfasts</p> <p>13C.3.4. Day Care Centers</p> <p>13C.3.5. Dry cleaning and laundry establishments</p> <p>13C.3.6. Educational, municipal, and religious institutions, private club</p> <p>13C.3.7. Gasoline service stations and garages</p> <p>13C.3.8. Outdoor recreation activities</p> <p>13C.3.9. Veterinary hospitals</p>

Notes	Proposed Changes to Zoning Ordinance 200 relative to Use listings related to Convalescent Home
	<p>Under ARTICLE 13E – VC-T –RO – VILLAGE CENTER TOPINABEE RESIDENTIAL OVERLAY</p> <p>SECTION 13E.3. USES REQUIRING SPECIAL USE PERMITS</p> <p>13E.3.1. Nurseries and day care centers for children.</p> <p>13E.3.2. Elderly housing and convalescent homes. <u>Assisted Living Center or Adult Daycare Center</u></p> <p>13E.3.3. Multi-family housing.</p> <p>13E.3.4. Patio homes, townhouses, apartment buildings, condominiums.</p> <p>13E.3.5. Parks, playgrounds, golf courses, and other recreational facilities.</p> <p>13E.3.6. Cemeteries.</p> <p>13E.3.7. Essential public utility service buildings, or gas or electric regulator stations or buildings (excluding public works garages and storage yards).</p> <p>13E.3.8. Private non-commercial recreation camps.</p> <p>13E.3.9. Private clubs and lodges.</p> <p>13E.3.10. Marinas.</p> <hr/> <p>Under ARTICLE 14 - D-R/C – RURAL CHARACTER/COUNTRY LIVING DISTRICT</p> <p>SECTION 14.3. USES REQUIRING SPECIAL USE PERMITS</p> <p>14.3.1 Automobile repair businesses.</p> <p>14.3.2 Bed & Breakfasts.</p> <p>14.3.3 Cemeteries.</p> <p>14.3.4 Commercial greenhouses and nurseries.</p> <p>14.3.5 Community buildings, public parks and recreational areas, and playgrounds.</p> <p>14.3.6 Day care centers.</p> <p>14.3.7 Educational, municipal, and religious institutions.</p> <p>14.3.8 Gas stations.</p> <p>14.3.9 Golf courses, country clubs and sportsmen’s associations or clubs.</p> <p>14.3.10 Grocery and party stores.</p> <p>14.3.11 Multiple family housing.</p> <p>14.3.12 Non-essential public utility and service buildings.</p> <p>14.3.13 Nursing or convalescent homes. <u>Adult Daycare Center, Assisted Living Center or Health Care Living Center</u></p> <p>14.3.14 Private and commercial clubs and lodges with activities in completely enclosed buildings.</p> <p>14.3.15 Public greenhouses and nurseries.</p> <p>14.3.16 Offices (Rev. 09/28/11, Amendment #92)</p> <p>14.3.17 Veterinary hospitals.</p> <p>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)</p>