

# CHEBOYGAN COUNTY PLANNING COMMISSION

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## CHEBOYGAN COUNTY PLANNING COMMISSION MEETING WEDNESDAY, JANUARY 16, 2013 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

**PRESENT:** Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill  
**ABSENT:** Jazdyk  
**STAFF:** Scott McNeil, Steve Schnell  
**GUESTS:** Bob Lyon, John Moore, Tony Matelski, Russell Crawford, Cheryl Crawford

The meeting was called to order by Chairperson Croft at 7:00pm.

### APPROVAL OF AGENDA

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

### APPROVAL OF MINUTES

The December 19, 2012 Planning Commission minutes were presented. **Motion** by Mr. Borowicz, seconded by Mr. Borowicz, to approve the meeting minutes as presented. Motion carried. 8 Ayes, (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill) 0 Nays, 1 Absent (Jazdyk)

The January 2, 2013 Planning Commission minutes were presented. **Motion** by Mr. Borowicz, seconded by Mr. Kavanaugh, to approve the meeting minutes as presented. Motion carried. 8 Ayes, (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill) 0 Nays, 1 Absent (Jazdyk)

### UNFINISHED BUSINESS

#### Discussion of Master Plan Goals and Objectives

Mr. Schnell distributed reviewed a revised list of Master Plan Goals and Objectives. Mr. Schnell explained that the revised list included changes that were discussed at the December 19, 2012 Planning Commission meeting.

Mr. Freese referred to Community Development on page 2 and asked how the Planning Commission will provide for a variety of home occupations which lower business startup costs and assist homeowners with housing costs. Mr. Schnell stated this may have been comments from one of the first public input sessions. Mr. Schnell stated he will change this sentence to "Provide for a variety of home occupations which lower business startup costs."

Ms. Lyon referred to 1a under Natural Resources and Recreation and noted that motorcycles and ATV's can tear up a bike trail. Mr. Freese stated this is referring to handicapped users. Mr. Schnell stated this sentence can be changed to "Ensure access to trails by appropriate users of all abilities." Discussion was held.

Mr. Schnell stated the revised Goals and Objectives will be put on the website if they are acceptable to the Planning Commission. Mr. Schnell stated more ideas can be added at any time during this process. Mr. Schnell stated the next step is to create the zoning plan which will lay out the next five years of zoning amendments based on the objectives. Mr. Schnell stated he will start drafting the zoning plan for the Planning Commission to review at the next meeting. Discussion was held regarding a meeting being held in March for the Master Plan Advisory Group.

#### Discussion of Proposed Ordinance Amendment Regarding Subsections 17.23.1.3 and 17.23.1.f Relative to Review of Contiguous Land Area Standards For Private Storage Buildings

Mr. McNeil stated this amendment will provide properties that are separated by a right of way (that would be contiguous if not for the right of way) to be included in the total calculation for land area for private storage buildings. Mr. Freese stated diagrams should be provided with the proposed amendment. Mr. McNeil stated he is concerned that non-conformities will

happen in the future and will be hard to track since the parcels may be described differently. Mr. Freese suggesting reviewing the best way to prevent non-conformities with legal counsel. Discussion was held on how to track the non-conformities. Mr. Freese noted the Planning Commission is not trying to write this amendment to preclude this from happening. Mr. Freese noted that the Planning Commission needs to begin reviewing pole building regulations. Mr. Freese stated there have been questions in the past regarding whether or not a pole building is a commercial storage building or a private storage building. Mr. McNeil stated the Planning Commission will review a draft ordinance at the next meeting that will address commercial storage. Discussion was held. Mr. Borowicz referred to section 17.23.1.f.2 and noted that the third line of this section needs to be reworded. Mr. McNeil stated that he distributed an e-mail to the Planning Commission members regarding private storage buildings. Mr. Kavanaugh asked where this storage building is located. Mr. McNeil stated the person who submitted the e-mail is referring to a location where a series of private storage buildings have been built by the same owner. Mr. McNeil stated that some of the buildings have been sold.

## **NEW BUSINESS**

### **Discussion of Proposed Ordinance Amendment Regarding Administrative Approval of Site Plan Review and Special Use Permit Amendments For Change In Floor Area of Buildings**

Mr. McNeil stated the Planning Commission reviewed the amendment at the last meeting. Mr. McNeil noted that changes were made to the amendment based on legal counsel review. Mr. McNeil stated the term "first floor area" was changed to "building footprint" and a definition for "building footprint" has been included in the amendment. Discussion was held. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to schedule a public hearing on February 20, 2013 at 7:00pm in the Commissioner's Room. Motion carried. 8 Ayes, (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill) 0 Nays, 1 Absent (Jazdyk)

## **STAFF REPORT**

Mr. McNeil stated a memo was distributed to the Planning Commission members regarding an amendment that will address commercial storage issues. Mr. McNeil stated this is for the Planning Commission members to review. Mr. McNeil stated this topic will be on the next agenda.

Mr. McNeil stated a resident submitted a complaint relative to a neighbor's light shining on his property. Mr. McNeil referred to section 3.7 and noted that this section states that lighting in all zoning districts should be controlled but the language is not clear. Mr. McNeil stated this section is numbered as such that it could be read as the provisions are subject to the first portion of the section. Mr. McNeil stated this topic will be on a future agenda for discussion.

Mr. Schnell stated there will be a meeting on January 30<sup>th</sup> in Mackinaw. Mr. Schnell stated this will be advertised as a special meeting.

Mr. Schnell stated he has talked with the Wolverine Schools and they are receptive to a meeting with students. Mr. Schnell stated Wolverine Schools will call him with further information. Mr. Schnell stated the Jaycees are still interested but they have had a change in leadership and will try to work on a time for meeting.

Mr. Schnell stated he is still meeting with the owner of Monster Energy drink and he is talking with the Tuscarora Township Planning Commission also to make sure he understand the local needs. Mr. Kavanaugh asked when a pre-planning meeting would be held. Mr. Schnell stated it may be in the next few months.

Mr. Schnell stated the Black River School project is moving forward. Mr. Schnell noted that they are updating the buildings and they have hired employees. Discussion was held.

## **PLANNING COMMISSION COMMENTS**

Mr. Freese asked if there have been any comments regarding farm markets from Indian River and Topinabee. Mr. McNeil stated the Mullett Township Board will discuss this at their February meeting. Mr. McNeil stated he asked Tuscarora Township to discuss farm markets at a future meeting. The Planning Commission members discussed setting a deadline date for comments to be submitted.

Mr. Freese stated someone should follow up on the fire that happened at Lofgren's property. Mr. Freese stated this is a public nuisance and a public hazard. Mr. Schnell stated the Department of Building Safety will make sure that it is not accessible to the public and that permits are obtained for any demo work.

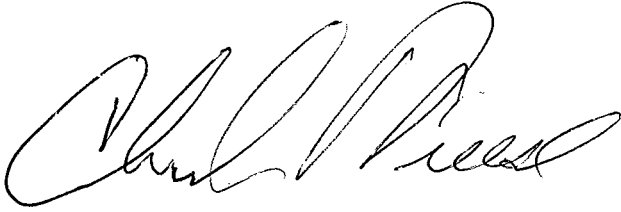
## **PUBLIC COMMENTS**

Mr. Matelski noted that he recently viewed the sign at Moran Iron Works. Discussion was held regarding the definition of a

sign. Mr. McNeil stated the Moran Iron Works sign is actually a banner which is allowed without a permit in this zoning district.

**ADJOURN**

**Motion** by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 7:40pm.

A handwritten signature in black ink, appearing to read "Charles Freese". The signature is written in a cursive style with large, sweeping loops. Below the signature is a horizontal line.

Charles Freese  
Planning Commission Secretary