



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, JULY 6, 2016 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.) **David Bona/Ann Arbor YMCA** - Requests a Special Use Permit Amendment for construction of an assembly and camp store building (Section 10.3.2). The property is located at 9728 M-68, Tuscarora Township, Section 16, parcel #161-016-300-001-00. The site is zoned Lake & Stream Protection (P-LS).
- 2.) **Ronald Kopiwada/PFFP LLC** - Requests an extension of a Special Use Permit for a Club (Section 9.3.7.). The property is located at 5475 Wollangur Rd., Beaugrand Township, Section 31, parcel #041-031-200-003-02 and is zoned Agriculture & Forestry Management (M-AF)
- 3.) An Ordinance to amend the Cheboygan County Zoning Ordinance #200 to add definitions for Camping Cabin, Gardening and Portable Sawmill, update the definitions for Campground and Motel or Motor inn, repeal use classifications for Temporary Mobile Homes, Cabin Colonies, Any development on seasonal roads that requires public services or utilities , Accessory buildings and uses customarily incidental to any of the forgoing and to add requirements for use of Portable Sawmills in the Rural Character/Country Living zoning district.

UNFINISHED BUSINESS

- 1.) Review of draft 2017 Capital Improvement Plan
- 2.) Review of PUD Ordinance Amendment
- 3.) Review of Sign Ordinance Amendment

NEW BUSINESS

- 1.) Draft provisions for Boathouse Overlay District

STAFF REPORT

PLANNING COMMISSION COMMENTS

PUBLIC COMMENTS

ADJOURN

CHEBOYGAN COUNTY PLANNING COMMISSION

David Bona / Ann Arbor YMCA

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Special Use Permit Application (6 Pages)
4. Mailing List (2 Pages)
5. Notice of Planning Commission Meeting (1 Page)
6. Topographic Survey Dated 02/18/11 (1 Page)
7. Site Plan Dated 05/18/16 (1 Page)
8. Clerestory/Roof Plan Dated 05/18/16 (1 Page)
9. East Elevation Dated 05/18/16 (1 Page)
10. West Elevation Dated 05/18/16 (1 Page)
- 11.
- 12.
- 13.

Note: Planning Commission members have exhibits 1 and 2.



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 ▪ PO BOX 70 ▪ CHEBOYGAN, MI 49721
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PROPERTY LOCATION

Address 9928 HIGHWAY M-68		City / Village BURT LAKE	Twp / Sec. TUCARORA / 16	Zoning District LAKE & STREAM PROTECTION
Property Tax I.D. Number 161-016-300-001-00		Plat or Condo Name / Lot or Unit No. NOT APPLICABLE		P-LS

APPLICANT

Name DAVID BONA		Telephone 734-904-1868	Fax NONE
Address 1100 MIXTWOOD STREET	City, State & Zip ANN ARBOR, MI 48103	E-Mail dbona@davidbonaarchitect.com	

OWNER (If different from applicant)

Name ANN ARBOR YMCA (NICK LACY)		Telephone 734-709-7643	Fax 734-661-8060
Address 400 WEST WASHINGTON	City, State & Zip ANN ARBOR, MI 48103	E-Mail nlacy@AnnArborYMCA.org	

PROPOSED WORK

Type (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Change in Use or Additional Use <input type="checkbox"/> Reconstruction <input type="checkbox"/> Relocated Building <input type="checkbox"/> Sign, Type: _____ <input type="checkbox"/> Other: _____	Building/Sign Information Overall Length: <u>106.33'</u> feet Overall Width: <u>46.00'</u> feet Floor Area: <u>4,600</u> sq. feet Overall Building Height: <u>24</u> feet Sign Area: _____ sq. feet Sign Height _____ feet
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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 BUILDING</u>			

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

If YES, date of approval: 10.16.2013 Approved Use: REPLACEMENT OF BATHHOUSE

Directions to site: ENTRY DRIVE @ 9928 HIGHWAY M-68

SPECIAL LAND USE PERMIT APPLICATION



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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.

New building at summer camp replaces existing Rowe Hall at same location; open annually June 1st through August 30th. Seasonal building only (not heated). Building is used for general indoor camper assembly and camp store and mail delivery/pickup. Building to serve camp residents ONLY.

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.
No natural contour disruption -- building is central to very large site, therefore impact to adjoining properties is extremely minimal if at all.
- 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.
No trees to be removed. Surrounding site to return to natural state.
- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
Site drainage shall be contained on site -- no impact to neighboring properties.
- 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.
Due to the scale of the camp property, this is unnecessary.
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
No change proposed to the camp existing emergency vehicle access.
- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
The proposed building is central to the camp property.
- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
Not applicable.
- h. Exterior lighting shall be arranged as follows:
 - i. It is deflected away from adjacent properties. All down-lighting is under covered porch.
 - ii. It does not impede the vision of traffic along adjacent streets. Not applicable.
 - iii. It does not unnecessarily illuminate night skies. All down-lighting is under covered porch.

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.

Not applicable -- the new building is internal to a large summer camp property.

- 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.

Acknowledged.

3. Size of property in sq. ft. or acres: 115 (+)

4. Present use of property:
Summer camp.

5. SUP Standards:

- a. Is the property located in a zoning district in which the proposed special land use is allowed?
Yes, pursuant to Section 10.3.2, camps for recreational use.

- 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.

- 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.

- 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.** Yes.

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

- 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.** Yes,

Proposed building to be serviced by existing on-site H2O, septic and refuse collection.



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- g. 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.

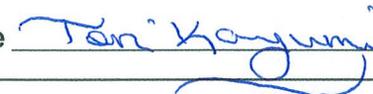
AFFIDAVIT

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  Date 05.18.2016
DAVID PENA, ARCHITECT

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

Yes No

Owner's Signature  Date 05.18.2016

FOR PLANNING /ZONING DEPT. USE ONLY

Date Received:	<u>5/24/16</u>	Notes:
Fee Amount Received:	<u>\$110.00</u>	
Receipt Number:	<u>#15042</u>	
Public Hearing Date:		

Planning/Zoning Administrator Approval:

Signature

Date

SPECIAL LAND USE PERMIT APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
X		m. Location and specifications for all fences, walls, and other screening features.
X		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
X		o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
X		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
X		q. Elevation drawing(s) for proposed commercial and industrial structures.
X		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
X		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.

<u>SECTION</u>	<u>REASON FOR WAIVER REQUEST</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.



 DAVID BONA ARCHITECT

05.18.2016

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
X		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.
X		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.
X		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
X		d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
X		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.
X		f. Location of existing and proposed buildings and intended uses thereof.
X		g. Details of entryway and sign locations should be separately depicted with an elevation view.
X		h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
X		i. Location, size, and characteristics of all loading and unloading areas.
X		j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
X		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.
X		l. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

YMCA Mailing List

16-161-016-100-021-01 MULLEN, THOMAS M 47689 E ANCHOR CT PLYMOUTH MI 48170	16-161-017-400-007-00 DEVORE, LYNN & EUNICE TEEL, JT PO BOX 4175 BURT LAKE MI 49717	16-161-A01-000-001-00 BREY, JOSHUA & EMILY H/W 9799 ROGERS RD ALANSON MI 49706
16-161-016-100-022-02 MATESKON, CHARLES & JOAN H/W 8774 CROOKED SLICK CT LONE TREE CO 80124	16-161-017-400-008-03 PETRO, NOELLE 10100 ROGERS RD ALANSON MI 49706-9615	16-161-A01-000-002-00 PEASE, EUGENE 9783 ROGERS RD ALANSON MI 49706
16-161-016-100-023-02 PRUITT, AGNES A 101 CITADEL CT NORTH WALES PA 19454	16-161-017-400-008-04 FISHER, RYAN & DRUSILLA SCHM 10046 ROGERS RD ALANSON MI 49706	16-161-A01-000-003-00 ELANDT, ARTHUR & HEATHER EL 9755 ROGERS RD ALANSON MI 49706
16-161-016-100-023-03 OMALLEY, MARGARET P L/EWPTS PO BOX 4207 BURT LAKE MI 49717	16-161-017-414-136-00 VORAC, NICHOLAS A 2864 RESORT RD ALANSON MI 49706	16-161-V84-000-021-00 ANN ARBOR Y 350 S FIFTH AVE ANN ARBOR MI 48108
16-161-016-100-024-00 MULLEN, THOMAS M 50% & MARG PO BOX 4207 BURT LAKE MI 49717	16-161-017-414-140-00 CANFIELD, AMANDA MARIE 2884 RESORT RD ALANSON MI 49706	
16-161-016-300-001-00 YMCA & YWCA 300 W WASHINGTON ANN ARBOR MI 48104	16-161-021-100-001-00 YMCA & YWCA 300 W WASHINGTON ANN ARBOR MI 48104	
16-161-016-300-001-01 RUNDELL, KERMIT & JANE H/W 9999 W M-68 ALANSON MI 49706	16-161-021-100-002-00 HONEYSETTE, JAMES 9907 W M 68 ALANSON MI 49706	
16-161-016-300-004-00 YMCA & YWCA 300 W WASHINGTON ANN ARBOR MI 48104	16-161-021-102-011-01 ROMANIK, RICHARD A 7179 WILBE ST INDIAN RIVER MI 49749	
16-161-017-200-005-00 BURT LAKE COTTAGES ASSOC, TH PO BOX 237 BURT LAKE MI 49717	16-161-021-102-011-02 KELSO, LISA R 9950 W M-68 ALANSON MI 49706	
16-161-017-400-004-00 STRATEGIS SYSTEMS, LLC 106 WEST GERMANIA PLACE STE 2 CHICAGO IL 60610	16-161-021-104-031-00 WELCH, RANDALL & MARILYN H/ 9875 W M-68 HWY ALANSON MI 49706-0287	

16-161-016-100-021-01
OCCUPANT
2417 RESORT RD
BURT LAKE, MI 49717

16-161-017-400-008-04
OCCUPANT
10046 ROGERS RD
ALANSON, MI 49706

16-161-016-100-022-02
OCCUPANT
2511 RESORT RD
BURT LAKE, MI 49717

16-161-017-414-136-00
OCCUPANT
2864 RESORT RD
ALANSON, MI 49706

16-161-016-100-023-03
OCCUPANT
2557 RESORT RD
BURT LAKE, MI 49717

16-161-017-414-140-00
OCCUPANT
2884 RESORT RD
ALANSON, MI 49706

16-161-016-100-024-00
OCCUPANT
2501 RESORT RD
ALANSON, MI 49706

16-161-021-100-002-00
OCCUPANT
9907 W M 68 HWY
ALANSON, MI 49706

16-161-016-300-001-00
OCCUPANT
9728 W M-68 HWY
ALANSON, MI 49706

16-161-021-102-011-02
OCCUPANT
9950 W M-68 HWY
ALANSON, MI 49706

16-161-016-300-001-01
OCCUPANT
9999 W M-68 HWY
ALANSON, MI 49706

16-161-021-104-031-00
OCCUPANT
9875 W M-68 HWY
ALANSON, MI 49706

16-161-016-300-004-00
OCCUPANT
9730 ROGERS RD
ALANSON, MI 49706

16-161-A01-000-001-00
OCCUPANT
9799 ROGERS RD
ALANSON, MI 49706

16-161-017-400-004-00
OCCUPANT
2700 RESORT RD
ALANSON, MI 49706

16-161-A01-000-002-00
OCCUPANT
9783 ROGERS RD
ALANSON, MI 49706

16-161-017-400-007-00
OCCUPANT
2760 RESORT RD
ALANSON, MI 49706

16-161-A01-000-003-00
OCCUPANT
9755 ROGERS RD
ALANSON, MI 49706

16-161-017-400-008-03
OCCUPANT
10100 ROGERS RD
ALANSON, MI 49706

16-161-V84-000-021-00
OCCUPANT
9658 ROGERS RD
ALANSON, MI 49706

NOTICE
CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING
WEDNESDAY, July 6, 2016 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721

- 1.) **David Bona/Ann Arbor YMCA** - Requests a Special Use Permit Amendment for construction of an assembly and camp store building (Section 10.3.2). The property is located at 9728 M-68, Tuscarora Township, Section 16, parcel #161-016-300-001-00. The site is zoned Lake & Stream Protection (P-LS).
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Please visit the Planning and Zoning office or visit our website to see the proposed rezoning and the associated drawings and documents. These documents and staff report 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.

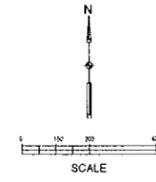
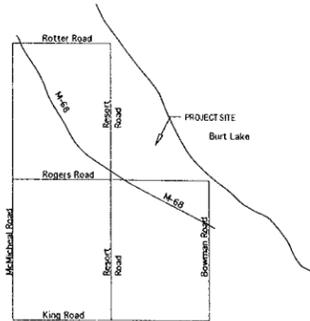
TOPOGRAPHIC SURVEY

"CAMP AL-GON-QUIAN"

PART OF SECTION 16 AND THE WEST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 21, T35N, R3W,
TUSCARORA TOWNSHIP, CHEBOYGAN COUNTY, MICHIGAN

VICINITY SKETCH

(NOT TO SCALE)



LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION WAS PROVIDED BY CLIENT AND IS RECITED FROM LIBER 278, PAGE 387-391, CHEBOYGAN COUNTY RECORDS, CHEBOYGAN COUNTY, MICHIGAN.

PARCEL I

PART OF GOVERNMENT LOT 3 AND 4 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 16, THENCE NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE EAST AND WEST QUARTER LINE 832.40 FEET, THENCE SOUTH 0 DEGREES 32 MINUTES 40 SECONDS EAST 132 FEET, THENCE NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST 750.57 FEET TO THE WATERS EDGE OF BURT LAKE, THENCE SOUTH 25 DEGREES 48 MINUTES 40 SECONDS EAST ALONG THE WATERS EDGE OF BURT LAKE 80.00 FEET, THENCE SOUTH 89 DEGREES 41 MINUTES 20 SECONDS WEST 149.47 FEET, THENCE SOUTH 25 DEGREES 48 MINUTES 40 SECONDS EAST 180.00 FEET, THENCE NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST 134.84 FEET TO THE WATERS EDGE OF BURT LAKE, THENCE SOUTHEASTERLY ALONG THE WATERS EDGE OF BURT LAKE 2,000.00 FEET IN A SERIES OF COURSES DESCRIBED AS FOLLOWS: SOUTH 26 DEGREES 40 MINUTES 40 SECONDS EAST 468.71 FEET, SOUTH 20 DEGREES 28 MINUTES 30 SECONDS EAST 425.44 FEET, SOUTH 28 DEGREES 57 MINUTES 30 SECONDS EAST 535.44 FEET, SOUTH 20 DEGREES 07 MINUTES 50 SECONDS EAST 234.70 FEET, SOUTH 40 DEGREES 53 MINUTES 10 SECONDS EAST 237.71 FEET, THENCE SOUTH 89 DEGREES 01 MINUTES 20 SECONDS WEST 1091.30 FEET, THENCE SOUTH 13 DEGREES 00 MINUTES WEST 534.02 FEET TO THE SOUTH LINE OF SAID SECTION 16, THENCE SOUTH 89 DEGREES 23 MINUTES WEST ALONG SAID SOUTH LINE, 1412.05 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 16, 2827.80 FEET TO THE PLACE OF BEGINNING, EXCEPTING THE STATE HIGHWAY M-68 AND THAT PART USED FOR COUNTY ROAD PURPOSES.

PARCEL III

PART OF GOVERNMENT LOT 2, SECTION 16, TOWN 35 NORTH, RANGE 3 WEST, TUSCARORA TOWNSHIP, CHEBOYGAN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 16 AND PROCEEDING THENCE NORTH 89 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 16, 832.40 FEET, THENCE NORTH 00 DEGREES 32 MINUTES 40 SECONDS WEST 157 FEET, THENCE SOUTH 89 DEGREES 41 MINUTES 02 SECONDS WEST, PARALLEL TO SAID EAST AND WEST 1/4 LINE, 830.96 FEET TO THE WEST LINE OF SAID SECTION 16, THENCE SOUTH 00 DEGREES 01 MINUTES EAST ALONG SAID WEST LINE OF SECTION 16, 157 FEET TO THE POINT OF BEGINNING, ALSO SUBJECT TO AN EASEMENT 12 FEET WIDE OVER THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION AND PROCEEDING THENCE NORTH 00 DEGREES 01 MINUTE WEST ALONG THE WEST LINE OF SAID SECTION 16, 40 FEET TO THE CENTER LINE AND POINT OF BEGINNING OF SAID 12 FOOT EASEMENT, THENCE NORTH 87 DEGREES 53 MINUTES EAST 263.45 FEET, THENCE SOUTH 81 DEGREES EAST 128.70 FEET, THENCE NORTH 84 DEGREES 22 MINUTES EAST 281.10 FEET, THENCE NORTH 59 DEGREES 41 MINUTES EAST 189.50 FEET, THENCE NORTH 13 DEGREES 30 MINUTES EAST 35.90 FEET TO THE WEST LINE OF THE TETIO AND PARLIN PROPERTY AS DESCRIBED IN LIBER 20 PAGE 60X, CHEBOYGAN COUNTY REGISTER OF DEEDS OFFICE, CHEBOYGAN COUNTY, MICHIGAN, SAID WEST LINE BEING THE END OF THE SAID EASEMENT.

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.

PART OF GOVERNMENT LOT 4, SECTION 16, T35 N, R3W, TUSCARORA TOWNSHIP, CHEBOYGAN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4 AND PROCEEDING THENCE NORTH 89 DEGREES 23 MINUTES EAST ALONG THE SOUTH LINE OF SAID SECTION 16, 90.81 FEET, THENCE NORTH 13 DEGREES 08 MINUTES EAST, 241.24 FEET, THENCE NORTH 89 DEGREES 01 MINUTES 20 SECONDS EAST, 1891.30 FEET TO THE WATERS EDGE OF BURT LAKE, THENCE SOUTH 19 DEGREES 43 MINUTES 10 SECONDS EAST ALONG THE WATERS EDGE OF BURT LAKE, 300.00 FEET, THENCE SOUTH 89 DEGREES 01 MINUTES 20 SECONDS WEST, 1337.70 FEET TO THE POINT OF BEGINNING.

THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 35 NORTH, RANGE 3 WEST, EXCEPTING THE PARCEL DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF SAID SECTION 21, TOWN 35 NORTH, RANGE 3 WEST, THENCE WEST 18 RODS, THENCE SOUTH 20 RODS, THENCE EAST 18 RODS, THENCE NORTH 20 RODS TO THE PLACE OF BEGINNING, SAID EXCEPTION CONTAINING 2 ACRES, MORE OR LESS, AND BEING A PART OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21.

THE FOLLOWING PORTIONS OF THE ABOVE DESCRIPTION WERE INCLUDED OR EXCLUDED BASED ON SUBSEQUENT CONVEYANCE DEED DOCUMENTS PROVIDED BY THE CLIENT. THEY ARE EITHER INCLUDED OR EXCLUDED BASED ON THE FOLLOWING MENTIONED TRANSFERS IN OWNERSHIP.

- INCLUDING THAT PORTION CONVEYED AND RECORDED IN LIBER 969, PAGE 398, CHEBOYGAN COUNTY RECORDS, CHEBOYGAN COUNTY, MICHIGAN.
- EXCLUDING THAT PORTION CONVEYED AND RECORDED IN LIBER 111, PAGE 578-579, CHEBOYGAN COUNTY RECORDS, CHEBOYGAN COUNTY, MICHIGAN, TO THE MICHIGAN DEPARTMENT OF STATE HIGHWAYS FOR HIGHWAY PURPOSES (M-68).
- EXCLUDING THAT PORTION CONVEYED ACCORDING TO LIBER 685, PAGE 686, CHEBOYGAN COUNTY RECORDS, CHEBOYGAN COUNTY, MICHIGAN.
- EXCLUDING THAT PORTION CONVEYED ACCORDING TO A TITLE COMMITMENT POLICY ISSUED BY LAWYERS TITLE INSURANCE COMPANY, COMMITMENT NO. C-37384F, DATED AUGUST 31, 2004.

NOTES

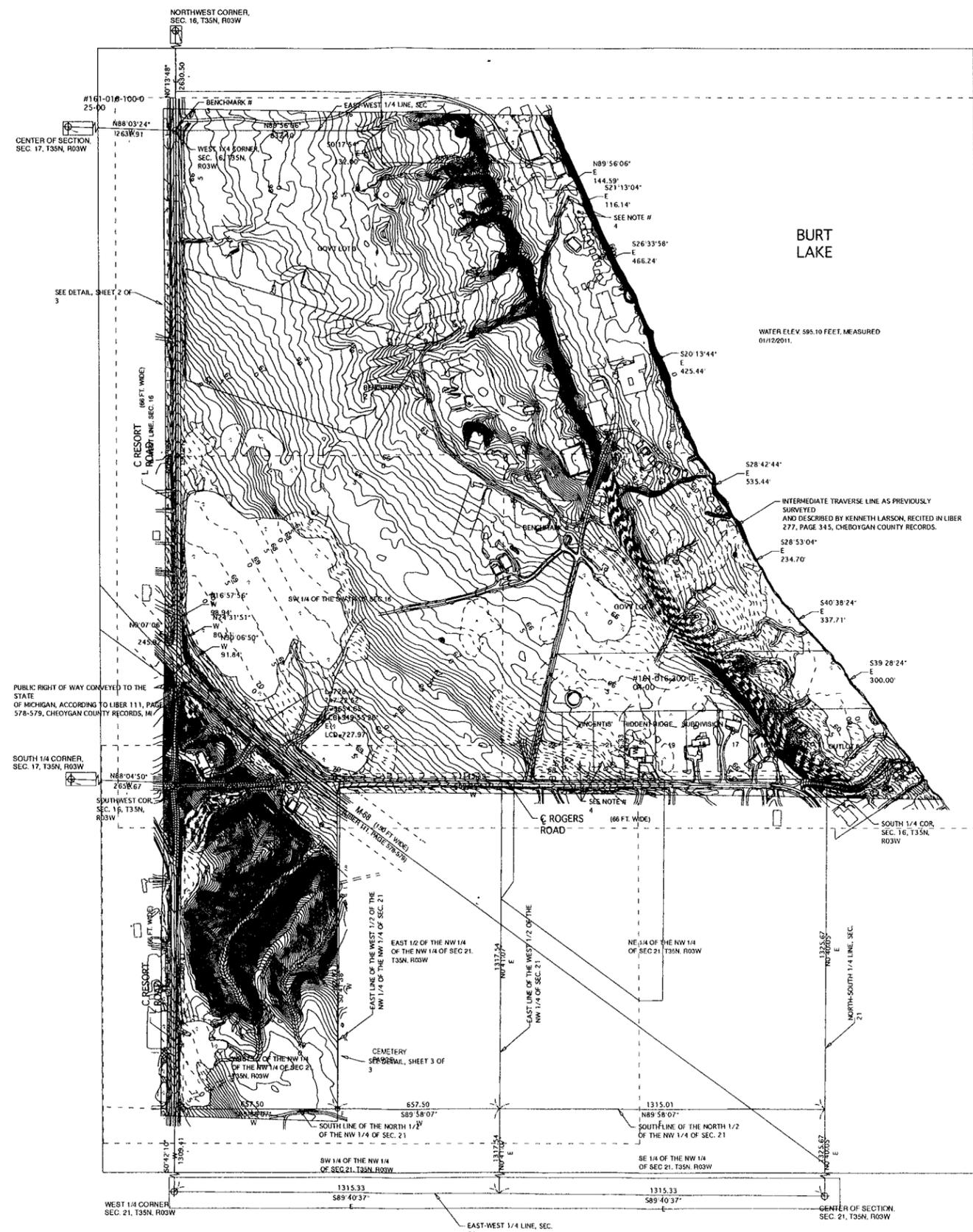
- THE HORIZONTAL DATUM IS ACCORDING TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1883 (NAD83), MICHIGAN CENTRAL ZONE (2112), INTERNATIONAL FEET AS LINEAR UNIT.
- THE VERTICAL DATUM IS ACCORDING TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WITH SITE BENCHMARKS LISTED ON THE SURVEY DRAWINGS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR NOR A RESURVEY OF THE PERIMETER BOUNDARY. ALL INFORMATION REGARDING PROPERTY OWNERSHIP, EASEMENTS, ADJACENT PROPERTY, AND OTHER INFORMATION ILLUSTRATED HEREON WAS PROVIDED BY THE CLIENT, WITH THE EXISTING PROPERTY BOUNDARY ILLUSTRATED AS PREVIOUSLY DESCRIBED.
- THERE ARE TWO AREAS ILLUSTRATED WHERE TAX ASSESSMENT RECORDS INDICATE CLIENT OWNERSHIP, HOWEVER, DOCUMENTATION WAS NOT PROVIDED FOR CONSIDERATION. A THOROUGH TITLE SEARCH SHOULD BE CONDUCTED BY THE CLIENT TO CONFIRM OWNERSHIP IN THESE TWO AREAS AND HAVE A FORMAL BOUNDARY SURVEY SHOULD BE COMPLETED AT A FUTURE DATE TO SET PERMANENT PROPERTY CORNERS AT THE PERIMETER PROPERTY LOCATIONS.
- ENCROACHMENTS ARE ILLUSTRATED HEREON, AND WILL REQUIRE FOLLOW UP WITH THE CLIENT TO REMEDY ANY SITUATIONS THAT EXIST. THE SURVEYOR MAKES NO COMMENT AS TO OWNERSHIP OF ITEMS ILLUSTRATED HEREON.
- THE UNDERGROUND UTILITIES ILLUSTRATED HEREON ARE BASED ON AVAILABLE PLAN INFORMATION, COMBINED WITH CLIENT PROVIDED LOCATIONS FOR ON-SITE PRIVATE UTILITIES. THE LOCATIONS OF UNDERGROUND UTILITIES AND/OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AND ARE NOT CONSIDERED A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE AND/OR DEVELOPMENT OF THIS SITE.
- THERE ARE NO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) STUDIES COMPLETED IN THIS AREA TO DELINEATE HIGH WATER ELEVATIONS, FLOOD ZONES OR OTHER HAZARD AREAS, AS ASSOCIATED WITH THE FLOOD INSURANCE RATE MAP (FIRM) PROGRAM.
- THE CHEBOYGAN COUNTY PLANNING DEPARTMENT INDICATED THERE IS NO EXISTING PUBLISHED ORDINARY HIGH WATER (OHW) ELEVATION ESTABLISHED FOR BURT LAKE.
- THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT (MDNRE) INDICATED THERE WERE NO STUDIES IN THE IMMEDIATE AREA TO ESTABLISH ANY ORDINARY HIGH WATER (OHW) ELEVATION OR FLOOD ZONE DESIGNATIONS. THERE WERE ALSO NO LEGAL LAKE LEVELS ESTABLISHED THROUGH COURT ACTION FOR THIS AREA OF BURT LAKE.

CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LOCAL AND STATE JURISDICTIONAL REQUIREMENTS REGULATING MAPPING STANDARDS. THE UNDERSIGNED STATES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE STAFF WERE EMPLOYED TO ACHIEVE THE RESULTS INDICATED HEREON.

JOHN K. PIATT, PS
PROFESSIONAL SURVEYOR 46881

DATE



SURVEY LEGEND

- SECTION CORNER
- CONTROL POINT / BENCHMARK
- FOUND IRON PIPE
- GUY WIRE
- FIRE HYDRANT
- LIGHT POLE
- UTILITY POLE
- WELL
- SOIL
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- TREE / VEGETATION LINE
- EX. TOPO CONTOUR
- EX. DITCH CENTERLINE
- EDGE OF GRAVEL
- EDGE OF WATER
- EASEMENT
- EX. FENCE
- PROPERTY LINE
- EX. SHALE CENTERLINE
- EX. NATURAL GAS
- EX. OVERHEAD UTILITY
- EX. WATER MAIN
- EX. ACCESS ROAD (UNIMPROVED)
- EX. BUILT-UP STRUCTURE

BENCHMARKS:

- BENCHMARK # 1**
CONTROL POINT #100, IRON ROD SET WITH RED "TRAVERSE POINT" CAP MARKING TOP. THE TOP OF CAP WAS USED FOR VERTICAL ELEVATION. ELEV. 656.44 FEET (NAVD88)
- BENCHMARK # 2**
CONTROL POINT #1012, IRON ROD SET WITH RED "TRAVERSE POINT" CAP MARKING TOP. THE TOP OF CAP WAS USED FOR VERTICAL ELEVATION. ELEV. 651.23 FEET (NAVD88)
- BENCHMARK # 3**
WEST 1/4 CORNER, SEC. 16, TOP OF ROD LOCATED INSIDE OF MONUMENT BOX, TOP OF ROD USED FOR VERTICAL ELEVATION. ELEV. 666.39 FEET (NAVD88)

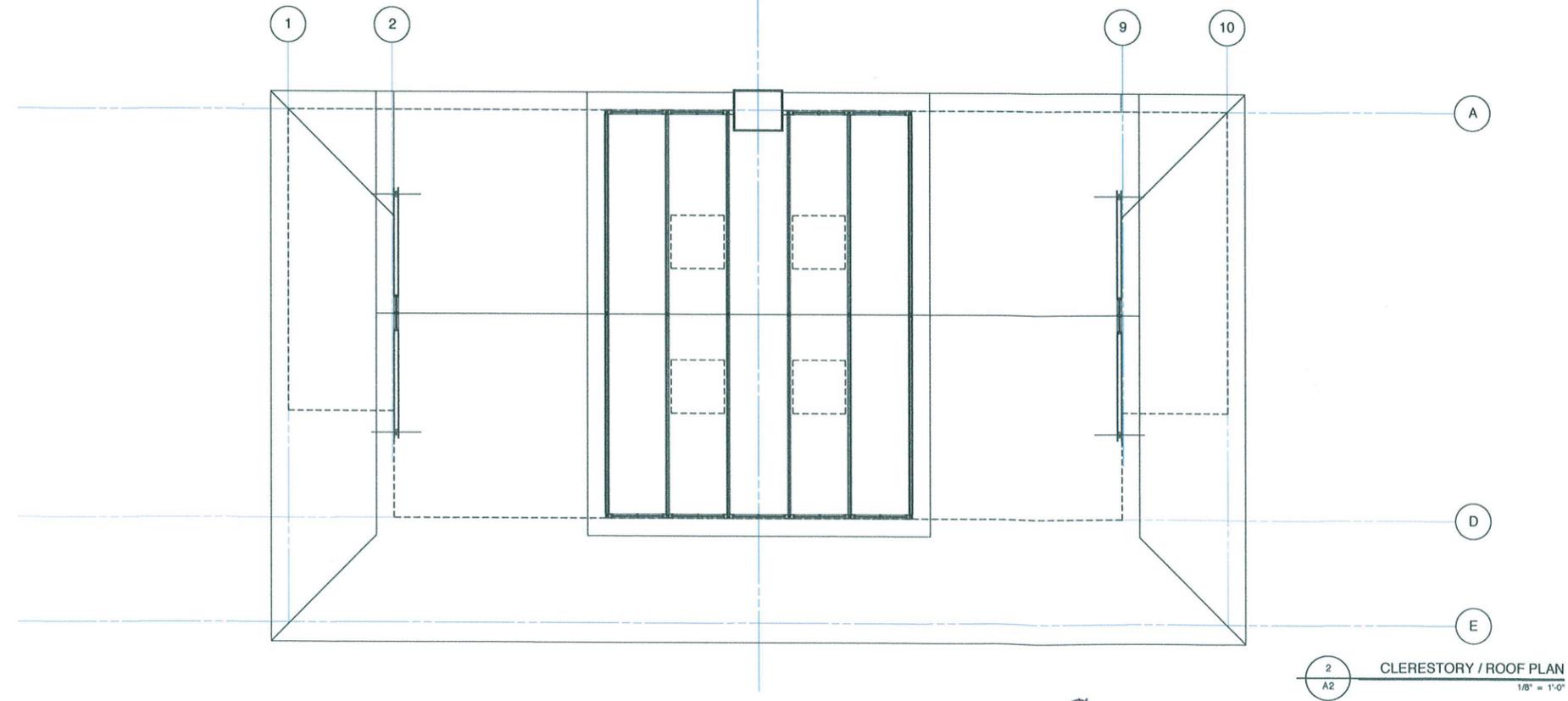
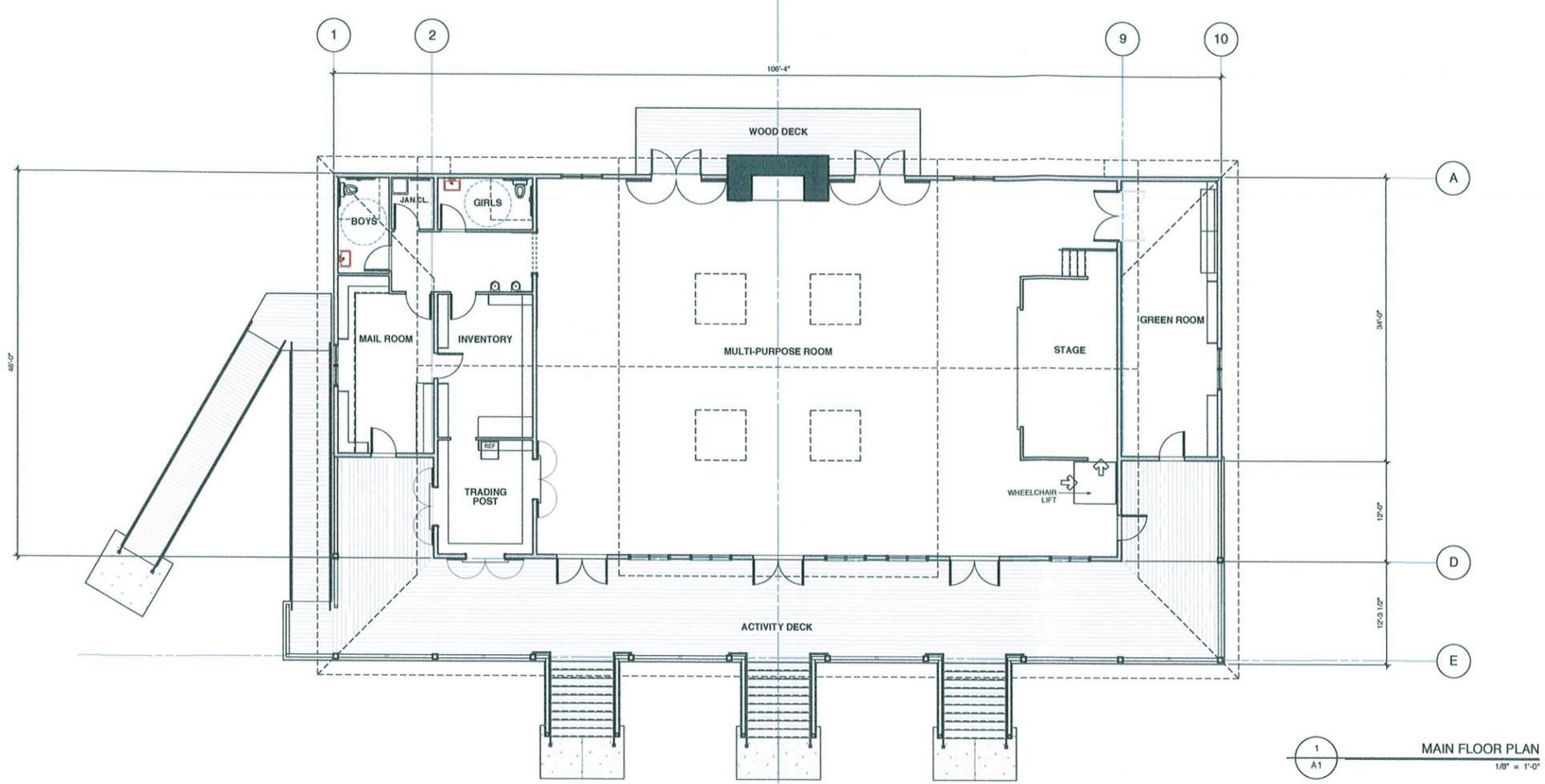
TOPOGRAPHIC SURVEY DATED 02/18/2011
PREPARED BY J.R. LLC

J.R. LLC
110 MILLER AVENUE
ANN ARBOR, MI 48106
248.862.0775
734.862.0775
www.jr-llc.com

TOPOGRAPHIC SURVEY - CAMP AL-GON-QUIAN
MICA

PROJ. NO.	50340.00	FILE NO.		DATE	02/18/2011	BY	JRP	CHECKED	JRP	CLIENT ISSUE	
NO.		DATE		BY		BY		DATE			

PART OF SECTION 16 AND 21 T35N R03W



8

STATE OF MICHIGAN
 DAVID BONA
 ARCHITECT
 NO. 32489
 LICENSED ARCHITECT

[Signature]
 05.18.2016

DAVID BONA • ARCHITECT
 1100 MIKWOOD STREET
 ANN ARBOR, MICHIGAN 48103
 734.304.1868

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ISSUE DESCRIPTION:
 05.18.2016
 SLIP APPLICATION

ISSUED FOR:

REVIEW:
 PRICING:
 PERMITS:
 BIDS:
 CONSTRUCTION:

PROJECT NAME:
 ROWE HALL
 CAMP ALCONQUAN - BURT LAKE
 INDIAN RIVER, MICHIGAN

SHEET TITLE:
 FIRST FLOOR PLAN, ROOF PLAN

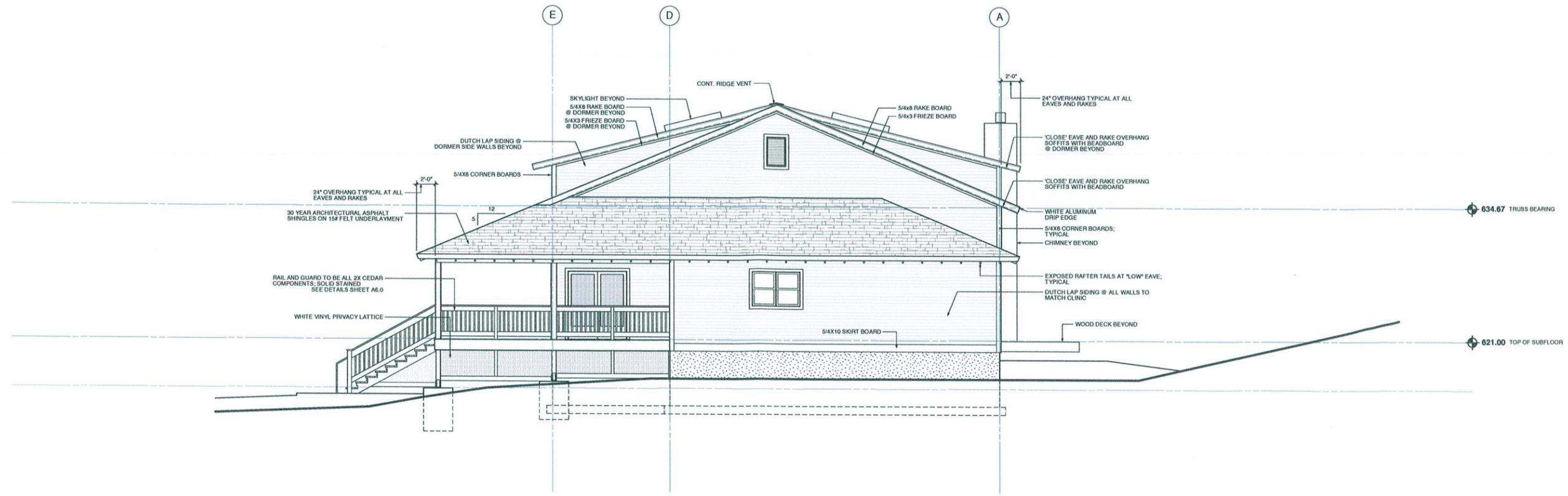
DRAWN:
 DB

SCALE:
 AS SHOWN

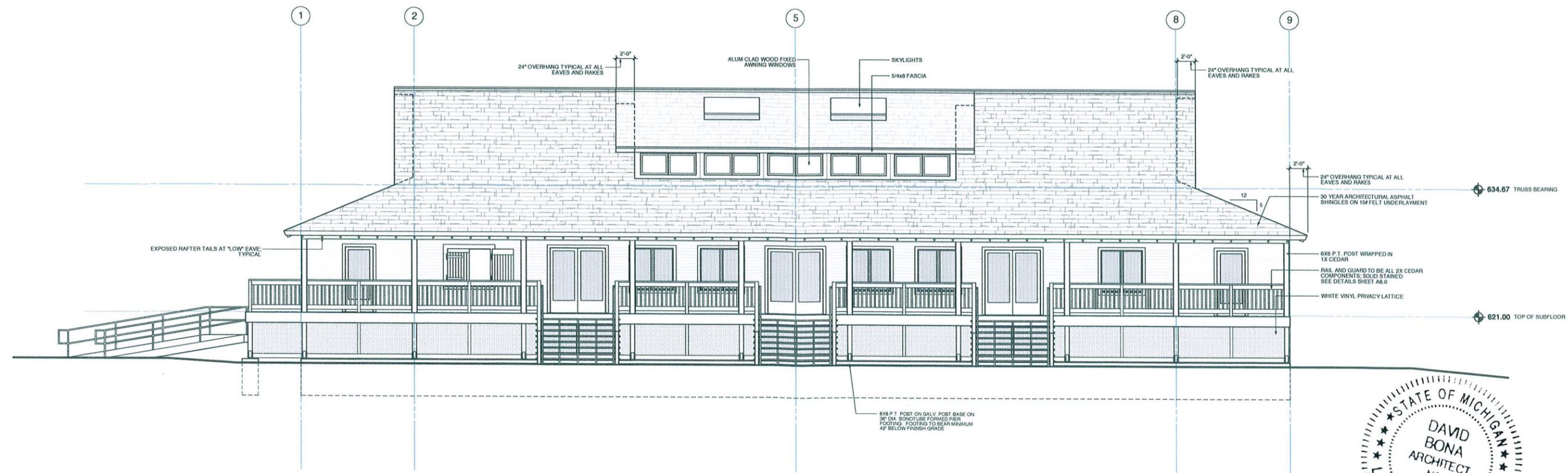
DATE:
 18 MAY 2016

PROJECT NUMBER:
 DB1419

SHEET:
 A1



1 NORTH ELEVATION
A2
3/16" = 1'-0"



2 EAST ELEVATION
A2
3/16" = 1'-0"

9



05.18.2016

DAVID BONA • ARCHITECT
1100 BURT LANE
ANN ARBOR, MICHIGAN 48103
734.994.1888

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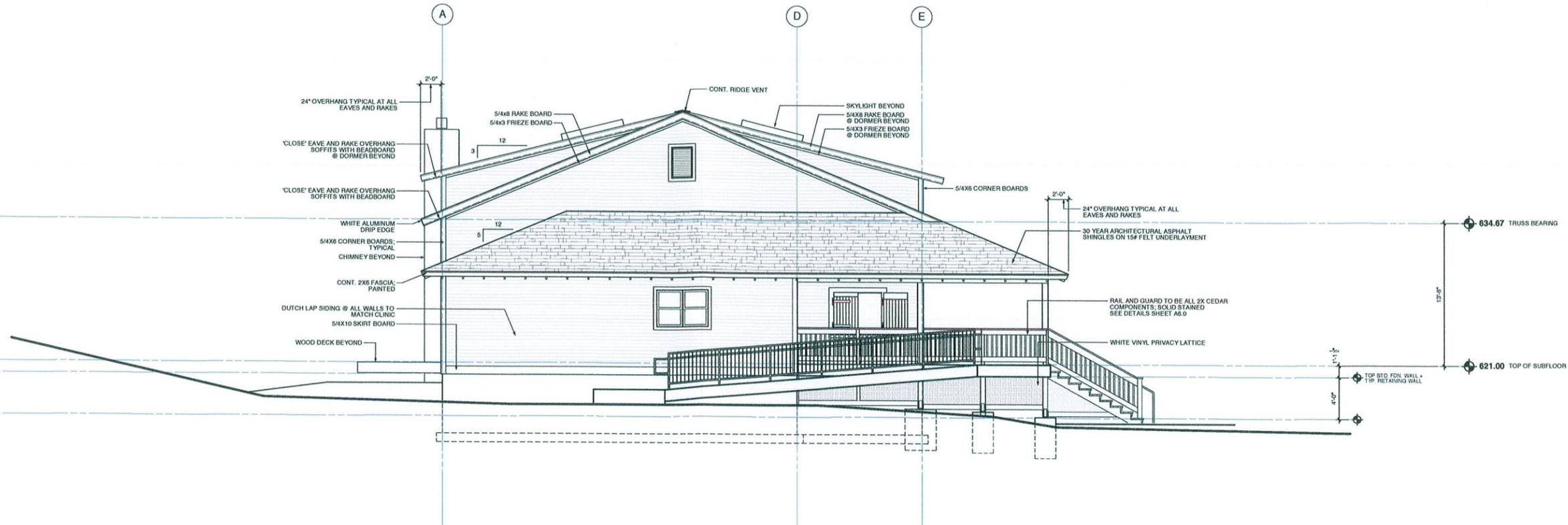
ISSUE DESCRIPTION:
05.18.2016
SLIP APPLICATION

ISSUED FOR:
REVIEW:
PRICING:
PERMITS:
BIDS:
CONSTRUCTION:

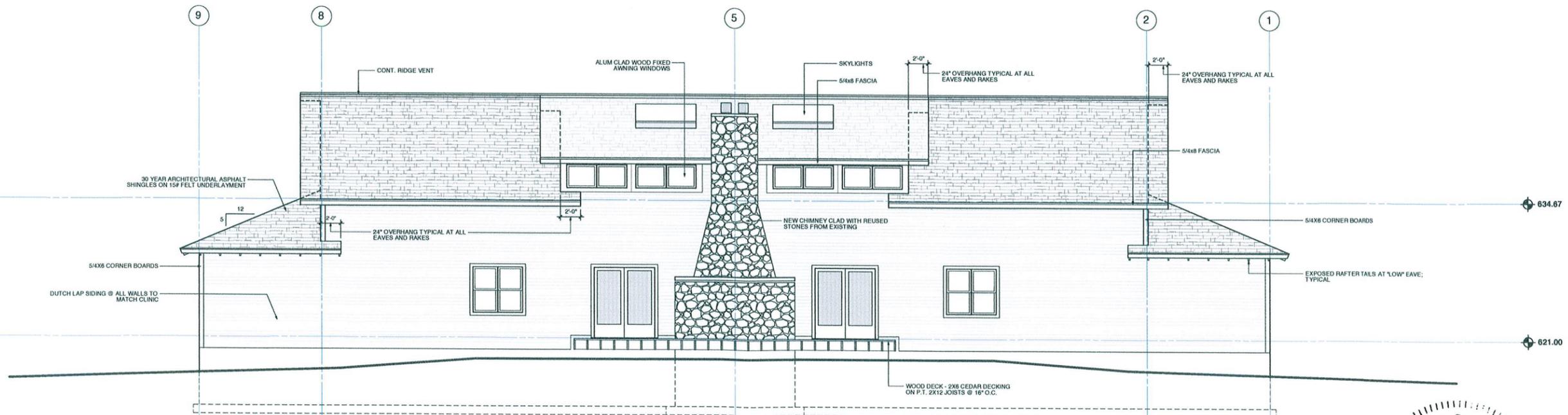
PROJECT NAME:
ROWE HALL
CAMP ALGONQUAN - BURT LAKE INDIAN RIVER, MICHIGAN
SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWN:
DB
SCALE:
AS SHOWN
DATE:
18 MAY 2016

PROJECT NUMBER:
DB1419
SHEET:
A2



1 SOUTH ELEVATION
 3/16" = 1'-0"



2 WEST ELEVATION
 3/16" = 1'-0"



05.18.2016

10

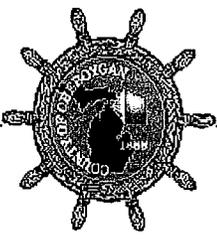
CHEBOYGAN COUNTY PLANNING COMMISSION

Ronald Kopiwada / PFFP, LLC

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Special Use Permit Application (7 Pages)
4. Mailing List (1 Page)
5. Site Plan (1 Page)
6. Notice of Planning Commission Meeting (1 Page)
7. 07/15/15 Planning Commission Minutes (4 Pages)
8. Findings of Fact Dated 07/15/15 For Roger Watts/ PFFP, LLC Special Use Permit (4 Pages)
- 9.
- 10.
- 11.

Note: Planning Commission members have exhibits 1 and 2.



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 • PO BOX 70 • CHEBOYGAN, MI 49721
PHONE: (231)627-8489 • FAX: (231)627-3646

PROPERTY LOCATION

Address 5475 WOLLANBUR RD	City / Village CHEB.	Twp / Sec. BRUG-RD	Zoning District
Property Tax I.D. Number 041-031-200-003-02	Plat or Condo Name / Lot or Unit No. NA		M-AF

APPLICANT

Name RONALD KOPIWODA	Telephone 231-627-7210	Fax
Address 2494 W. SILVER BEACH	City, State & Zip CHEB.	E-Mail RKOPIWODA@YAHOO.COM

OWNER (If different from applicant)

Name PFFP LLC	Telephone 231-627-7210	Fax
Address 2494 W. SILVER BEACH RD.	City, State & Zip CHEB. MI. 49721	E-Mail

PROPOSED WORK

Type (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Change in Use or Additional Use <input type="checkbox"/> Reconstruction <input type="checkbox"/> Relocated Building <input type="checkbox"/> Sign, Type: _____ <input checked="" type="checkbox"/> Other: <u>EXTENSION OF SPECIAL USE PERMIT</u>	Building/Sign Information Overall Length: <u>40'</u> feet Overall Width: <u>30'</u> feet Floor Area: <u>1200'</u> sq. feet Overall Building Height: _____ feet Sign Area: _____ sq. feet Sign Height _____ feet
--	---

PROPOSED USE (check all that apply)

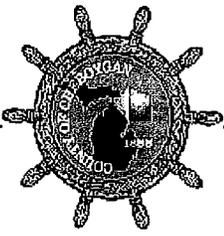
<input type="checkbox"/> Single-Family Residence	<input type="checkbox"/> Expansion / Addition	<input type="checkbox"/> Office	<input type="checkbox"/> Agricultural
<input type="checkbox"/> Duplex	<input type="checkbox"/> Garage or Accessory	<input type="checkbox"/> Commercial	<input type="checkbox"/> 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>BIKE CLUB</u>			

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

If YES, date of approval: 7/15/15 Approved Use: CLUB

Directions to site: LEARNING ROAD TO HILL ROAD. RIGHT ON WOLLANBUR ROAD THEN 1/2 MILE

SPECIAL LAND USE PERMIT APPLICATION



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646

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

CLUB - MEETING PLACE, ~~RESTAURANT~~ BEVERAGES / BARBEQUE, SOCIALIZING,
SEE ATTACHED REPORT TO EXTENSIVE REQUEST

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.

30' X 40' STEEL BRKIT 10' SIDE WALL STEEL ROOF N SIDE WALLS

- 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.

ONLY CHANGE IN GRADE WOULD BE FOR THE NEW BLDG

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

WE'RE IN SAND & GRAVEL N. FAR ~~ENOUGH~~ AWAY FROM NEIGHBOR

- 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 DWELLING UNITS

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

DRIVEWAY VIA WALKWAY ROAD

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

SEE ABOVE

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

NO APPLICABLE

- h. Exterior lighting shall be arranged as follows:

i. It is deflected away from adjacent properties. YES

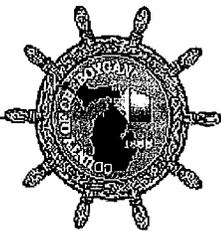
ii. It does not impede the vision of traffic along adjacent streets. YES

iii. It does not unnecessarily illuminate night skies. YES

SPECIAL LAND USE PERMIT APPLICATION

CHEBOYGAN COUNTY

PLANNING & ZONING DEPARTMENT



870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721

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

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.

NOT APPLICABLE

- 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.

Yes

3. Size of property in sq. ft. or acres: 10. Acres

4. Present use of property:

Plasma / Dental Lab

5. SUP Standards:

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

Yes - Club by Special Use Permit

- 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

- 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

- 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.** Yes

- e. Will the proposed special land use place demands on fire, police, or other public resources in excess of current capacity? **Explain.** No

- 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.** Yes - water/sewer



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
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- g. 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 Ronald D. Kopinoda
Registered Acting Agent PFFP, LLC Date 5-27-16

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

Yes No

Owner's Signature Ronald D. Kopinoda
Registered Acting Agent PFFP, LLC Date 5-27-16

RECORD OF ZONING FEE RECEIPT

Date Received:	<u>05/27/16</u>	Notes:
Fee Amount Received:	<u>\$110.00</u>	
Receipt Number:	<u>5058</u>	
Public Hearing Date:	<u>07/06/16</u>	

Planning/Zoning Administrator Approval:

[Signature]
Signature

6/2/16
Date

CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

May 26, 2016

To: Cheboygan County Commissioners Office

From: PFFP, LLC

Property Address: 5475 Wollangur Road, Cheboygan, MI 49721

Re: Extension of Special Use Permit

We hired contractors to start electrical. At that point, we were informed that we needed an Architect's Stamp on our structure plans. In looking into this, we found a large range of charges ranging from \$2,250.00 to \$8,000.00 and a time frame of 2 months to 6 months.

We are currently working with a licensed contractor who may be able to provide us with a building that includes the Architect's Stamp.

We were also delayed financially in waiting for our property in Rudyard, MI, to sell, which it recently did.

We are now prepared to move forward and would appreciate your consideration for an extension of our special use permit which expires on July 15, 2016.

Sincerely,



Ronald S. Kopywada

Registered Acting Agent

PFFP, LLC

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
X		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.
X		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.
X		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
	X	d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
NA		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.
NA		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.
X		h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
NA		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.
X		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)

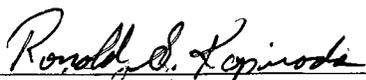
INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
NA		m. Location and specifications for all fences, walls, and other screening features.
NA		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
NA		o. Exterior lighting locations 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.

<u>SECTION</u>	<u>REASON FOR WAIVER REQUEST</u>
cl	FLPT AREA

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.



 SIGNATURE

5/22/16

 DATE

Registered Acting Agent PFFP, LLC

PFFP, LLC
Mailing List

16-041-031-100-001-00
BEETHEM, WILLIAM
12688 HILL RD
CHEBOYGAN MI 49721

16-041-031-100-001-00
OCCUPANT
5876 LEVERING RD
CHEBOYGAN, MI 49721

16-041-031-100-005-00
WHITMORE, TERRY & LAURA H/W
5627 WOLLANGUR RD
CHEBOYGAN MI 49721

16-041-031-100-005-00
OCCUPANT
WOLLANGUR RD
CHEBOYGAN, MI 49721

16-041-031-100-008-00
WHITMORE, TIMOTHY & RUTH AN
5523 WOLLANGUR RD
CHEBOYGAN MI 49721

16-041-031-100-008-00
OCCUPANT
5523 WOLLANGUR RD
CHEBOYGAN, MI 49721

16-041-031-100-009-00
WHITMORE, TERRY & LAURA H/W
5627 WOLLANGUR RD
CHEBOYGAN MI 49721

16-041-031-100-009-00
OCCUPANT
5627 WOLLANGUR RD
CHEBOYGAN, MI 49721

16-041-031-200-001-00
BEETHEM, LOWELL & JEAN H/W
5167 RIGGSVILLE RD
CHEBOYGAN MI 49721

16-041-031-200-001-00
OCCUPANT
5417 LEVERING RD
CHEBOYGAN, MI 49721

16-041-031-200-003-02
PFFP, LLC
4584 CARDINAL RD
CHEBOYGAN MI 49721

16-041-031-200-003-02
OCCUPANT
5475 WOLLANGUR RD
CHEBOYGAN, MI 49721

16-041-031-200-003-03
JARVIS, CODY
5387 WOLLANGUR RD
CHEBOYGAN MI 49721

16-041-031-200-003-03
OCCUPANT
5387 WOLLANGUR RD
CHEBOYGAN, MI 49721

16-041-031-203-021-00
BEETHEM, BERNARD & LYNDAL B
6020 LEVERING RD
CHEBOYGAN MI 49721

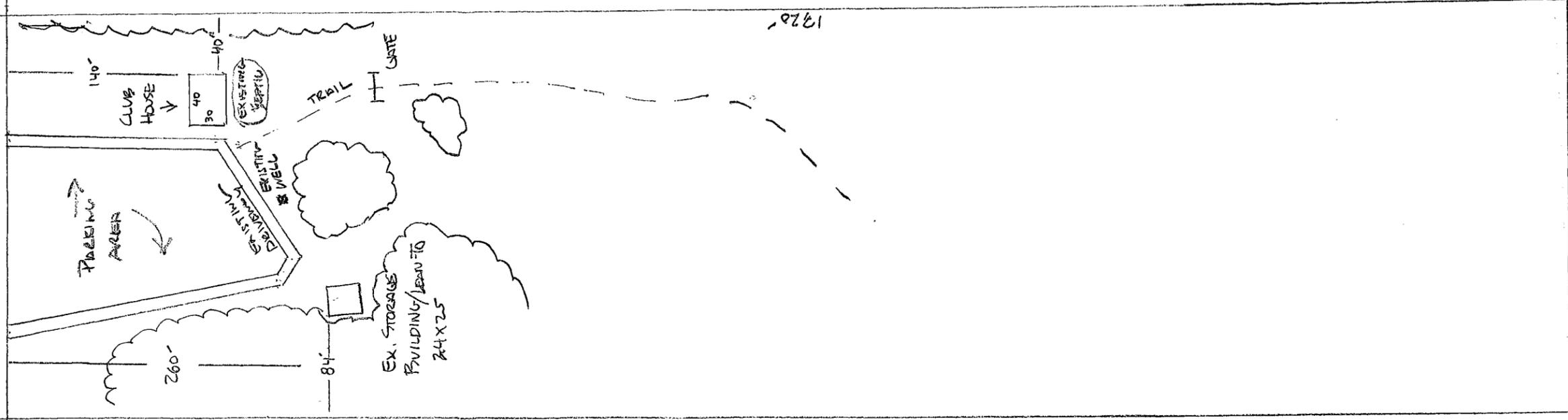
16-041-031-203-021-00
OCCUPANT
5395 LEVERING RD
CHEBOYGAN, MI 49721

16-041-031-400-001-03
GOTTS, JOSEPH A
12451 HILL RD
CHEBOYGAN MI 49721

16-041-031-400-001-03
OCCUPANT
12451 HILL RD
CHEBOYGAN, MI 49721

CENTER LINE OF WOLLANSEER RD.
330'

WOLLANSEER RD. R.O.W.



ROGER WAHLS
 Roger A. Wahls
 JUNE 2, 2015
 SCALE 1" = 100'

1920'

APPROVED BY *Commission*
 CHEBOYGAN COUNTY PLANNING & ZONING DEPT.
 Approved as drawn Approved with conditions
 Date approved: 7/15/15 Page 1 of 1
[Signature]

NOTICE
CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING
WEDNESDAY, July 6, 2016 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721

- 1.) **David Bona/Ann Arbor YMCA** - Requests a Special Use Permit Amendment for construction of an assembly and camp store building (Section 10.3.2). The property is located at 9728 M-68, Tuscarora Township, Section 16, parcel #161-016-300-001-00. The site is zoned Lake & Stream Protection (P-LS).
- 2.) **Ronald Kapiwada/PFFP LLC** - Requests an extension of a Special Use Permit for a Club (Section 9.3.7). The property is located at 5475 Wollangur Rd., Beaugrand Township, Section 31, parcel #041-031-200-003-02 and is zoned Agriculture & Forestry Management (M-AF)

Please visit the Planning and Zoning office or visit our website to see the proposed rezoning and the associated drawings and documents. These documents and staff report 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.



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, JULY 15 2015 AT 7:00 P.M. ROOM 135 - COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill, Jazdzyk
ABSENT: None
STAFF: Steve Schnell
GUESTS: Bob Lyon, John F. Brown Tony Matelski, Carl Muscott, David Bona, Roger A. Watts, John Moore

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

PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

APPROVAL OF AGENDA

The meeting agenda was presented. **Motion** by Mr. Borowicz, seconded by Mr. Kavanaugh, to approve the agenda as presented. Motion carried unanimously.

APPROVAL OF MINUTES

The July 1, 2015 Planning Commission minutes were presented. **Motion** by Mr. Churchill, seconded by Mr. Kavanaugh, to approve the meeting minutes as presented. Motion carried unanimously.

PUBLIC HEARING AND ACTION ON REQUESTS

DAVID BONA/ANN ARBOR YMCA - Requests a Special Use Permit Amendment for construction of a camp clinic (Section 10.3.2). The property is located at 9728 M-68, Tuscarora Township, Section 16, parcel #161-016-300-001-00. The site is zoned Lake & Stream Protection (P-LS).

Mr. Schnell stated this request is for a special use permit amendment for a 26' x 44' medical facility. Mr. Schnell stated the primary use is a camp and the medical facility will be an accessory use. Mr. Schnell reviewed the elevation drawing and site plan. Mr. Schnell noted that in November 2013 a bath house was constructed and was considered an accessory use.

Mr. Bona referred to the site plan and noted the location of the bath house and the clinic. Mr. Bona stated this clinic is being constructed due to the new rules and regulations for an on-site clinic for a camp.

Mr. Kavanaugh stated the Health Department has been in contact with the applicant and there will be further discussion as to whether or not an addition to the drainfield will be required. Mr. Freese stated the proposed location for the clinic is wet. Mr. Bona stated he met with the contractor and camp director today and they discussed filling this area and raising the building to create a swale behind the building to allow it to drain. Mr. Bona stated there will be improvements to the underground drainage.

Ms. Croft asked for public comments. There were no public comments. Public comment closed.

The Planning Commission reviewed and approved the General Findings. The Planning Commission reviewed and approved the Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Kavanaugh, seconded by Mr. Churchill, to approve the amendment to the special use permit based on the General Findings, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 subject to approval from District Health Department #4, Department of Building Safety and Soil Erosion. Motion carried unanimously.

ROGER WATTS/PFFP LLC - Requests a Special Use Permit for a Club (Section 9.3.7.). The property is located at 5475 Wollangur Rd., Beaugrand Township, Section 31, parcel #041-031-200-003-02 and is zoned Agriculture & Forestry

Management (M-AF).

Mr. Schnell stated this parcel is located in the Agriculture/Forestry Management zoning district where by special use permit clubs are allowed under Section 9.3.7. Mr. Schnell stated this parcel is approximately 10 acres with 330ft. of frontage. Mr. Schnell reviewed the site plan. Mr. Schnell stated the proposed club house will be 30' x 40'. Mr. Schnell stated he has not received any public comments from the neighbors.

Mr. Kavanaugh stated the club requested an existing system evaluation on the septic. Mr. Kavanaugh stated after inspection it was determined it was acceptable for the low use structure.

Mr. Ostwald asked what type of club this will be. Mr. Watts stated this will be the Penetrators Motorcycle Club. Mr. Watts stated most of the members live in the area and are long time residents. Mr. Ostwald asked if there will be club members or friends at the club. Mr. Watts stated the members get together quite often to barbeque, pick a route, ride their bikes and indulge in adult beverages.

Ms. Croft asked for public comments. There were no public comments. Public comment closed.

Motion by Mr. Borowicz, seconded by Mr. Bartlett, to grant the topography waiver request. Motion carried unanimously.

The Planning Commission reviewed and approved the General Findings. The Planning Commission reviewed and approved the Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Borowicz, seconded by Mr. Freese, to approve the special use permit based on the General Findings, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 subject to approval from District Health Department #4 and Department of Building Safety.

Mr. Ostwald asked if there will be a limit to the number of members. Mr. Watts stated they currently have 17 members. Mr. Watts stated this is a small chapter and the main chapter is in Detroit. Mr. Watts stated the Detroit chapter has 65 members and they occasionally get together. Mr. Watts stated it has been like this since 1967 and it is not growing by leaps and bounds. Mr. Kavanaugh asked what the maximum number of members will be at a get together. Mr. Watts stated 80-85 but it could be up to 100 with family and friends. Mr. Watts explained that they rent port-a-joins for these occasions. Mr. Watts stated this type of an event will happen 3 times a year. Mr. Borowicz stated this is similar in size to a family reunion. Mr. Ostwald asked how the noise will be controlled. Mr. Watts stated the proposed building is a preformed building with 6 inch pressed styrofoam walls. Mr. Watts stated he does not believe there will be any noise issues.

Motion carried unanimously.

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

No comments.

STAFF REPORT

Mr. Schnell stated a copy of an e-mail from Carl Muscott was distributed to the Planning Commission members regarding Capital Improvement Programs.

Mr. Schnell stated the security at the County Building will change the end of July. Mr. Schnell stated everyone will have to enter through the main door.

Mr. Kavanaugh asked if there were any comments regarding the Capital Improvement Plan from the Cheboygan County Board of Commissioners. Mr. Schnell stated there was discussion regarding what should and should not be included in the Capital Improvement Plan. Mr. Schnell stated in 2010 he talked to legal counsel and other planners about Capital Improvement Programs. Mr. Schnell stated that more than ½ of the planning agencies he talks to do not even do it. Mr. Schnell stated this is a historic thing that has been in the state law but was not done as it did not seem necessary. Mr. Schnell stated it is being done more often now and they are finding that it is a great communication tool. Mr. Schnell stated in cities and villages you will see Capital Improvement Plans that are more specific with more detail as they have water systems, sewer systems, parks, etc. Mr. Schnell stated it is unique for Cheboygan County because the zoning for most townships is handled by the county. Mr. Schnell stated that when he originally talked to Bryan Graham about the Capital Improvement Program he explained there is

minimum requirement of what must be included and those are the departments of the County. Mr. Schnell referred to Section 67 and noted that the Planning Commission provides reports to the appropriate agency or legislative body. Mr. Schnell stated this could be our legislative body and others also. Mr. Schnell stated the Capital Improvement Plan is just a communication tool. Mr. Schnell stated there were concerns regarding how to evaluate a project presented by an elected body such as a township. Mr. Schnell stated it is evaluated based on the Master Plan. Mr. Schnell stated the project can simply be listed as received and the Planning Commission can make a comment if they chose to do so.

Mr. Matelski stated the main thing that should be remembered is if a project is included in the Capital Improvement Plan it doesn't mean that the structures will be built or that the county will spend any money. Mr. Matelski stated the Capital Improvement Plan is a communication tool.

Mr. Jazdzyk stated there is a lot of work that goes into a capital improvement project. Mr. Jazdzyk stated when looking at the scope of a \$3,000,000 project there is a lot of details to review when trying to determine if it is a needed project or desirable project. Mr. Jazdzyk stated his concerns about reviewing the details of township projects. Mr. Jazdzyk stated he understands Mr. Matelski's comments that it doesn't mean the structures will be built or that the county will spend any money. Mr. Jazdzyk stated that the township or agency will say that the Planning Commission approved the project. Mr. Jazdzyk stated his concerns about classifying a project as desirable as there may be a lot of undercurrent to the local projects and they are better left having the local entities take care of the projects. Mr. Jazdzyk agreed that the Planning Commission should just receive the project and comment on if the project meets the Master Plan. Mr. Kavanaugh stated that a good way to approach this issue is by receiving the project and not classifying the project as needed or desirable.

PLANNING COMMISSION COMMENTS

Mr. Kavanaugh asked if Mr. Watts is subject to the number of events he stated previously as it will be noted in the meeting minutes. Ms. Croft stated that it was not included in the findings and it was not a stipulation in the motion. Mr. Schnell stated he will check with legal counsel to see if an applicant is subject to the statements that are made at the meeting and that are part of the record. Discussion was held.

PUBLIC COMMENTS

Mr. Brown asked if the Planning Commission will still ask the townships to submit their projects for review. Ms. Croft stated that submitting the project will help communication between Cheboygan County and the townships. Mr. Brown asked if this will only be a request. Mr. Borowicz stated that it was never a requirement. Mr. Brown stated that Mullett Township was asked to bring in a report. Mr. Schnell stated that when the Capital Improvement Program first started a letter was sent to all entities to let them know to submit their project if they wanted to be part of the Capital Improvement Plan and they specifically chose the entities that were in the Recreation Plan. Mr. Schnell stated it was not a requirement.

An audience member asked if someone could answer questions after the meeting regarding the proposed camping amendment. Ms. Croft stated that Mr. Schnell will answer questions after the meeting. Mr. Schnell suggested calling Mr. McNeil on Monday. Mr. Jazdzyk noted that there will be a public hearing regarding the proposed amendment on August 19, 2015. The audience member stated he will be out of town on August 19, 2015 and that is why he attended the Planning Commission meeting tonight.

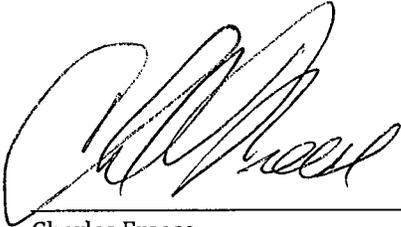
Mr. Muscott stated that Mr. Wendling was at the Cheboygan County Board of Commissioners meeting and he agreed that townships are not an agency or department of the County so their projects should not be in the Capital Improvement Plan. Mr. Muscott suggested that Cheboygan County keep a database of all of the projects. Mr. Muscott noted that the City of Cheboygan has a Capital Improvement Program and the Cheboygan County building renovations are not on the City of Cheboygan's Capital Improvement Plan. Mr. Muscott stated the law is written with specificity that the Planning Commission should be dealing with agencies/departments. Mr. Muscott stated township projects should not be included. Mr. Muscott stated that every other county's Capital Improvement Plan that he reviewed does not include any township projects. Mr. Muscott stated that everyone should be aware of the projects that going on and he believes it would be a useful tool but it should not be part of the Capital Improvement Plan. Mr. Muscott stated he was disappointed that the Planning Commission voted that the Cheboygan County Marina Fuel Dock and Fuel Tank Replacement are needed and the Mullett Township Topinabee Beach Park Improvements is desirable. Mr. Muscott believes that the Planning Commission does not have jurisdiction to say whether Mullett Township projects are desirable or needed. Mr. Muscott stated this should be done by the taxpayers and the elected officials of the township.

Mr. Borowicz stated that he understands there is a separation between the County and the township especially if the County is not providing financing. Mr. Borowicz stated that the Cheboygan County Planning Commission is the defacto planning commission for the townships.

Mr. Kavanaugh asked Mr. Schnell if he believes the townships should submit their projects. Mr. Schnell stated that they originally defined it as county owned property and Mr. Graham said that was too narrow. Mr. Schnell stated it could be interpreted more broadly. Discussion was held. Ms. Croft referred to an October 2010 letter from Bryan Graham and read "The inclusion of a project within the Capital Improvement Program will in no way require the Board of Commissioners or any other appropriate public official to actually complete the project. The program is merely a planning tool." Ms. Croft asked that each Planning Commission member receive a copy of Mr. Graham's letter.

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", written over a horizontal line.

Charles Freese
Planning Commission Secretary

CHEBOYGAN COUNTY PLANNING COMMISSION
SPECIAL USE PERMIT REQUEST
Wednesday, July 15, 2015, 7:00 PM

Applicant

Roger Watts
4584 Cardinal Ln.
Cheboygan, Mi. 49721

Owner

PFFP LLC
4584 Cardinal Ln.
Cheboygan, Mi. 49721

Parcel

5475 Wollangur Rd.
Beaugrand Township
041-031-200-003-02

GENERAL FINDINGS

1. The subject property is zoned Agricultural and Forestry Management (M-AF).
2. The applicant is seeking a special use permit for a club.
3. The applicant proposes to construct and 30ft. x 40ft. structure for club use.
4. Clubs are allowed by special use permit in M-AF district per Section 9.3.7
5. The applicant is requesting a waiver to the site plan topography survey requirement.

FINDINGS OF FACT UNDER SECTION 18.7 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 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).
 2. Clubs are allowed by special use permit in M-AF District pursuant Section 9.3.7
 - 3.
 4. Standard has 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 application proposes to construct a 30 ft. x 40 ft. structure for use in conjunction with the club. (see exhibit 3)
 2. The proposed use for a club and will not involve uses and activities that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole.
 - 3.
 4. Standard has 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 proposed use will involve club and use will not create a substantially negative impact on other conforming properties in the area by way of traffic noise, smoke, fumes, glare, odors or the accumulation of scrap material. (see exhibit 3)
 - 2.
 3. Standard has 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 subject site contains approximately 10 acres.
 2. The club will be used meetings and socializing. (see exhibit 3)
 3. The proposed use as a club will be operated so not to diminish the opportunity of surrounding properties to

be used and developed as zoned. (see exhibit 3)

- 4.
 5. Standard has 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 proposed use is for a club. (see exhibit 3)
 2. The use will not place demands of fire, police or other services in excess of current capacity nor increase hazards from fire or other dangers to the subject property or adjacent properties (see exhibit 3)
 - 3.
 4. Standard has 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 driveway is greater than 25 feet from a street intersection. (see exhibit 5)
 2. The site is served by Wollangur Road which is a public road.
 3. The proposed use as a club will not increase traffic hazards or cause congestions on public roads.
 - 4.
 5. Standard has 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 proposed use is for a club. (see exhibit 3)
 2. The site contains an existing well and septic system
 3. The application proposes to construct a 30 ft. x 40 ft. structure for use in conjunction with the club. (see exhibit 3 and 5)
 4. The club shall conform to requirements of District 4 Health Department .
 5. The proposed special land use shall be adequately served by water and sewer facilities, and refuse collection and disposal services. (see exhibit 3)
 - 6.
 7. Standard has 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 as a club will comply with all specific standards required under this Ordinance applicable to it (see exhibit 3)
 - 2.
 3. Standard has 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.
 1. This site is proposed to remain in its current state with no changes to existing. (see exhibit 3)
 - 2.

3. Standard has 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 or topographic modifications are proposed .(see exhibit 3)
 - 2.
 3. Standard has 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. Current features of the site facilitate proper drainage which does not adversely affect neighboring properties.
 2. No changes to the current drainage features are proposed. (see exhibit 3)
 - 3.
 4. Standard has 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. Not applicable. No dwelling units are proposed.
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
 1. Access to the proposed structure and other portions of the site is facilitated along existing drive from Wollangur Road. (see exhibit 5)
 - 2.
 3. Standard has been met.
- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
 1. The site has access from Wollangur Road, which is a public road. (See exhibits 3 and 5)
 - 2.
 3. Standard has 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 shall not unnecessarily illuminate night skies.
 1. Exterior lighting shall be deflected away from adjacent properties, not impede the vision of traffic along adjacent streets and shall not unnecessarily illuminate night skies. (see exhibit 3)
 - 2.
 3. Standard has 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. Not applicable. No public or common ways are proposed.
- 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 and 5)
- 2.
3. Standard has been met.

DECISION

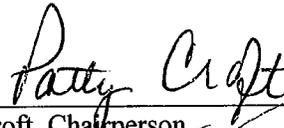
Motion by Mr. Borowicz, seconded by Mr. Freese, to approve the special use permit based on the General Findings, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 subject to approval from District Health Department #4 and Department of Building Safety. Motion carried unanimously.

TIME PERIOD FOR JUDICIAL REVIEW

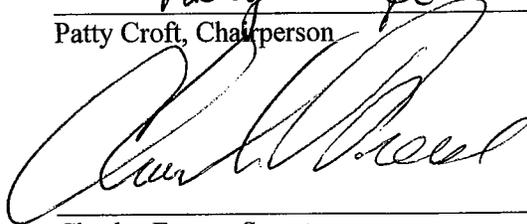
State law provides that a person having an interest affected by the zoning ordinance may appeal a decision of the Planning Commission to the Circuit Court. Pursuant to MCR 7.101 any appeal must be filed within twenty-one (21) days after this Decision and Order is adopted by the Planning Commission.

DATE DECISION AND ORDER ADOPTED

Wednesday, July 15, 2015



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: June 16, 2016

To: Planning Commissioners

From: Scott McNeil

Re: Capital Improvement Program. Review Draft Program Report

Pursuant to discussion and prioritization of new project descriptions at the most recent meeting attached please find a draft 2107 Capital Improvement Plan document for your review.

By review of the draft report you will find the standard introduction, narrative, procedure and project definition as set forth in previous plan documents. Also included are project descriptions as prioritized and program summary for your additional review.

At the next meeting we can identify changes that should be made and consider setting a public hearing on plan. Also included with this memo is a copy of the 2017 CIP timeline for your information.

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

Proposed Cheboygan County Planning Commission 2017 Capital Improvement Program Development Timeline.

Approved by the Planning Commission on January 20, 2016

January 20, 2016 to March 30, 2016. The staff of the Community Development Department will gather project information from the agencies and departments within the county and other government entities for inclusion in the CIP and present the same for review by the Cheboygan County Planning Commission. The Planning Commission shall review the narrative portion of the in the 2016 CIP document and interject proposed changes to the 2017 CIP document and 2017 CIP document development accordingly.

April 6, 2016 to June 1, 2016. The proposed projects are reviewed by the Planning Commission. Agency and department representatives may provide a report to the Planning Commission by request.

June 15, 2016. The Planning Commission will review the project information and elect which projects should be included in the CIP and place such projects in a general order of priority in needed and desirable categories.

July 6, 2016. The staff of the Community Development Department will present a draft CIP document to the Planning Commission for review.

August 3, 2016. The Planning Commission holds a public hearing on the draft CIP and may make changes to the draft CIP accordingly.

August 17, 2016. The Planning Commission will forward the final draft CIP, along with a recommendation, to the Cheboygan County Board of Commissioners.

November 2, 2016 to December 7, 2016. The Planning Commission will review any proposed changes from Board of Commissioners or the County Administrators office as a result of the county budget review process.

CHEBOYGAN COUNTY



DRAFT July 6, 2016

CAPITAL IMPROVEMENTS PROGRAM 2017 - 2022

Approved by the Planning Commission on _____, 2016

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Introduction

The Michigan Planning Enabling Act (Act 33, 2008) requires local municipalities that have adopted a master plan to annually prepare a capital improvements program.

The Act provides that the capital improvements program show those public structures and improvements, in general order of their priority that in the judgment of the Planning Commission will be needed or desirable and can be undertaken within the ensuing 6-year period.

A capital improvements program is a blueprint for planning capital improvement expenditures. The inclusion of a project in a capital improvement program will not require any public entity or department of the county to fund or complete the project. It is a planning tool that can coordinate community planning, financial capacity and physical development.

This report has been prepared and projected on a one-time cash basis that lists the potential project and its estimated cost as provided by various agencies and departments of the county. This cash method of reporting may suggest a substantial one-time cost for many improvements. Not considered are such factors as debt amortization or shared expenses such as grants or other financial aid.

The projects listed in this report reflect the Planning Commission's determination that they are needed or desirable in general order priority and that they do not conflict with the Master Plan.

Definition

Capital improvements or the purposes of this capital improvements program shall be defined as additions to County assets which are the result of construction or purchase of land, buildings or facilities or renovations of the same, with an estimated useful life of five (5) years or more and exceed an estimated cost of \$15,000.00.

Procedure

- a) The staff of the Community Development Department will gather project information from the agencies and departments within the county for inclusion in the CIP and present the same to the Cheboygan County Planning Commission.
- b) The proposed projects are reviewed by the Planning Commission. Agency and department representatives will provide a report to the Planning Commission by request.
- c) The Planning Commission will review the project information and elect which projects should be included in the CIP and place such projects in a general order of priority.
- d) The staff of the Community Development Department will present a draft CIP to the Planning Commission for review.
- e) The Planning Commission holds a public hearing on the draft CIP and may make changes to the draft CIP accordingly.
- f) The Planning Commission will forward the final draft CIP, along with a recommendation, to the Cheboygan County Board of Commissioners.
- g) The Cheboygan County Board of Commissioners will approve, modify or reject with reasons, the CIP.
- h) The Planning Commission will annually update the CIP utilizing the above procedure.

Project Prioritizing

Projects are presented in a general order of priority in consideration of factors listed in the following categories:

- a) Needed (essential, should do)
 - Addresses an objective of the Master Plan
 - Satisfies a legal obligation
 - Corrects a condition dangerous to public health and safety
 - Reduces future operating and maintenance costs
 - Leverages local, state or federal funds.
 - Prevents irreparable damage to a valuable public facility
 - Stimulates economic growth and private investment

- b) Desirable (important, could do)
 - Provides a new or expanded level of service
 - Provides a facility improvement adding efficiency or increase in use with minimal or no operating cost increase.
 - Enhances cultural or natural resources.

Project Descriptions

Needed Project Category

Cheboygan County Capital Improvement Program

Project Description

Project Title: Cheboygan County Airport Maintenance Building

Agency: Cheboygan Airport Authority

Project Type: New Facility

Project Description: The proposed maintenance building would provide additional storage area for existing equipment and other materials used in the airport operation as well as provide need space for year around maintenance activity. The building is proposed to be 60 ft. wide and 100 ft. long with 16 ft. high walls. The building is proposed to be improved with adequate overhead doors with fully insulated walls and ceiling. Proposed utilities include space heaters and adequate electric service.

Year(s) of Project: 2017

Estimated Cost: \$320,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: Terminal Ramp Rehabilitation

Agency: Cheboygan Airport Authority

Project Type: Facility maintenance

Project Description: This project entails the asphalt paved portion of the airport lying between the Terminal and the runway. The Terminal Ramp is used for reception of arriving flights, staging departing flights, parking, and fueling. Rehabilitation of this portion of the paved area of the airport has been identified as a priority as a result of a detailed review of all asphalt surfaces.

Year(s) of Project: 2021

Estimated Cost: \$635,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: County Building trim panel /window replacement.

Agency: County Building Maintenance Department

Project Type: Facility Maintenance

Project Description: Replacement of panels and windows which face the interior parking lot on the north side of the County Building. The panels were installed with the original construction of the county building. Smaller energy efficient windows with new wall replacement are planned.

Year(s) of Project: 2018

Estimated Cost: \$65,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: County Building Record Storage Building Remodel

Agency: County Building Maintenance

Project Type: Facility Improvement

Project Description: The County Building is running out of space for storage of important files and documents. Improvements planned the Records Storage Building is a heated addition, steel roof replacement and outside remodeling to match the new addition.

Est. Project Year 2018.

Estimated Cost: \$60,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: Mullett Burt Road

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: Topinabee Mail Route to East Burt Lake Road Road. Project scope includes, subgrade corrections, bituminous base crush, shape and resurface drainage corrections, ditching and restoration.

Year(s) of Project: 2017

Estimated Cost: \$420,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: South Straits Highway

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: Wolverine Village Limits to Hakwood Road. Project scope includes, subgrade corrections, bituminous base crush, shape and resurface, drainage corrections, ditching and restoration.

Year(s) of Project: 2017

Estimated Cost: \$420,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: East Mullett Lake Road (Phase 2)

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: Hackleburg Road to Old School Road. Project scope includes, bituminous base crush, shape and resurface drainage corrections, ditching and restoration.

Year(s) of Project: 2017

Estimated Cost: \$668,100

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: East Mullett Lake Road (Phase 3)

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: Stewart Road to Hackleburg Road. Project scope includes; bituminous base crush, shape and resurface, drainage corrections, guardrail, ditching and restoration.

Year(s) of Project: 2018

Estimated Cost: \$561,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: Townline Road

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: M-27 to VFW Road. Project scope includes; bituminous base crush, shape and resurface, drainage corrections, ditching and restoration.

Year(s) of Project: 2018

Estimated Cost: \$420,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: Fuel Tank and Fuel Dock Replacement and Upgrade

Agency: Cheboygan County Marina

Project Type: Facility Replacement

Project Description: Existing fuel dock and fuel tank at the Marina was constructed and installed in 1988. A new wood dock is proposed to replace the existing dock. Replacement of the existing fuel storage tank is also proposed.

Year(s) of Project: Contingent on Obtaining Funding - 2017

Estimated Cost: \$800,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvements Program

Project Description

Project Title: Sand Road Senior Center Parking lot resurfacing

Agency: Cheboygan County Council on Aging

Project Type: Facility Maintenance

Project Description: The current paved parking area needs to be resurfaced and striped. Additionally, the area in front of the small garage has no paving and is soft and difficult to plow. Repairs to cracked areas are also needed to prevent trips/falls from unsteady seniors.

Year of Project: 2017

Estimated Cost: \$85,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvements Program

Project Description

Project Title: Wolverine Senior Center Parking lot resurfacing

Agency: Cheboygan County Council on Aging

Project Type: Facility Improvement

Project Description: The current paved parking area needs to be resurfaced and striped. Repairs to cracked areas are also needed to prevent trips/falls from unsteady seniors.

Year of Project: 2018

Estimated Cost: \$45,000

Planning Commission Priority Category: Needed

Project Descriptions

Desirable Project Category

Cheboygan County Capital Improvement Program

Project Description

Project Title: Terminal Renovation and Expansion

Agency: Cheboygan Airport Authority

Project Type: Facility Addition and Maintenance

Project Description: The terminal renovation project is proposed to expand and upgrade the existing facility as well as incorporate maintenance items. Maintenance items include carpet, windows, heating and doors. The project also proposes to add office and meeting space as well as a pilot lounge area.

Year(s) of Project: 2019

Estimated Cost: \$240,000

Cheboygan County Capital Improvement Program

Project Description

Project Title: County Building Energy Efficiency Upgrades

Agency: County Building Maintenance

Project Type: Facility Improvement

Project Description: Several energy efficiency upgrades are planned over a three year period. The upgrades include new energy efficient valves and fixtures in the restrooms, automatic light switches were practical throughout the building, energy efficient hot water heating systems, lighting and electrical upgrades. The upgrades will reduce energy costs which will pay for the cost of improvements over time.

Est. Project Year 2017 to 2020.

Estimated Cost: \$15,000 each year

Planning Commission Priority Category: Desirable

Cheboygan County Capital Improvement Program

Project Description

Project Title: Orchard Beach Road

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: M-33 to South River Road. Project scope includes; bituminous base crush, shape and resurface, subgrade correction, drainage corrections, ditching and restoration.

Year(s) of Project: 2018

Estimated Cost: \$560,000

Planning Commission Priority Category: Desirable

Cheboygan County Capital Improvement Program

Project Description

Project Title: Mann Road

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: M-33 to Pallister Road. Project scope includes; bituminous base crush, shape and resurface, drainage corrections, ditching and restoration.

Year(s) of Project: 2019

Estimated Cost: \$561,300

Planning Commission Priority Category: Desirable

**2017 Cheboygan County Capital
Improvements Program**

**DRAFT
6/16/2016**

	2017	2018	2019	2020	2021	2022
Cheboygan County Airport						
N Maintenance Building	320,000					
D Terminal Renovation/Expansion			240,000			
N Terminal Ramp Rehabilitation					635,000	
Department Total	320,000	0	240,000	0	635,000	0
Cheboygan Building Maintenance						
D County Bldg. Energy Efficiency Imps	15,000	15,000	15,000	15,000		
N County Bldg. Panel/Window Replacement		65,000				
N County Bldg. Record Storage	60,000					
Department Total	75,000	75,000	15,000	15,000	0	0
Cheboygan Co. Rd. Commission						
N Mullett Burt Rd.	420,000					
N South Straits Hwy	420,000					
N E. Mullett Lake Rd. Rehab. Phase 2	668,100					
N E. Mullett Lake Rd. Rehab. Phase 3		561,000				
D Orchard Beach Rd.		560,000				
N Townline Rd.		420,000				
D Mann Rd.			561,300			
Department Total	1,508,100	1,541,000	561,300	0	0	0
Cheboygan County Marina						
N Fuel Tank and Fuel Dock Replacement	800,000					
Department Total	800,000	0	0	0	0	0
Cheboygan County Council on Aging						
N Sand Road Center Parking Lot Resurfacing	85,000					
N Wolverine Center Parking Lot Resurfacing		45,000				
Department Total	85,000	45,000	0	0	0	0
Capital Improvement Program Total	2,788,100	1,661,000	816,300	15,000	635,000	0



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646

To: Cheboygan County Planning Commission

From: Scott McNeil, Planner

Subject: Draft Zoning Ordinance Amendment for Planned Unit Development

Date: June 7, 2016

Included with this memo please find a copy of the draft amendment document dated 6/7/16

Pursuant to the most recent discussion with the Planning Commission you will find language and additions to the amendment document printed in bold.

By review of the document you will note language in section 19.2.4 relative to approval of developments proposed in phases. You will find new language in section 19.8.2. regarding conditions that may be placed upon a PUD. New language is also proposed in section 19.9. regarding a performance guarantee. The language proposed regarding conditions and performance guarantee is taken from the Zoning Enabling Act (P.A. 110 of 2006).

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

DRAFT 6/07/16

AN ORDINANCE TO AMEND THE CHEBOYGAN COUNTY ZONING
ORDINANCE #200 TO PROVIDE STANDARDS AND APPROVAL
REQUIREMENTS FOR PLANNED UNIT DEVELOPMENT (PUD) ZONING
DISTRICT .

Section 1. Amendment of Article 19.

Article 19 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows:

ARTICLE 19. PLANNED UNIT DEVELOPMENT (PUD)

SECTION 19.1. PURPOSE The purpose of these provisions is to permit and encourage design flexibility, encourage innovation in land development and variety in design, layout, and type of structures constructed, achieve economy and efficiency with uses of land, natural resources, energy, and the provision of public services and utilities, encourage useful open space, and provide better housing, employment and shopping opportunities. This ordinance will enable both developers and Cheboygan County officials to propose, review and agree upon site plans which integrate housing, circulation networks, commercial facilities, open space and recreational areas which are compatible with the surrounding area and natural environment. A Planned Unit Development district (PUD) is a zoning district, and when applied, changes the zoning district to PUD.

SECTION 19.2. Eligibility Requirements. To be eligible for a planned unit development, a parcel shall meet all of the following:

1. A PUD may be applied for in any zoning district except Lake and Stream Protection (P-LS), Resource Protection (P-RC) and Natural Rivers Protection (P-NR).
2. Minimum lot size for a PUD shall be five (5) acres with a minimum of 350 front feet. Any PUD with proposed industrial use shall contain a minimum of f ten (10) acres with a minimum of 500 front feet.
3. The entire lot being considered for a PUD designation must be under single or unified ownership.
4. The site submitted for a PUD designation shall be developed as a single integrated design entity even though it may be developed in phases and contains a variety of uses. **A PUD proposed to be developed in phases shall require approval of each phase by the Planning Commission.**

5. Adequate public streets, sewer, water, utilities and drainage shall serve the site and shall be provided in accordance with all applicable policies, regulations, specifications and ordinances as required by this zoning ordinance and other agency or agencies with applicable jurisdiction.

SECTION 19.3. Permitted uses. Any use allowed in any zoning district may be applied for within a PUD except any use which is only allowed in the Light Industrial Development (D-LI) district and/or the General Industrial Development (D-GI) district shall not be allowed in a PUD which is proposed in other zoning districts.

SECTION 19.4. DEVELOPMENT STANDARDS FOR PLANNED UNIT DEVELOPMENT (PUD) In addition to eligibility standards under Section 19.3. and general requirements under Section 19.4., the site submitted for PUD designation shall adhere to the following standards:

1. The development standards for the proposed uses proposed in the PUD district shall be consistent with the corresponding standards within this ordinance for those uses except as provided in this section.

2. Minimum lot size, Minimum setbacks and Maximum structure height based on use type:

USES	Min. Lot Size		Min. Yard Setbacks (ft.)			Max. Structure Height (ft.)
	Area (sq. ft.)	Width (ft.)	Front (ft.)	Sides (ft.)	Rear (ft.)	
Single Family or Two Family Residential	9,900 per dwelling	70	25	8	10	35
Multi-Family Residential and/or Non-Residential	Submit with plan		25	10	15	35
Industrial	Submit with plan		40 ^A	25 ^A	25 ^A	35

A. Buildings with industrial uses shall be setback from buildings with other uses a minimum of 75 feet.

B. Any portion of a PUD with a non-residential or industrial use shall maintain a perimeter setback of not less than fifty (50) feet from any adjoining or abutting property which contains a residential use.

3. A minimum of fifteen (15) percent of the land developed on any PUD shall be reserved for common open space and recreational facilities for the residents or users of the area being developed. Any required perimeter setback area shall not be used to compute area for required open space. The required amount of open space shall be held in common ownership by each owner of property with the development. The responsibility of the maintenance of all open space shall be specified by the developer before approval of the final plan

SECTION 19.6. APPLICATION AND APPROVAL PROCEDURES The following procedures shall be used for the review and approval of a Planned Unit Development (PUD)

1. Pre-application Conference. A pre-application conference shall be held with the Planning Commission. The goals of the pre-application conference are to acquaint the Planning Commission with the applicant's proposed development, assist the applicant in understanding new or additional information which the Planning Commission will need to effectively consider the application, confirm that the application and all supporting documentation is ready for a public hearing, and to acquaint the applicant with the Planning Commission's initial, but unofficial reaction to the application. In no case shall any representations made by the Planning Commission, or its representative, at the pre-application conference be construed as an endorsement or approval of the PUD.

2. A request for a pre-application conference shall be made to the zoning administrator who shall schedule a date and time for the pre-application conference. As part of the pre-application conference, the applicant shall submit five (5) copies of a conceptual plan which shows the property location, boundaries, significant natural features, vehicular and pedestrian circulation, and land use for the entire site.

19.6.2. Submission of Application and PUD Plan. Following a pre-application conference, the applicant may submit a complete PUD rezoning application which shall include an explanation of the PUD and proposed phases of development, PUD site plans, and application fee to the Zoning Administrator.

1. The PUD site plans shall include;

- a. Site plan of existing conditions which shall include
 1. Existing buildings.
 2. Existing parcel boundaries with tax parcel identification numbers
 3. Existing streets
 4. Existing woodlands
 5. Topography with minimum 5-foot contours
 6. Bodies of water and other significant natural features.
 7. Surrounding land uses and zoning.
 8. Existing utilities, wells and septic systems
 9. Other information as may be requested by staff or the Planning Commission.
- b. Site plan for the proposed development which shall include;
 1. Boundary of the proposed PUD with legal description.
 2. Footprint, dimensions and elevations of proposed buildings
 3. Proposed uses and their general locations.
 4. Layout of streets, drives, parking areas and pedestrian paths.
 5. Proposed parcel boundaries.
 6. Minimum setbacks for district perimeters and individual buildings within the development.
 7. Proposed perimeter buffer zones and screening.

8. Conceptual landscape plan.
9. Development phases and schedule indicating stages in which the project will be built with time frames for beginning and completion of each stage.
10. Type, estimated number and density range for residential uses within the development.
11. Proposed open space and acreage thereof.
12. Table of required and provided parking for all proposed uses.
13. Proposed location of water and sewer/septic system facilities including easements.
14. Proposed streets within and adjacent to the development including dimensioned right of way and pavement widths.
15. Drainage plan and final topography plan with minimum 5 foot contours.
16. Location of all public utilities including easements
17. Signage plan.
18. A tabulation of the number of acres in the proposed development for various uses including open space, the number of housing units proposed by type.
19. Other information as may be requested by staff or the Planning Commission.

2. The Zoning Administrator shall deem the PUD rezoning application and PUD site plans complete if all requirements of this Section have been met. The Zoning Administrator shall present the final plan to the Planning Commission at the next regular meeting which occurs at least thirty (30) days from the date of submission of a complete plans and application.

19.7. Standards for PUD approval.

1. In addition to standards and requirements under Sections 19.2., 19.3. and 19.4., the application and site plans for PUD zoning designation shall comply with the following standards:
 - a. The PUD shall be consistent with master plan
 - b. The PUD is designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area
 - c. The PUD will not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, ground vibration, water runoff odors, light, glare or other nuisance
 - d. The PUD will provide that vehicular and pedestrian traffic within the site shall be safe and convenient and that parking layout will not adversely interfere with the flow of traffic within the site or to and from the adjacent streets
 - e. The PUD will have safe and adequate access for emergency vehicles to or within the development and adequate space for turning around at street ends shall be provided. Motorized and non-motorized traffic within the PUD shall be consistent with existing traffic patterns on public rights of way adjacent to the PUD.

- f. The PUD will not result in any greater storm water runoff to adjacent property after development, than before. The open space shall be provided with ground cover suitable to control erosion, and vegetation which no longer provides erosion control shall be replaced
- g. The design of the PUD will ensure that outdoor storage of garbage and refuse is contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties.
- h. The PUD will be designed such that phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage or erosion control.
- i. The PUD shall meet the standards of other governmental agencies, where applicable.
- j. The function and design of the PUD shall be consistent with the purpose as set forth in section 19.1.

SECTION 19.8. Review by the Planning Commission. The Planning Commission shall hold a public hearing on the PUD rezoning application and PUD site plans within 30 days of the regular meeting at which it is first reviewed. The Planning Commission shall make findings of fact on the standards for approval and shall make a recommendation for approval, approval with conditions or denial to the Board of Commissioners.

1. The Planning Commission may make a recommendation to the Board of Commissioners concerning waiving any standard for approval upon a finding that all of the following exist:

- a. No good public purpose will be achieved by requiring conformance with the standard(s) to be waived.
- b. The spirit and intent of the PUD provisions will still be achieved.
- c. No nuisance will be created.

2. The Planning Commission may make a recommendation to the Board of Commissioners that reasonable conditions be imposed to insure that public services and facilities affected by a PUD will be capable of accommodating increased service and facility loads, protect the natural environment, conserve natural resources and energy and insure compatibility with adjacent uses of land and promote the use of land in a socially and economically desirable manner. Conditions imposed shall meet all of the following requirements:

- a. Be designed to protect natural resources, the health, safety, and welfare, as well as the social well-being of those who will use the PUD under consideration, residents and landowners immediately adjacent to the proposed PUD and the community as a whole.**
- b. Be related to the valid exercise of the police power and purposes which are affected by the PUD.**
- c. Be necessary to meet the intent and purpose of the requirements and standards established for the PUD under consideration and be necessary to insure compliance with those standards.**

SECTION 19.9. Performance Guarantee. In order to ensure compliance with this section and any conditions imposed under the same the Planning Commission may recommend to the Board of Commissioners that a performance guarantee in the form of cash deposit, certified check, irrevocable letter of credit, or surety bond covering the estimated cost of improvements be deposited with the County Clerk to insure faithful completion of required improvements. The performance guarantee shall be deposited at the time of the issuance of the permit authorizing the PUD. The Planning Commission shall include in its recommendation to the Board of Commissioners a procedure by which a rebate of any cash deposits in reasonable proportion to the ratio of work completed on the required improvements should be made as work progresses in its recommendation to the Board of Commissioners.

SECTION 19.10. Review by the Board of Commissioners.

1. The Board of Commissioners shall hold a public hearing following requirements of Section 24.1. The Board of Commissioners shall review the record compiled before the Planning Commission, the findings of fact made by the Planning Commission concerning the approval standards, any recommendations concerning waiving any approval standards **or imposing conditions**, and the Planning Commission's recommended action. The Board of Commissioners may receive additional evidence, but will not re-hear information previously submitted at the public hearing held by the Planning Commission.

2. The Board of Commissioners shall approve or approve with conditions the PUD by rezoning the property if it finds that all of the approval standards are met. In rendering its decision, the Board of Commissioners may adopt as its own the findings of fact made by the Planning Commission, may modify the findings of fact made by the Planning Commission based on the evidence presented to the Planning Commission, may remand the matter to the Planning Commission for consideration of additional evidence the Board of Commissioners considers relevant and further recommendations by the Planning Commission, or may itself gather any additional evidence it considers relevant and make its own findings of fact concerning whether the standards for approval have been met.

3. No application for a PUD which has been denied, wholly or in part, by the Board of Commissioners shall be re-submitted for a period of one (1) year from the date of such denial, except on grounds of new evidence or proof of changed conditions found by the Planning Commission to be valid or if the county's civil counsel by a written opinion states that in the attorney's professional opinion the decision made by the Board of Commissioners or the procedures used in the matter were clearly erroneous. A reapplication shall be processed in the same manner as the original application.

SECTION 19.11. Notation of approved PUD on zoning map.

1. Each PUD approved by the Board of Commissioners shall be noted on the zoning map and shall be assigned a unique identifier.

SECTION 19.12. Expiration, Development and Maintenance of approved PUD.

1. A PUD shall expire one (1) year following an approval by the Board of Commissioners, unless substantial construction has begun on the development, or the property owner applies to the Planning Commission for an extension of the approved PUD prior to the expiration of the PUD. The Planning Commission may grant no more than two (2) extensions of an approved PUD for additional one (1) year periods each if it finds both of the following:

- a. The property owner presents reasonable evidence that the development has encountered unforeseen difficulties beyond the control of the property owner.
- b. The requirements and standards for PUD approval that are reasonably related to the development have not changed.

2. If the PUD expires pursuant to subsection 1 above, no work may be undertaken until a new PUD approval is obtained following the procedures for a new PUD.

3. Any property owner who fails to develop and maintain an approved PUD according to the approved PUD application, site plan and conditions, if any, shall be deemed in violation of the provisions of this Ordinance and shall be subject to the penalties provided in this Ordinance.

SECTION 19.13. Amendments to Approved PUD site Plan. Amendments to an approved PUD site plan shall be permitted only under the following circumstances:

1. The owner of property for which a PUD site plan has been approved shall notify the zoning administrator of any desired change. Minor changes may be approved by the zoning administrator upon determining that the proposed revision(s) will not alter the basic design and character of the final plan, nor any specified conditions imposed as part of the original approval. Minor changes shall include the following:

- a. Reduction of the size of any building and/or sign.
- b. Movement of buildings by no more than twenty (20) feet. Movement of signs shall be reviewed according to the requirements for a zoning permit as per Section 21.3, provided all applicable provisions of this ordinance are met.
- c. Landscaping approved in the final plan that is replaced by similar landscaping to an equal or greater extent.
- d. Any change in the building footprint of a building that does not exceed ten percent (10%) of the building footprint of that building as originally approved by the Planning Commission, provided that the proposed addition does not alter the character of the use or increase the amount of required parking more than ten (10%) percent. No more than two (2) approvals shall be granted by the zoning administrator under this subsection after approval of the final plan.
- e. Internal re-arrangement of a parking lot which does not affect the number of parking spaces or alter access locations or design.
- f. Changes related to items (a) through (e) above, required or requested by Cheboygan County, or other state or federal regulatory agencies in order to conform with other laws or regulations; provided the extent of such changes does not alter the basic design and character of the special land use, nor any specified conditions imposed as part of the original approval.
- g. All amendments to final plan by the zoning administrator shall be in writing. After approval by the zoning administrator, the Applicant shall prepare a revised site plan showing the approved amendment. The revised plan shall contain a list of all approved amendments and a place for the zoning administrator to sign and date all approved amendments.

2. An amendment to an approved final plan that cannot be processed by the zoning administrator under subsection 1 above shall be processed in the same manner as the original PUD application under section 19.6.

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:

Peter Redmond

Its: Chairperson

By:

Mary Ellen Tryban

Its: Clerk



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/

Date: June 8, 2016

To: Planning Commissioners

From: Scott McNeil

Re: Proposed amendment regarding sign regulation based on content

Included with this memo is a draft amendment document dated 4/11/16. Also included with this memo is a review document also dated 4/11/16 which provides the entire section regarding signs and indicates the proposed changes in blue print and highlights deletions for your review. These documents have been reviewed by the Planning Commission previously.

I have been advised by officials of Tuscarora and Mullett Townships that they have no concerns relative to removing regulation regarding off premise signs from the ordinance.

As a result, I believe the draft amendment is ready for review by legal counsel.

Please do not hesitate to contact me with questions.

Draft 04-11-16
CHEBOYGAN COUNTY

Zoning Ordinance Amendment # _____

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

THE COUNTY OF CHEBOYGAN, STATE OF MICHIGAN ORDAINS

Section 1. Amendment of Section 17.19.1.

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

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

Section 2. Amendment of Section 17.19.2.

Section 17.19.1. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows:

17.19.2. SIGNS NOT REQUIRING A ZONING PERMIT

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

A. Incidental signs, not exceeding 3 square feet of sign surface area.

B. Any temporary sign constructed using a wire, metal, wood or other support structure capable of being placed in the ground and removed from the ground by a single individual with relative ease subject to the following requirements:

1. There shall be no more than two (2) signs per lot.
2. Shall be removed from the lot within sixty (60) days of it's original placement and no more than two (2) days after the subject matter of the sign has expired.
3. Each sign shall be limited to 8 square feet and no more than 4 feet in height.

C. Governmental signs.

D. One (1) dwelling owner or occupant name plate per use which is not illuminated and does not exceed an area of two (2) square feet of sign surface area, and may be in addition to any other permitted sign.

E. Signs that have been approved in conjunction with a valid site plan or PUD.

F. Any sign authorized pursuant to a written contract between the owner of the lot on which the sign will be located and any third party and placed on the lot for a specified period of time subject to the following requirements:

1. Shall be removed from the lot within thirty (30) days after the subject matter of the sign has expired.
2. Each sign shall be limited to thirty two (32) square feet of sign surface area.
3. There shall be no more than one (1) sign per lot.

G. Any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance.

H. Signs on motor vehicles not used primarily for advertising purposes.

I. The use of any balloons, flags, pennants or pinwheels, individually, as a group, or connected to a sign intended to draw attention to a specific event at a specific location subject to the following requirements;

1. Shall not be placed on the lot more than fifteen (15) days before the specific event.
2. Shall be removed from the lot within two (2) days after the specific event is over.

Section 3. Amendment of Section 17.19.3.

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

17.19.3. PROHIBITED SIGNS

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

Section 4. Amendment of Section 17.19.5.

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

17.19.5. VILLAGE CENTER INDIAN RIVER ZONING DISTRICT SIGN REQUIREMENTS

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

Section 5. Amendment of Section 17.19.5.A.

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

17.19.5.A VILLAGE CENTER TOPINABEE SIGN REQUIREMENTS

A. All signs in this district shall be constructed of metal, masonry, wood, or a wood simulator such as molded plastic or routed foam.

B. Lots with more than one (1) lot line abutting a public right-of-way may have one (1) permanent sign located on the lot along each public right-of-way, subject to the total size requirements under Section 17.19.8. Provided, however, this provision shall not apply to canopy signs.

C. Signs shall not extend or overhang into the public right of way (ROW), unless they are 11 ft. above the ROW (at their lowest point) and approved by the governing authority having jurisdiction over the ROW.

Section 5. Amendment of Section 17.19.7.D.

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

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

Section 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:
Peter Redmond
Its: Chairperson

By:
Mary Ellen Tryban
Its: Clerk

Draft Changes to Section 17.19. 4/11/16

SECTION 17.19. SIGNS

(Rev. 12/24/03, Amendment #25), (Rev. 02/25/15, Amendment #125)

The purpose of this section is to regulate the size, location, number, and types of signs that are constructed or reconstructed within the County. These regulations are intended to promote the health, safety and welfare of the general public, and protect the economic value of land within and the aesthetic quality and character of Cheboygan County. In addition, these sign regulations are intended to be a comprehensive system of reasonable, content-neutral, time, place, and manner restrictions for signs that are designed to accomplish all of the following:

- To allow for adequate and effective signage for business identification and other commercial speech.
- To provide for the dissemination of public information, including but not limited to public safety information and notification as required by law.
- To promote safety by providing that signs do not create a hazard from collapse, fire, collision, decay or abandonment, obstruction of police and fire services, and vehicular and pedestrian traffic impairments.
- To protect the public right to receive messages, especially non-commercial types such as religious, social, political, economic, and others protected by the 1st Amendment of the U.S. Constitution.

17.19.1. SIGN DEFINITIONS

BANNER

Any sign of lightweight fabric or similar material that is mounted to a pole, building, or other structure. National, state, and municipal flags are not included.

CANOPY

Any sign that is part of or attached to an awning or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area, excluding marquees.

DOUBLE-FACED SIGN (Rev. 06/20/08, Amendment #76)

A sign having back-to-back sign surfaces.

ELECTRONIC SIGN SURFACE (Rev. 06/20/08, Amendment #76)

That portion of a sign surface capable of changing its message or image electronically.

FREESTANDING SIGN

Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

GOVERNMENTAL SIGN

A sign by Cheboygan County, the State of Michigan, the federal government, or other governmental agency for street direction, destination, hazardous condition, traffic control, or other similar purposes.

INCIDENTAL SIGN

A sign that is informational and non-commercial, such as "No Parking", "Entrance", "Telephone", etc.

MARQUEE SIGN

A permanent roof-like structure projecting over an entrance.

NEON SIGN (Rev. 09/28/11, Amendment #94)

A sign formed from neon lamps containing neon gas.

NON-CONFORMING SIGN

Any sign lawfully in existence that does not conform to the requirements of this ordinance.

PENNANT

Any lightweight plastic, fabric, or other material, with or without a message, which is suspended and designed to move in the wind.

PORTABLE SIGN

Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported such as those transported by means of wheels, excluding such vehicles used in the day-to-day operations of the business.

Deleted: NEIGHBORHOOD IDENTIFICATION SIGN (Rev. 02/25/15, Amendment #125) ¶
A sign which provides a display for apartment dwellings, subdivisions, property owner's associations, condominium dwellings, site condominium or similar developments. A neighbor identification sign may display the name of property owners within such development on the sign.

Deleted: NONCOMMERCIAL SIGN (Rev. 06/20/08, Amendment #76)

Deleted: sign displaying information pertaining to an idea, belief, or opinion and not pertaining to a product, use, occupancunction, service, activity, or other commercial purpose.

Deleted: OFF-PREMISE SIGN (Rev. 08/19/04, Amendment #34), (Rev. 02/25/15, Amendment #125)

Deleted: A sign which carries a message which is not exclusively related to an activity on the property on which the sign is displayed.

Deleted: POLITICAL SIGN

Deleted: sign relating to the election of a person to public office, to a political party or to a proposition to be voted on at a general or special election called by a public body.

PROJECTING SIGN

Any sign affixed to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of the building or wall.

Deleted: ¶
REAL ESTATE SIGN

ROOF SIGN

Any sign erected and constructed wholly on and over the roof structure.

SIGN (Rev. 06/20/08, Amendment #76), (Rev. 02/25/15, Amendment #125)

A structure, including its base, foundation and erection supports upon which is displayed any words, letters, figures, emblems, symbols, designs, or trademarks by which any message or image is placed or displayed upon any structure, building, parcel of land, and afforded public visibility from out of doors on behalf of or for the benefit of any product, place, activity, individual, firm, corporation, institution, profession, association, business or organization.

SIGN HEIGHT

The distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade is the existing grade prior to construction or the newly established grade after construction, not including any filling or mounding solely for the purpose of locating the sign.

SIGN SURFACE (Rev. 06/20/08, Amendment #76)

That portion of a sign excluding its base, foundation and erection supports on which information pertaining to an idea, belief, opinion, product, use, occupancy, function, service, or activity is displayed.

TEMPORARY SIGN

Any sign that is used temporarily and not permanently mounted.

V-TYPE SIGN (Rev. 06/20/08, Amendment #76)

A sign constructed in a "V" pattern but having only one sign surface visible from any one direction.

WALL SIGN

Any sign attached parallel to, but within six inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

WINDOW SIGN (Rev. 02/25/15, Amendment #125)

A sign affixed to, etched or painted onto, or placed in or immediately adjacent to a window of a building that is intended to be viewed from a street or from adjacent property.

17.19.2. SIGNS NOT REQUIRING A ZONING PERMIT

(Rev. 02/25/15, Amendment #125)

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

A. Incidental signs, not exceeding 3 square feet of sign surface area.

B. Any temporary sign constructed using a wire, metal, wood or other support structure capable of being placed in the ground and removed from the ground by a single individual with relative ease subject to the following requirements:

- There shall be no more than two (2) signs per lot.
- Shall be removed from the lot within sixty (60) days of its original placement and no more than two (2) days after the subject matter of the sign has expired.
- Each sign shall be limited to 8 square feet and no more than 4 feet in height.

Deleted: Temporary signs that are located on a lot for no more than 30 days in a calendar year, do not exceed 8 square feet of sign surface area, and do not exceed 4 feet in height.

Deleted: Temporary signs relating to an event shall be removed within 5 days after such event.

C. Governmental signs.

D. One (1) dwelling owner or occupant name plate per use which is not illuminated and does not exceed an area of two (2) square feet of sign surface area, and may be in addition to any other permitted sign..

F. Signs that have been approved in conjunction with a valid site plan or PUD.

Deleted: E. One (1) Neighborhood Identification sign, not exceeding 18 square feet of sign surface area.

G. Any sign authorized pursuant to a written contract between the owner of the lot on which the sign will be located and any third party and placed on the lot for a specified period of time subject to the following requirements:

- Shall be removed from the lot within thirty (30) days after the subject matter of the sign has expired.
- Each sign shall be limited to thirty two (32) square feet of sign surface area.
- There shall be no more than one (1) sign per lot.

Deleted: G. Real estate signs not exceeding 32 square feet of sign surface area.

H. Any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance.

I. Signs on motor vehicles not used primarily for advertising purposes.

J. The use of any balloons, flags, pennants or pinwheels, individually, as a group, or connected to a sign intended to draw attention to a specific event at a specific location subject to the following requirements:

- Shall not be placed on the lot more than fifteen (15) days before the specific event.
- Shall be removed from the lot within two (2) days after the specific event is over.

Deleted: . A sign not exceeding eight (8) square feet of sign surface area and not exceeding six (6) feet in height that contains a non-commercial message.

Deleted: K. Political Signs not exceeding thirty two (32) square feet of sign surface area and not exceeding six (6) feet in height. Political Signs shall be removed within ten (10) days after the election.

17.19.3. PROHIBITED SIGNS

A. Signs with moving or revolving parts.

B. Signs affixed to trees, rocks, shrubs, or other natural features.

C. Signs affixed to any governmental or public utility structure.

D. Signs located in the right-of-way of a public sidewalk or highway, unless the governmental body with jurisdiction over the public sidewalk or highway consents in writing to such sign in the D-CM, VC, VC-IR, VC-IR-O, VC-T, VC-T-O, D-LI and D-GI zoning districts and such sign otherwise meets the applicable sign regulations of this Ordinance.

E. Signs utilizing vehicles, trucks, vans, trailers or other similar wheeled devices, including those where the wheels have been removed, excluding such vehicles used in the day-to-day operations of the business.

Deleted: F. Banners balloons, pennants, pinwheels, searchlights, and other similar signs exceeding 15 days and excluding CM, LI, and GI districts

Deleted: Banners shall be permitted in AF district.

G. Signs that interfere with traffic visibility or public services.

H. Signs with concrete foundations or other solid anchoring devices that project above the surface of the ground and located as to constitute a safety hazard to vehicular traffic. The Planning Commission may rule on the hazard potential of any proposed sign or sign structure and shall prohibit such sign or require a modification upon finding the presence of a safety hazard.

Deleted: . Off-premise signs and signs not advertising a business on the same parcel as the sign itself is located. This section includes all zoning districts, excluding CM, VC, LI, and GI. (Rev. 09/11/04, Amendment #35)

17.19.4. ILLUMINATION (Rev. 06/20/08, Amendment #76)

A. Except as permitted under Section 17.19.8.1 for electronic sign surfaces, no sign shall contain flashing, oscillating, moving, animated, or intermittent lights.

B. All external lighting intended to illuminate the sign surface shall be white, shall be directed downward so as not to unnecessarily illuminate the night sky, and shall be shielded so as not to interfere with the vision of persons on adjacent streets or properties.

C. For internally lighted signs, the sign background or field shall be opaque. Letters, numerals, logos and similar message elements may be of a transparent material to permit the internal lighting to reveal the message or image on the sign surface.

D. Any light bulbs or other illumination devices used as part of a message or image within the sign surface shall automatically dim to a light level such that the surface of the illuminated sign reflects no greater than 186 foot candles at or before one-half hour following sunset and until one-half hour before sunrise.

17.19.5. VILLAGE CENTER INDIAN RIVER ZONING DISTRICT SIGN REQUIREMENTS (Rev. 09/28/11, Amendment #94)

A. All signs in this district shall be constructed of metal, masonry, wood, or a wood simulator such as molded plastic or routed foam.

C. For lots which face more than one (1) street, sign requirements of Section 17.19.8 shall apply to each street front.

D. Signs shall not extend or overhang into the public right of way (ROW), unless they are 11 ft. above the ROW (at their lowest point) and unless the governmental body with jurisdiction of the public sidewalk or right-of-way consents in writing to such sign.

E. In addition to the maximum sign surface area, all lots shall be allowed a bonus of three (3) square feet of sign surface area for each additional use above one (1). This bonus applies to Projecting, Freestanding, and Wall signs only.

Deleted: B. To respect the character of village centers, off-premise signs shall not be permitted.

Deleted: commercial

17.19.5.A VILLAGE CENTER TOPINABEE SIGN REQUIREMENTS (Rev. 01/13/12, Amendment #106)

All signs in the VC- and VC-T-O zoning districts shall comply with the following:

A. All signs in this district shall be constructed of metal, masonry, wood, or a wood simulator such as molded plastic or routed foam.

C. Lots with more than one (1) lot line abutting a public right-of-way may have one (1) permanent sign located on the lot along each public right-of-way, subject to the total size requirements under Section 17.19.8. Provided, however, this provision shall not apply to canopy signs.

D. Signs shall not extend or overhang into the public right of way (ROW), unless they are 11 ft. above the ROW (at their lowest point) and approved by the governing authority having jurisdiction over the ROW.

Deleted: B. To respect the character of village centers, off-premise signs and billboards shall not be permitted

17.19.6. SIGNS IN EXISTENCE ON OR BEFORE SEPTEMBER 25, 2014 AND NONCONFORMING SIGNS (Rev. 02/25/15, Amendment #125)

A. Purpose. It is often difficult to determine whether a sign that does not comply with the current zoning ordinance sign regulations was erected lawfully at the time and thus constitutes a lawful nonconforming sign or whether the sign was erected at the time in violation of the zoning ordinance sign regulations. In an effort to more effectively enforce sign regulations in the future the Zoning Administrator conducted an inventory of those signs that existed on or before September 25, 2014 which did not comply with the sign regulations in effect on that date. The purpose of this subsection is to classify those signs that existed on or before September 25, 2014 which do not comply with the zoning ordinance sign regulations in effect on that date as nonconforming signs regardless of whether those signs were lawful when first erected. It is further the purpose of this subsection to enforce zoning ordinance sign regulations against signs that were erected after September 25, 2014 in violation of the sign regulations in effect at the time the sign was erected.

B. Nonconforming Sign Status. Any sign in existence on or before September 25, 2014 that did not comply with the zoning ordinance sign regulations in effect on that date shall be deemed a nonconforming sign for purposes of this section, regardless of whether that sign was lawful when first erected.

C. Sign Conformity Requirement. Any sign erected after September 25, 2014 that did not comply with the zoning ordinance sign regulations in effect on that date shall be subject to enforcement action under Section 21.9 of this Ordinance.

D. Nonconforming Sign Regulations.

1. Any nonconforming sign may be altered or repaired and may be replaced by a different sign in the same location, provided that the sign nonconformity, including but not limited to sign surface area, sign height, or setback, is not increased.

2. Any nonconforming sign that is moved to a new location and any nonconforming sign that is replaced with a different sign by the owner in a different location, either on the same lot or a different lot shall be considered a new sign and shall comply with all zoning ordinance sign regulations in effect at that time.

17.19.7. SIGN PERMITS

A. Except for the signs allowed without a zoning permit under Section 17.19.2, a person who desires to erect or display a sign shall obtain a zoning permit for a sign. All sign permit applications shall be submitted to the Zoning Administrator on the appropriate form. (Rev. 02/25/15, Amendment #125).

B. Each application shall be accompanied by the applicable fees as established by the Cheboygan County Board of Commissioners.

C. All applicable signs shall comply with the building and electrical requirements of the Construction Code Department.

D. Billboards, as defined by the Highway Advertising Act of 1972 (1972 PA 106), that border interstate highways, freeways, or primary highways, as defined in said Act, shall be regulated and controlled by the provisions of such Act, notwithstanding the provisions of this ordinance. (Rev. 08/19/04, Amendment #34)

Deleted: and other off-premise signs within business areas.

E. A permit shall be required for any sign type not specifically covered in this Ordinance and will be reviewed on a case-by-case basis.

17.19.8 SIGN REGULATIONS AND STANDARDS

(Rev. 06/20/08, Amendment #76) (Rev. 09/28/11, Amendment #94) (Rev. 01/13/12, Amendment #106) Rev. 02/25/15, Amendment #125)

RS	Residential	LI	Light Industrial	P= Permitted, no zoning permit for sign required
D-RC	Rural Character/Country Living	GI	General Industrial	S= Zoning permit for sign required
CM	Commercial	AF	Forestry/Agriculture	N= Not Permitted
VC	Village Center	LS	Lake & Stream Protection	NA= Not Applicable
VC-IR	Village Center Indian River	P-RC	Resource Conservation	
VC-IR- O	Village Center Indian River Overlay	NRP	Natural Rivers Protection	
VC-T	Village Center Topinabee			
VC-T-O	Village Center Topinabee Overlay			

	RS	D-RC	CM	VC ₃	VC-IR	VC-IR-O	VC-T	VC-T-O	LI	GI	AF	LS	P-RC	NRP
Frees	S	S	S	S	S	N	S	N	S	S	S	S	S	S
anding	N	N	P	N	N	N	P	P	P	P	P	P	N	N
Banne	S	S	P	P	P	P	P	P	P	P	P	S	S	S
r ₁	N	N	S	S	S	S	S	S	S	S	S	N	N	N
Canop	N	N	P	S	S	N	S	N	P	P	N	N	N	N
y	S	S	P	S	S	S	S	S	P	P	S	S	S	S
Marqu	N	N	S	N	N	N	N	N	S	S	N	N	N	N
ee	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Portabl	S	S	P	P	P	S	S	S	P	P	S	S	S	S
e	N	N	S	N	N	N	N	N	S	S	N	N	N	N
Project	P	P	P	P	P	P	P	P	P	P	P	P	P	P
ing	S	S	P	P	P	S	S	S	P	P	S	S	S	S
Roof	N	N	S	N	N	N	N	N	S	S	N	N	N	N
Tempo	P	P	P	P	P	P	P	P	P	P	P	P	P	P
rary	S	S	P	P	P	S	S	S	P	P	S	S	S	S
Wall	N	N	P	P	P	P	P	P	P	P	P	P	P	N
Windo	N	N	P	P	P	P	P	P	P	P	P	P	P	N
w														

Freestanding Sign Requirements.

	RS	D-RC	CM	VC ₃	VC-IR	VC-IR-O	VC-T	VC-T-O	LI	GI	AF	LS	P-RC	NRP ₄
Maximum Sign Surface Area (sq. ft.)	8	8	80	32	32	NA	32	NA	120	120	18	8	8	8
Maximum Height (ft.)	6	6	25	15	15	NA	15	NA	25	25	12	6	6	6
Minimum Setback (ft.)	4	4	0	0	0	NA	0	NA	0	0	5	4	5	5
Max. number per Parcel	1	1	3	1	1	NA	1	NA	3	3	1	1	1	1

Building Sign Type Regulations (Rev. 08/19/04, Amendment #34), (Rev. 09/29/06, Amendment #62), (Rev. 06/20/08, Amendment #76) (Rev. 09/28/11, Amendment #94) (Rev. 01/13/12, Amendment #106), (Rev. 02/25/15, Amendment #125)

In addition to the Freestanding signs and Window signs as may be permitted, parcels may include signs from up to two (2) of the following categories, as permitted.

	Maximum Number Permitted ⁴	Maximum Sign Surface Area						
Banner	2 per parcel VC-T 3 per parcel VC-T-O 1 per parcel	18 sq. ft. VC-T 36 sq. ft. VC-T-O 12 sq. ft.						
Canopy	2 per structure	NA						
Marquee	1 per parcel	40 sq. ft.						
Portable	1 per parcel	32 sq. ft.						
Projecting	1 per structure	18 sq. ft.						
Roof	1 per parcel	40 sq. ft.						
Temporary	1 per parcel	18 sq. ft.						
Wall	No Maximum	<table border="1"> <thead> <tr> <th>D-CM, D-LI, D-GI</th> <th>VC-IR, VC-T, VC-IR-O VC-T-O</th> <th>All other zoning districts</th> </tr> </thead> <tbody> <tr> <td>2 per structure or one (1) per individual business up to 40 square feet each or 10% of structure wall area facing a public road or street, whichever is greater. The total aggregate area of wall signs shall not exceed three hundred (300) sq. ft.</td> <td>18 sq.ft. for first 25 feet of street frontages⁵</td> <td>18 sq. ft</td> </tr> </tbody> </table>	D-CM, D-LI, D-GI	VC-IR, VC-T, VC-IR-O VC-T-O	All other zoning districts	2 per structure or one (1) per individual business up to 40 square feet each or 10% of structure wall area facing a public road or street, whichever is greater. The total aggregate area of wall signs shall not exceed three hundred (300) sq. ft.	18 sq.ft. for first 25 feet of street frontages ⁵	18 sq. ft
D-CM, D-LI, D-GI	VC-IR, VC-T, VC-IR-O VC-T-O	All other zoning districts						
2 per structure or one (1) per individual business up to 40 square feet each or 10% of structure wall area facing a public road or street, whichever is greater. The total aggregate area of wall signs shall not exceed three hundred (300) sq. ft.	18 sq.ft. for first 25 feet of street frontages ⁵	18 sq. ft						

¹ See Section 17.19.3.F, ² See Section 17.19.3.D., ³ See Section 17.19.5., ⁴ See Section 11.7, ⁵ Additional sign surface area according to the following: One (1) additional sq.ft. of sign surface area for each additional one (1) foot of street frontage above twenty five (25) with a maximum sign surface area of 32 sq. ft.

17.19.8.1 ELECTRONIC SIGN SURFACE REQUIREMENTS (Rev. 06/20/08, Amendment #76)

Electronic sign surfaces shall comply with all of the following requirements:

- A. The electronic sign surface shall only be within a freestanding sign or a wall sign.

- B. The area of the electronic sign surface shall not exceed 75% of the total sign surface.
- C. The message or image shall be static during its display and shall not move or be animated in any way.
- D. The message or image displayed shall remain static for no less than three (3) seconds before changing.
- E. Any change of message or image shall be completed simultaneously throughout the entire electronic sign surface so that no portion of the new message or image is visible in the electronic sign surface at the same time as the old message or image.
- F. Any light emitting diodes (LED's), fiber optics, light bulbs, or other illumination devices used to display the message or image within the electronic sign surface shall automatically dim to a light level no greater than 2000 NITS (candelas per square meter) at or before one-half hour following sunset and until one-half hour before sunrise.

17.19.8.2 SIGN SURFACE AREA AND TOTAL SIGN AREA (Rev. 06/20/08, Amendment #76)

The following regulations shall apply to the calculation of sign area:

- A. The maximum sign surface area shall be computed around the perimeter of the frame or border of the sign surface where such exists or around the perimeter of the symbols or letters or other display elements where no border or frame exists. Where a sign surface is composed of letters or images attached directly to a façade, window, door, or marquee, and the letters or images are not enclosed by a border or trimming, the sign surface shall be the area within the smallest rectangle, parallelogram, triangle, circle or semicircle, the sides of which touch the extreme external points of the letters or images.
- B. Double-faced signs and V-type signs shall be considered one sign with the area of the sign surface calculated on the larger of the sign surfaces.
- C. A structure containing multiple sign surfaces shall be considered one sign if all of the sign surfaces are included in the same border or frame of the sign. The maximum sign surface area for such a sign shall be computed around the perimeter of the frame or border of the sign surfaces. Otherwise, each sign surface shall constitute a separate sign.
- D. The area of a sign surface shall not include the area of its supporting structure or canopy if the supporting structure or canopy contains no message or image.
- E. For a sign surface that is in the form of a three-dimensional object, the area of the sign surface shall be determined by drawing a square, rectangle, parallelogram, triangle, circle or semicircle, the sides of which touch the extreme external points or edges of the projected image of the object and multiplying that area by two (2). For purposes of this subsection, the "projected image" is that image created by tracing the largest possible two-dimensional outline of the object.
- F. The total sign area shall be determined by drawing a square, rectangle, parallelogram, triangle, circle or semicircle, the sides of which touch the extreme external points or edges of the base, foundation and erection supports of the sign.
- G. The total sign area shall not exceed 120% of the sign surface area within the sign, if the sign surface is not in the form of a three-dimensional object. If the sign surface is in the form of a three-dimensional object, then the total sign area shall not exceed 60% of the sign surface area.



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/

Date: June 20, 2016

To: Planning Commissioners

From: Scott McNeil

Re: Definition and proposed provisions for Boathouse Overlay district.

Per previous discussion included with this memo are draft provisions for an overlay district and a draft definition for boathouse.

I have also provided the information that was presented at the May 18, 2016 meeting for your reference and review.

I will look forward to further discussion with the Planning Commission regarding boathouses at the next meeting.

Please do not hesitate to contact me with questions.

Proposed Definition:

Boathouse

A structure constructed over a boat well which is designed and used solely for the purpose of protecting or storing watercraft and related equipment for noncommercial purposes.

Proposed Addition of a new Section 10A, Boathouse Overlay District

Section 10A.1. Purpose.

The purpose of this overlay district is to recognize the existing character of the area where boathouses are prevalent. This zoning district allows for the construction of new and maintenance of existing boathouses.

Section 10A.2. Boundaries

TBD

Section 10A.3. Permitted uses.

10A.3.1. Boathouses subject to the following conditions and requirements:

- a. No more than one (1) boathouse shall be permitted on a lot.
- b. Shall not be enclosed and shall not contain walls. Structural components necessary to support the roof structure shall be permitted. The ability to see through the boathouse from all angles must be maintained.
- c. Shall not exceed a total width of twenty feet (20) feet
- d. Shall not exceed a total length of thirty six (36) feet.
- e. The width of the structure as measured parallel to the shoreline shall not exceed 25% of the lot width.
- f. Shall not contain eaves greater than two (2) feet.

10A.4. Supplemental requirements;

All uses permitted in the underlying zoning district, including uses requiring a special use permit, are permitted in the Boathouse Overlay district. Where the regulations of the overlay district differ from those of the underlying zoning district the regulations of the overlay district shall apply.

10A.4.1. Except as modified below, all development within the overlay district shall be in accord with the existing development standards for the underlying zoning district as specified in this Ordinance

- a. Boathouses shall be permitted in the waterfront setback of the underlying zoning district.
- b. A Boathouse shall not exceed a total height of twelve (12) feet.