



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, AUGUST 2, 2017 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

PUBLIC HEARING AND ACTION ON REQUESTS

1. **Indian River Golf Club** - Requests an amendment to a Special Use Permit for construction of a golf cart barn (44 ft. x 112 ft.) at an existing golf course and restaurant (Sections 6.3.7., 9.3.5. and 9.3.7.) The property is located at 3301 Chippewa Beach Road, Tuscarora Township, parcel #161-024-200-001-00. The proposed building is located in the Agriculture and Forestry Management (M-AF) zoning district. Other parts of the property are zoned Commercial Development (D-CM), Residential Development (D-RS) and Lake & Stream Protection (P-LS).
2. **Public Hearing on 2018 Capital Improvement Plan.**

UNFINISHED BUSINESS

1. Discussion Regarding Sign Ordinance Amendment Relative To Content Based Regulation
2. Draft Zoning Ordinance Amendment Regarding Lake and Stream Protection Shelter Overlay District

NEW BUSINESS

STAFF REPORT

PLANNING COMMISSION COMMENTS

PUBLIC COMMENTS

ADJOURN



CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST., ROOM 103 ■ PO Box 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ TDD: (800)649-3777

CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, JULY 19, 2017 AT 7:00 P.M. ROOM 135 – COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill, Jazdyk
ABSENT: None
STAFF: Scott McNeil
GUESTS: Eric Boyd, Roberta Matelski, Cal Gouine, John Moore, Carl Muscott, Bob Lyon, Charles Fahlsing, Wallace Gemingnani, Russell Crawford, Cheryl Crawford, John Scheele, Scott Hassler, Art Doty, Carol Doty, Marcia Rocheleau, Karen Johnson

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. Churchill, seconded by Mr. Kavanaugh, to approve the agenda as presented. Motion carried unanimously.

APPROVAL OF MINUTES

The July 5, 2017 Planning Commission minutes were presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Churchill, to approve the meeting minutes as presented. Motion carried unanimously.

PUBLIC HEARING AND ACTION ON REQUESTS

An Ordinance to amend Section 17.19. of the Cheboygan County Zoning Ordinance No. 200 to provide content neutral definitions, regulations and standards for Signs.

Mr. McNeil explained that this ordinance amendment is proposed as a result of a Supreme Court decision known as Reed vs. Town of Gilbert. Mr. McNeil stated that in case the Court ruled that sign regulation based on the content or the message of a sign is unconstitutional.

Mr. McNeil explained that Section 1 of the amendment document removes sign provisions from Article 11 of the zoning ordinance relative to the Natural Rivers Protection zoning district. Mr. McNeil stated that in Section 2, the definitions of Neighborhood identification sign, Noncommercial sign, Off-premise sign, Political sign and Real Estate Sign are proposed to be repealed as each are based on the content/message of a sign. Mr. McNeil stated that in Sections 3 and 4 of the amendment document propose a complete revision of section 17.19.2 regarding signs which do not require a permit and section 17.19.3 regarding prohibited signs where the current content based regulation exists. Mr. McNeil stated that Sections 5 and 6 propose revisions to Village Center Indian River and Village Center Topinabee zoning district sign requirements to remove the reference to off premise signs. Mr. McNeil stated that Section 7 of the amendment document provides clarifying language regarding billboards as regulated by the State of Michigan.

Mr. Kavanaugh asked if this amendment has been reviewed by legal counsel. Mr. McNeil stated yes.

Ms. Croft asked for public comments. Mr. Muscott noted that this amendment is a proposal until approved by the Cheboygan County Board of Commissioners. Mr. Muscott referred to section 17.19.2B.1 and to the Attorney General's opinion from 1984 and stated that no municipality may limit how soon a campaign sign can be put out as they are a form of free speech. Mr. Muscott stated that they are protected by the US Constitution, Amendment I and Constitution 1963, Article 1, Section 5 which states, "The posting of political campaign signs on private property may not be limited by a municipality to a specified number of days preceding an election." Mr. Muscott stated that the number of days was increased from 30 days to 60 days. Mr. Muscott stated that the election cycle runs for 90-105 days in Michigan. Mr. Muscott stated the length of time for a campaign sign is being limited. Mr. Muscott stated that the other issue is that the sign cannot stay more than 2 days after the subject

matter of the sign has expired. Mr. Muscott stated that you have to look at the content of the sign to see if the sign can be there legally. Mr. Muscott stated that free speech rights are being stepped on for election campaign signs as you have to look at the content of the sign to see if the event has ended. Mr. Muscott referred to section 17.19.2.D and stated that there is a house in Topinabee with a sign that exceeds 32sf. Mr. Muscott stated it is a very attractive sign, but it would be in violation of this amendment. Mr. Muscott believes that arbitrary numbers are being used. Mr. Muscott referred to section 17.19.3.B and stated that this could be a box truck or a van that sits permanently as a sign. Mr. Muscott stated that there is a similar type sign by Ginop's that is not used for anything other than advertising purposes. Mr. Muscott noted that a similar type sign popped up in Indian River at the Carquest parking lot. Mr. Muscott stated that there are expired City of Cheboygan parking permits on the windshield. Mr. Muscott stated there is prior action by the ACLU (American Civil Liberties Union) and they will be glad to take Cheboygan County to court on restricting campaign signs.

Ms. Rocheleau stated that she agrees with Mr. Muscott but she is curious regarding the total surface area of all signs to be not more than 32sf. Ms. Rocheleau asked what is this number based on. Ms. Rocheleau asked what if a property owner has an 80 acre parcel with one side of the parcel having road frontage. Ms. Rocheleau noted that a property owner with a 50ft. wide lot and a property owner with 80 acres are both allowed 32sf. Mr. McNeil stated that this amendment is proposing temporary signs. Ms. Rocheleau stated that this does not seem right. Ms. Rocheleau referred to section 17.19.3B and asked if this is governmental utility structure or governmental structure. Ms. Rocheleau asked if she could put a sign on the township hall. Discussion was held. Mr. McNeil stated that it would be a governmental utility structure, meaning governmental units that have electricity utilities or any other utility. Mr. McNeil stated this language has been in the ordinance for a long time. Mr. McNeil stated that working on signage language is always difficult. Mr. McNeil stated that trying to provide an exception for real estate signs cannot be done anymore. Mr. McNeil stated that this proposed amendment is the result of a Supreme Court case and the election law may override this amendment. Mr. McNeil stated that there is language included that other laws are applicable. Mr. McNeil stated that we have to do something as a result of the Supreme Court case. Mr. McNeil stated that this is the best option for this amendment and he believes legal counsel would agree. Mr. Borowicz stated that the Planning Commission is not saying that an election sign cannot be put up 6 months before the election as long as you take it down within 60 days of the date it was put up. Mr. Borowicz stated it is content neutral and it can be put back up. Ms. Lyon stated that you would need proof that you took it down for a day and then put it back up. Mr. Freese suggested including language that would exempt anything covered by the election statute. Mr. McNeil stated that legal counsel suggested including "unless otherwise covered by law." Mr. Freese stated that he can see Ms. Rocheleau's concerns regarding a sign on the township hall. Mr. Freese suggested including language, "unless such material is posted by the governmental unit in question." Mr. McNeil stated that it could be clarified. Mr. Freese stated that he can also see Ms. Rocheleau's concerns regarding large tracts of property being limited to 32sf. Mr. McNeil stated that this is more temporary signage than we currently allow. Discussion was held. Mr. Freese suggested allowing a specific amount of signage for a specific amount of road frontage.

Ms. Rocheleau stated that people who put their house up for sale can get an additional PRE for 3 years, but the property has to be up for sale and posted. Ms. Rocheleau stated that they have to actively try to sell their property. Ms. Rocheleau stated her concerns regarding the limit of 60 days. Mr. McNeil stated he does not know how this can be addressed in a content neutral manner. Ms. Rocheleau explained that a property owner can try to sell their property for years. Discussion was held.

Public comment closed.

Mr. Kavanaugh stated that the Planning Commission should look at time and content neutral. Mr. Kavanaugh stated that we should ask legal counsel if real estate signs are exempt.

Mr. Churchill stated that the Planning Commission should revisit the objective and look at the goals of this amendment. Mr. McNeil stated that this is a good idea. Ms. Lyon stated that she agrees with Mr. Churchill. Ms. Lyon stated that the Planning Commission should look at what is it about the signs that is objectionable and if we can't come up with good reasons we should leave the amendment alone. Mr. McNeil stated that this is a good idea and it is a big project. Mr. McNeil stated that it is worthwhile. Mr. McNeil suggested requesting a legal opinion regarding any exposure without amending the ordinance. Mr. McNeil stated that we need to address the Supreme Court's ruling. Mr. McNeil stated that an amendment could be adopted in the short term to address the Supreme Court's ruling and then look at the goals and objectives as they relate to signs. Discussion was held.

David Bona, Architect - Ann Arbor YMCA - Requests a Special Use Permit for replacement of eleven (11) sleeping cabins at an existing Camp (Sections 9.3.4. and 10.3.2.) The property is located at 9728 West M-68 Highway, Tuscarora Township, parcel #161-016-300-001-00 and is zoned Agriculture and Forestry Management (M-AF) and Lake and Stream Protection (P-LS).

Mr. McNeil referred to the site plan and noted that the parcel is a 100 acre site with approximately 1,000ft. of lake frontage. Mr. McNeil noted the location of the girls cabins that are proposed to be replaced. Mr. McNeil stated that this parcel is located in a Lake

and Stream Protection Zoning District and camps require special use permit. Mr. McNeil stated that this request is an amendment to the existing special use permit.

Mr. Kavanaugh stated that the on site sewage system, water systems and bath houses have been upgraded. Mr. Kavanaugh stated that they have done a great job on these upgrades.

Ms. Croft asked for public comments. Mr. Muscott questioned why replacing cabins within the same footprint would require an amendment to the site plan. Mr. Muscott commended Camp Algonquin on a providing a very professional application.

Mr. Fahlsing stated he is the Camp Director stated that he would like to show his gratitude and appreciation for the support over the years.

Public comment closed.

The Planning Commission reviewed and approved the General Findings, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Freese, seconded by Mr. Churchill, 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 Department of Building Safety approval and Health Department approval. Motion carried unanimously.

Scott Hassler - Chuck Robiadek (Robiadek & Sons Excavating) - Requests a Special Use Permit for Indoor storage facilities (Sections 6.3.16. and 9.3.24.) The property is located at 750 Indian Trail Road, Inverness Township, parcel #091-024-100-012-00 and is zoned Agriculture and Forestry Management (M-AF) and Commercial Development (D-CM).

Mr. Kavanaugh stated that he has a conflict of interest because he owns property within 300ft. of this parcel and stated that he was therefore recusing himself from this matter.

Mr. McNeil stated that this parcel contains approximately 27 acres and is located on North Straits Highway. Mr. McNeil stated that this parcel is zoned Agriculture and Forestry Management and Commercial Development. Mr. McNeil stated that the application is for the construction of buildings with a private storage use and indoor storage facility use. Mr. McNeil stated that both of these uses are allowed in each of the zoning districts. Mr. McNeil stated that in the Agriculture and Forestry Management zoning district there are additional requirements for review under section 17.27. Mr. McNeil stated that a solid evergreen hedge, wall or fence a minimum of 6 feet in height shall be placed a minimum of 3 feet from a rear or side lot line which screens all Indoor Storage Facilities from adjoining lots which are under different ownership. Mr. McNeil stated that there must be a minimum of 30 feet between the structures and the facility must be located on a county primary road. Mr. McNeil stated that the last two requirements are satisfied. Mr. McNeil stated that the site plan is not clear with regards to the screening along the rear of the area that is within the Agriculture and Forestry Management zoning district. Mr. McNeil stated that if this request is approved, he recommends the applicant meet the requirements of section 17.27.1. Mr. McNeil suggested that the condominium documents be reviewed by legal counsel.

Mr. Hassler stated that they have a purchase offer on this property with a contingency that they can get approval for the site condominium. Mr. Hassler stated that the units would be built in phases. Mr. Hassler stated that they have built a couple of these developments. Mr. Hassler stated that this type of development is helpful to the community.

Mr. Freese asked if Mr. Hassler is aware of the screening requirement for the northwest portion of the property that is zoned Agriculture and Forestry Management. Mr. Hassler stated that there is a natural tree line around the majority of the property. Mr. Freese asked if Mr. Hassler is willing to meet the screening requirement in the Zoning Ordinance. Mr. Hassler stated yes. Ms. Lyon stated that this is one of the most important requirements. Ms. Lyon stated that it should fit the environment and look appropriate. Ms. Lyon stated it should screen well enough that neighbors feel comfortable.

Ms. Croft asked for public comments. Mr. Muscott stated that he is an advocate for any kind of growth in Cheboygan County. Mr. Muscott stated that this introduces the issue of having two zoning districts on one parcel. Mr. Muscott stated this would be an ideal planned unit development with stages. Mr. Muscott questioned if there is sufficient drainage for the amount of hard surface that is being introduced to the 27 acres.

Mr. Scheele stated that he submitted a letter for the Planning Commission to review. Mr. Scheele stated that he owns property to the north of the subject parcel. Mr. Scheele stated that he purchased this parcel 10 years ago and built a residence. Mr. Scheele stated that at the time he knew that one portion of the property was zoned Agriculture and Forestry Management and the other portion was zoned Commercial. Mr. Scheele stated that if this application is approved he would be looking at this facility from his back yard. Mr. Scheele stated that he is opposed to rezoning the property to Commercial. Mr. Freese

explained that the request is for an indoor storage facility which is an authorized use in the Agriculture and Forestry Management zoning district with a special use permit. Mr. Freese explained that the applicant is not requesting a rezoning to Commercial. Mr. Scheele stated that there are no existing trees on the northern portion of the parcel. Mr. Scheele stated that he expects that a high quality greenbelt would be put in place before construction begins. Mr. Scheele stated that he talked with Pat Badgely and Mr. Badgely would like to know if this property can be sold and if a factory could be put in. Ms. Croft stated that this property is not being rezoned. Mr. Scheele stated that Mr. Badgely would like to know if construction of the buildings could start along Straits Highway and then continue to be built further back. Mr. Scheele stated that Mr. Badgely would also like to know how tall the buildings will be. Mr. Hassler stated that he understands that if he builds a storage building on property that is zoned Agriculture and Forestry Management, he could not rent it out. Mr. Hassler stated that if a storage building is built in the Commercial District (600ft.) it could be rented if it does not sell. Mr. Hassler explained that he will only build a storage building at the back of the parcel when there is a commitment to purchase the building. Ms. Lyon asked Mr. Hassler if he plans to build in the Commercial area first. Mr. Hassler stated yes.

Mr. Freese stated that if the request is approved, there will be a condition that the greenbelt/screening will be required the first time Mr. Hassler builds in the portion of the parcel that is zoned Agriculture and Forestry Management. Mr. Freese stated that there is no requirement in the Zoning Ordinance for screening in the Commercial zoning district along Straits Highway. Mr. Freese explained that screening will be required on all sides in the Agriculture and Forestry Management Zoning District except the side that is adjacent to the Commercial Zoning District. Mr. Freese stated that the Zoning Ordinance requires a fence or trees for screening. Mr. Scheele stated that he would prefer trees. Discussion was held. Mr. Kavanaugh stated that he is an adjacent property owner and he would like to see the greenbelt put in first as suggested by Mr. Freese. Mr. Kavanaugh stated he would like to make sure that this is for indoor storage only and that cars and boats will not be stored outside. Mr. Kavanaugh stated that the trees should be replaced when they die. Discussion was held.

Public comment closed.

Motion by Mr. Freese, seconded by Mr. Churchill, to grant the topography waiver request. Motion carried unanimously.

The Planning Commission added "The applicant agrees to screening according to section 17.27 when construction starts in the portion of the parcel zoned Agriculture and Forestry Management." to the General Findings. The Planning Commission reviewed and approved the Finding of Fact Under Section 17.27, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Freese, seconded by Mr. Bartlett, to approve the special use permit based on the General Findings, Finding of Fact Under Section 17.27, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 subject to the following conditions:

1. Any lighting proposed on the site be added to the site plan
2. Department of Building Safety requirements be met
3. Soil and Sedimentation requirements be met
4. Driveway approval by Cheboygan County Road Commission and Michigan Department of Transportation
5. Any construction in the Agriculture and Forestry portion of the parcel must meet the screening requirements under section 17.27.1
6. Condominium documents are to be reviewed and approved by legal counsel

Motion carried unanimously.

UNFINISHED BUSINESS

Boat Shelter Discussion

Mr. McNeil stated that the results of the survey were presented at the last meeting. Mr. McNeil stated that approximately 75% of the respondents were in favor of the idea that boat shelters could be placed on a lot. Mr. McNeil asked what steps the Planning Commission wants to take next.

Mr. Freese stated that in reviewing all of the information provided to the Planning Commission, he is not sure that we are talking about the same thing as when we first started talking about this issue. Mr. Freese stated that it expanded from an open sided boat shelter over an existing boat well to possibly something bigger. Mr. Freese stated that this is not what he was originally proposing. Mr. Freese stated that he was only looking at it in the areas where there are already boat houses or boat shelters. Mr. Freese stated that the areas included in the survey are the best locations for the boat shelters. Mr. Freese stated that if they are put on the open lakes there will be ice problems. Mr. Freese stated that the open sided shelters give some protection in the area as far as view of the water. Mr. Freese stated that the DEQ letter is missing the issue. Mr. Freese stated that the DEQ believes that the Planning Commission is proposing something that is not already there. Mr. Freese stated that

the boat wells are generally covered by temporary covers such as tarps over lifts that are in the boat wells already. Mr. Freese stated that we are not proposing opening up any new boat wells by this regulation change. Mr. Freese stated that any new boat wells have to go through an approval process with the DEQ and the Army Corps of Engineers, regardless of what the Planning Commission allows with this amendment. Mr. Freese stated that these covers would not be more obtrusive than the temporary canvas covers already in use. Mr. Freese proposed that this be an overlay district on the rivers and canals that already have many of these structures. Mr. Freese stated that the survey supports this idea. Mr. Freese stated that Mr. McNeil should draft an amendment with some diagrams of what is proposed. Discussion was held. Mr. McNeil stated that he will have proposed language ready for the next meeting.

Mr. Kavanaugh asked for an update on Triple D Disposal. Mr. McNeil stated that he met with Triple D Disposal to review the conditions of the approval. Mr. McNeil stated that he submitted the estimate with regards to the bond requirements to Triple D Disposal and they have not responded. Mr. Kavanaugh stated that nothing has been done to meet the minimum standards such as water sampling, well construction, clean up of the site and Department of Building Safety. Mr. McNeil stated that Triple D Disposal has agreed to meet each week, but he has not heard from them. Discussion was held.

Mr. Kavanaugh noted that the Planning Commission should require maintenance of a greenbelt on an annual basis. Mr. Kavanaugh stated that greenbelts have gone in and within a year, 50% of it has died. Mr. Kavanaugh stated that maintaining the greenbelt could be included in the master deed. Mr. Freese stated that it is already enforceable when it is required in the conditions of the special use permit. Discussion was held.

NEW BUSINESS

No comments.

STAFF REPORT

Mr. McNeil provided an update to the Planning Commission on his plan to retire. Mr. McNeil stated that his last day will be the last day of February 2018. Discussion was held.

PLANNING COMMISSION COMMENTS

No comments.

PUBLIC COMMENTS

Mr. Muscott thanked the Planning Commission for moving ahead with the boat shelter issue. Mr. Muscott stated that there was a tremendous amount of support from the people that will be directly affected.

An audience member asked who received the surveys. Mr. McNeil stated that the survey was sent to property owners along the Indian River and Cheboygan River.

Mr. Gemignani stated that people should be able to do what they want with their property, but within reason of neighborly type things. Mr. Gemignani stated that you should not upset the view or the landscape of your neighbors. Mr. Gemignani stated that some of the boat houses on the Black River would not have an effect on a view due to the topography. Mr. Gemignani stated that it is flat on the Cheboygan River and boat houses will have a bigger percentage of the view of the people that are next to them. Mr. Gemignani explained that there should be a different regulation for flat areas than for hilly areas. Mr. Gemignani stated that a lift next to a dock or boat well does not require approval from the Army Corps of Engineers. Mr. Gemagnani stated his concerns regarding pylons being allowed in the water. Mr. Freese stated that the supports for the structure would not be put into the water and rather would be put into the land. Discussion was held.

ADJOURN

Motion by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:25pm.

Charles Freese
Planning Commission Secretary

CHEBOYGAN COUNTY PLANNING COMMISSION

Indian River Golf Club – *Revised 07/31/17*

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Notice of Planning Commission Meeting (1 Page)
4. Special Use Permit Application (6 Pages)
5. Parcel Drawing (1 Page)
6. Mailing List (4 Pages)
7. Indian River Golf Club Cart Barn (1 Page)
8. Site /Grading Plan (1 Page)
9. Property Boundary (1 Page)

The following items were added to the exhibit list on 07/31/17:

10. E-mail dated 07/31/17 from Carl Muscott to Scott McNeil (2 Pages)
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.

Note: Planning Commission members have exhibits 1 and 2.

**CHEBOYGAN COUNTY PLANNING COMMISSION MEETING and PUBLIC HEARING
WEDNESDAY, AUGUST 2, 2017 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

A Public Hearing will be held to receive public input on the following matters:

- 1. Indian River Golf Club** - Requests an amendment to a Special Use Permit for construction of a golf cart barn (44 ft. x 112 ft.) at an existing golf course and restaurant (Sections 6.3.7., 9.3.5. and 9.3.7.) The property is located at 3301 Chippewa Beach Road, Tuscarora Township, parcel #161-024-200-001-00. The proposed building is located in the Agriculture and Forestry Management (M-AF) zoning district. Other parts of the property are zoned Commercial Development (D-CM), Residential Development (D-RS) and Lake & Stream Protection (P-LS).

- 2. Public Hearing on 2018 Capital Improvement Plan.**

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

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



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SPECIAL LAND USE PERMIT APPLICATION

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

EXISTING USE IS GOLF COURSE WITH RESTAURANT AND DRIVING RANGE.
PROPOSED BUILDING WILL REPLACE THE EXISTING CART BARN AND
WILL BE USED BY GOLF COURSE STAFF FOR THE STORAGE AND
MAINTENANCE OF GOLF CARTS. PRIMARY BUSINESS HOURS ARE
Site Plan Standards. FROM DAWN UNTIL 9:00 PM MAY THROUGH OCTOBER
WITH SPECIAL EVENTS POSSIBLE

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.

NEW BARN WILL REPLACE THE EXISTING BARN, IS WITHIN THE SETBACKS
AND WILL BE LOCATED TO MINIMIZE EARTHWORK AND TREE REMOVAL.
PUTTING GREEN IS AN EXPANSION OF AN EXISTING FEATURE.

- 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.

TREE AND SOIL REMOVAL HAS BEEN MINIMIZED AND SETBACKS OBSERVED.

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

SITE DRAINAGE HAS BEEN ENGINEERED TO IMPROVE ON EXISTING CONDITIONS
AND MINIMIZE IMPACT ON ADJACENT 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.

THE LOCATION OF THE NEW CONSTRUCTION IS
WITHIN EXISTING WOODED AREA AND LIMITED RESIDENCES SURROUND PROJECT
AREA. EXISTING TREES WILL BE PRESERVED TO EXTENT POSSIBLE.

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

CART BARN WILL HAVE 15' GRAVEL ACCESS DRIVE AT REAR AND PAVED
CART PATHS AT FRONT.

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

CART BARN WILL HAVE 15' GRAVEL ACCESS DRIVE CONNECTING TO OAK
RIDGE ROAD

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

NA

- 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. DOES NOT
- iii. It does not unnecessarily illuminate night skies. DARK SKY TYPE



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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.

NEW BARN IS A REPLACEMENT OF THE EXISTING BARN AND DOES NOT MODIFY TRAFFIC VOLUME. NEW ACCESS DRIVE IS SEPARATE FROM THE EXISTING ENTRYWAYS AND WILL HAVE LIMITED USE BY FUEL AND WASTE VEHICLES

- 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.

NO STATE OR FEDERAL PERMITS REQUIRED

3. Size of property in sq. ft. or acres: 3.4 ACRES (PART OF A LARGER PROPERTY)

4. Present use of property: GOLF COURSE, RESTAURANT AND DRIVING RANGE

5. SUP Standards:

a. Is the property located in a zoning district in which the proposed special land use is allowed? YES, THIS PROJECT IS AN AMMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PROPERTY

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, THE USE WILL NOT CHANGE

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, THE NEW CART BARN REPLACES THE EXISTING BARN SO THE USE WILL NOT CHANGE.

d. Will the proposed special land use be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned? **Explain.** NO, THE PROPERTY USE DOES NOT CHANGE AND THE EXISTING SURROUNDING PROPERTIES WILL NOT BE IMPACTED BY ADDITIONAL TRAFFIC OR BUSINESS.

e. Will the proposed special land use place demands on fire, police, or other public resources in excess of current capacity? **Explain.** NO, THE NEW BARN REPLACES THE EXISTING BARN

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.** EXISTING SERVICES WILL CONTINUE AS THEY ARE INCLUDING STREET ACCESS, WATER, SEWER AND REFUSE. PROPERTY HAS PRIVATE ON-SITE WATER & SEWER



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

SPECIAL LAND USE PERMIT APPLICATION

- g. Will the proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services? **YES, ON-SITE WATER AND SEWER WILL REMAIN AS THEY ARE AND ARE ADEQUATE. REFUSE COLLECTION WILL BE RELOCATED TO THE ACCESS DRIVE**
- h. Will the proposed special land use comply with all specific standards required under this Ordinance applicable to it (i.e. parking, setbacks, etc)? **YES, SETBACKS ARE MET AND PARKING IS BEING ADDED TO COMPLY WITH ADA AND ZONING REQUIREMENTS**
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 _____

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 6/29/17

FOR PLANNING /ZONING DEPT. USE ONLY

Date Received:	<u>6/29/17</u>	Notes:
Fee Amount Received:	<u>\$110.-</u>	
Receipt Number:	<u>5713</u>	
Public Hearing Date:	<u>8/2/17</u>	
Planning/Zoning Administrator Approval:		
 _____ Signature		<u>6/30/17</u> _____ Date

SPECIAL LAND USE PERMIT APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

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

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

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
✓		a. North arrow, scale and date of original submittal and last revision. Site plan is to be drawn at a scale of 1 inch = 100ft. or less.
✓		b. Seal of the registered engineer, architect, landscape architect, surveyor, planner, or other site plan preparer. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations.
✓		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
✓		d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
✓		e. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, stormwater controls, flood plains, and wetlands.
✓		f. Location of existing and proposed buildings and intended uses thereof.
N.A.		g. Details of entryway and sign locations should be separately depicted with an elevation view.
✓		h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
✓		i. Location, size, and characteristics of all loading and unloading areas.
✓		j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
✓		k. Location of all other utilities on the site including but not limited to wells, septic systems, stormwater controls, natural gas, electric, cable TV, telephone and steam and proposed utility easements.
N.A.		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
✓		m. Location and specifications for all fences, walls, and other screening features.
✓		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
✓		o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
✓		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
✓		q. Elevation drawing(s) for proposed commercial and industrial structures.
✓		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
N.A.		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.

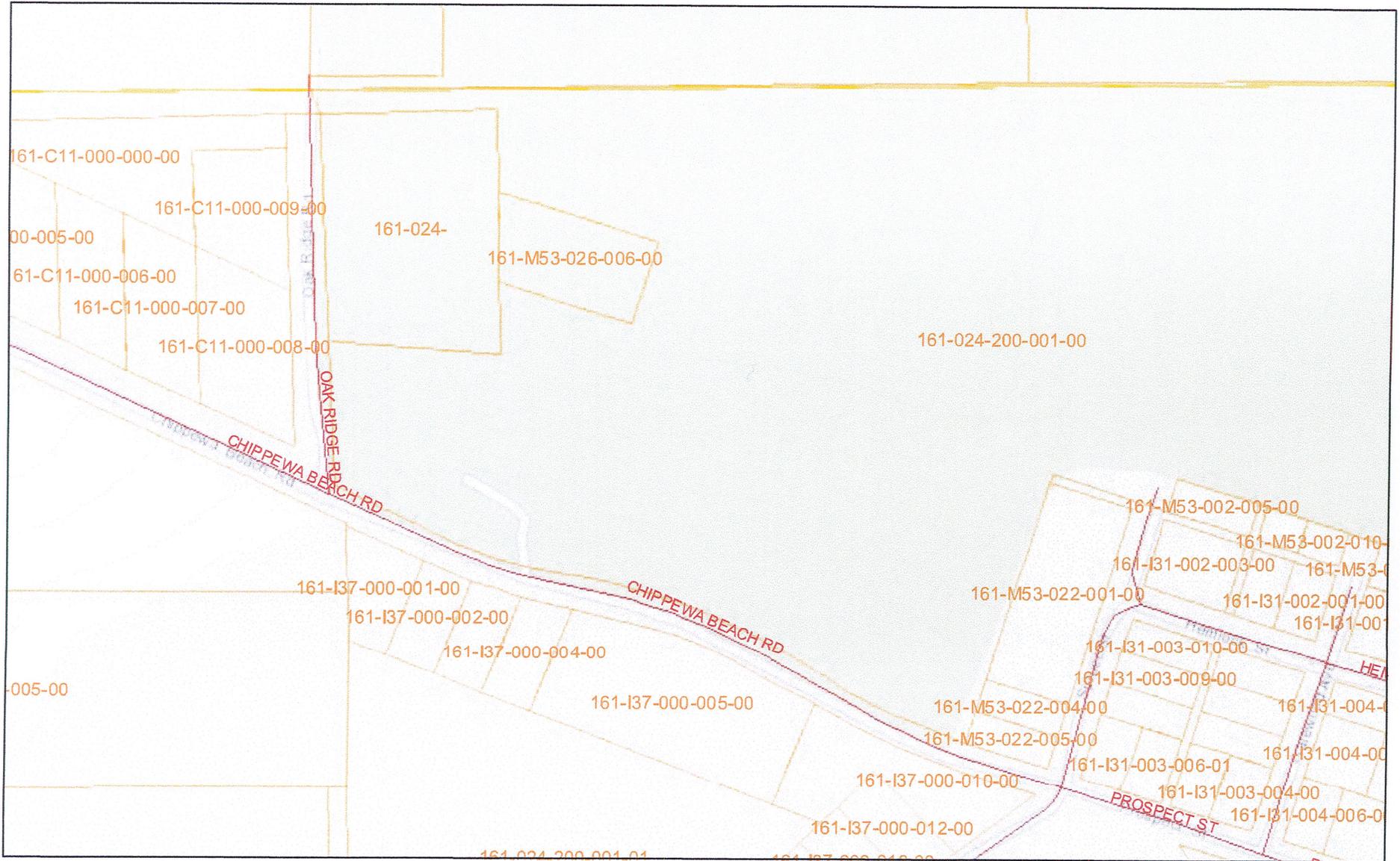
Caro May

 SIGNATURE

6/28/17

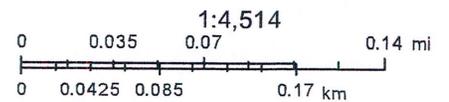
 DATE

Cheboygan County



June 16, 2017

 Parcel Data



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,

161-013-300-006-00
INDIAN RIVER GOLF CLUB
6460 CHIPPEWA BEACH RD
INDIAN RIVER, MI 49749

161-013-400-001-00
MICHIGAN DEPT OF NATURAL RESOURCES
PO BOX 30722
LANSING, MI 48909

161-013-400-005-00
INDIAN RIVER GOLF CLUB
6460 CHIPPEWA BEACH RD
INDIAN RIVER, MI 49749

161-013-400-007-00
CLEMENTSON, WALTER; THOMAS
2972 GRATIOT ST
INDIAN RIVER, MI 49749

161-013-400-008-00
INDIAN RIVER GOLF CLUB
6460 CHIPPEWA BEACH RD
INDIAN RIVER, MI 49749

161-013-400-009-00
TUSCARORA, TOWNSHIP OF
INDIAN RIVER, MI 49749

161-024-100-003-00
COLUMBUS BEACH CLUB
PO BOX 143
INDIAN RIVER, MI 49749

161-024-100-005-00
COLUMBUS BEACH CLUB
PO BOX 130
INDIAN RIVER, MI 49749

161-024-200-001-00
INDIAN RIVER GOLF CLUB
3301 CHIPPEWA BEACH DR
INDIAN RIVER, MI 49749

161-024-200-001-01
COLUMBUS BEACH CLUB
PO BOX 130
INDIAN RIVER, MI 49749

161-024-200-001-02
MICHIGAN DEPT OF NATURAL RESOURCES
PO BOX 30722
LANSING, MI 48909

161-C11-000-007-00
PERTLER, BETH ANN
3261 CHIPPEWA BEACH RD
INDIAN RIVER, MI 49749

161-C11-000-008-00
CAMPBELL, SCOTT L
1979 W BLUFF CT
ROUND LAKE, IL 60073

161-C11-000-009-00
MASON, SANDRA L/EWPTS, THEN TO:
PO BOX 1062
INDIAN RIVER, MI 49749

161-I31-001-001-00
ORDWAY, HAROLD & PHOEBE L/EWPTS
6116 HEMLOCK ST
INDIAN RIVER, MI 49749

161-I31-001-004-00
WOLFE, ROBERT E, TRUSTEE
1375 DAGGETT RD
SAND LAKE, MI 49343

161-I31-002-001-00
BECKWITH, PHILLIP & MARY H/W
7375 TAMMY DRIVE
INDIAN RIVER, MI 49749

161-I31-002-002-00
INDIAN RIVER BAPTIST CHURCH
PO BOX 217
INDIAN RIVER, MI 49749

161-I31-002-003-00
INDIAN RIVER BAPTIST CHURCH
PO BOX 217
INDIAN RIVER, MI 49749

161-I31-002-003-00
INDIAN RIVER BAPTIST CHURCH
PO BOX 217
INDIAN RIVER, MI 49749

161-I31-003-001-00
STRAIT GATE HOUSE OF PRAYER
P.O. BOX 1144
INDIAN RIVER, MI 49749

161-I31-003-007-01
KOVIK, CAROL
6232 PROSPECT ST
INDIAN RIVER, MI 49749

161-I31-003-008-01
KOVIK, CAROL & CHARLES AMYOTTE,
6232 PROSPECT ST
INDIAN RIVER, MI 49749

161-I31-003-009-00
BATCHELOR, ROBIN & CYNTHIA, TTEES
8334 CRESTVIEW DR
GREENVILLE, MI 48838

161-I31-003-010-00
NIXON, JAMES & KIMBERLY H/W AND
6760 E PARKS RD
SAINT JOHNS, MI 48879

161-I31-004-001-00
VIZINA, JORDAN
6117 HEMLOCK ST
INDIAN RIVER, MI 49749

161-I31-004-009-00
STRAIT GATE HOUSE OF PRAYER
PO BOX 1144
INDIAN RIVER, MI 49749

161-I37-000-001-00
SNYDER, R THOMAS & SALLIE H/W
3226 SPRUCE ST, PO BOX 847
INDIAN RIVER, MI 49749

161-I37-000-002-00
WINVESCO
P.O. BOX 14270
JACKSON, WY 83002

161-I37-000-003-00
PATTERSON, MARGRETTA
BOX 130
INDIAN RIVER, MI 49749

161-137-000-004-00
HOWE, JASON A
3879 NORBROOK DR
COLUMBUS, OH 43220

161-137-000-005-00
INDIAN RIVER GOLF CLUB
PO BOX 428
INDIAN RIVER, MI 49749

161-137-000-010-00
INDIAN RIVER GOLF CLUB
PO BOX 428
INDIAN RIVER, MI 49749

161-137-000-012-00
TUSCARORA, TOWNSHIP OF
3546 S. STRAITS HWY
INDIAN RIVER, MI 49749

161-137-000-013-00
DEITERING, RICHARD & PATRICIA H/W
3431 S PROSPECT ST
INDIAN RIVER, MI 49749

161-M53-001-005-00
ORDWAY, HAROLD & PHOEBE L/EWPTS
6116 HEMLOCK ST
INDIAN RIVER, MI 49749

161-M53-001-005-01
WOLFE, ROBERT E, TRUSTEE
1375 DAGGETT RD
SAND LAKE, MI 49343

161-M53-002-005-00
INDIAN RIVER BAPTIST CHURCH
PO BOX 217
INDIAN RIVER, MI 49749

161-M53-002-010-00
NORTHERN MICHIGAN RESIDENTIAL DEVEL
18656 COMSTOCK
LIVONIA, MI 48152

161-M53-002-010-01
INDIAN RIVER BAPTIST CHURCH
PO BOX 217
INDIAN RIVER, MI 49749

161-M53-022-001-00
SNYDER, R THOMAS, TRUSTEE
PO BOX 847
INDIAN RIVER, MI 49749

161-M53-022-004-00
SNYDER, R THOMAS, TRUSTEE
PO BOX 847
INDIAN RIVER, MI 49749

161-M53-022-005-00
PARDEE-WHINNIE, ROSEMARY
PO BOX 1015
INDIAN RIVER, MI 49749

161-M53-026-006-00
TUSCARORA TWP CEMETERY
INDIAN RIVER, MI 49749

161-M59-000-001-00
CLEMENTSON, WALTER; THOMAS
2972 GRATIOT ST
INDIAN RIVER, MI 49749

161-M59-000-002-00
GOERKE, HILDA REVOC LIVING TRUST
3060 GRATIOT ST
INDIAN RIVER, MI 49749

161-M59-000-003-00
GOERKE, HILDA REVOC LIVING TRUST
3060 GRATIOT ST
INDIAN RIVER, MI 49749

161-M59-000-004-00
BRAZIER, ROBERT & MELISSA H/W
3080 GRATIOT ST
INDIAN RIVER, MI 49749

161-M59-000-005-00
3104 GRATIOT, LLC
PO BOX 759
INDIAN RIVER, MI 49749

161-M59-000-006-00
SCHUMAN, JANICE L/EWPTS &
3160 GRATIOT ST
INDIAN RIVER, MI 49749

161-M59-000-006-01
LATTER, MARGARET & MARY HAWKINS,
3140 GRATIOT
INDIAN RIVER, MI 49749

161-M59-000-008-00
SORENSEN, BRAD & CINDY H/W
1990 CEDAREEDGE
ROCHESTER HILLS, MI 48306

161-M59-000-008-01
KAUFFMAN, SALLY REVOC TRUST
13216 WEST SHORE DR
HOUGHTON LAKE, MI 48629

161-M59-000-011-00
BOWEN, DONALD A
6046 HEMLOCK ST
INDIAN RIVER, MI 49749

161-M59-000-012-00
SILVER, BONNIE A & INGA GIRARD,
6066 HEMLOCK ST
INDIAN RIVER, MI 49749

161-013-400-007-00
OCCUPANT
2972 GRATIOT ST
INDIAN RIVER, MI 49749

161-024-200-001-00
OCCUPANT
3301 CHIPPEWA BEACH RD
INDIAN RIVER, MI 49749

161-024-200-001-02
OCCUPANT
6045 RIVER ST
INDIAN RIVER, MI 49749

161-C11-000-007-00
OCCUPANT
3261 CHIPPEWA BEACH RD
INDIAN RIVER, MI 49749

161-C11-000-008-00
OCCUPANT
3050 OAK RIDGE AVE
INDIAN RIVER, MI 49749

161-C11-000-009-00
OCCUPANT
3038 OAK RIDGE AVE
INDIAN RIVER, MI 49749

161-I31-001-001-00
OCCUPANT
6116 HEMLOCK ST
INDIAN RIVER, MI 49749

161-I31-001-004-00
OCCUPANT
6150 HEMLOCK ST
INDIAN RIVER, MI 49749

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6170 HEMLOCK ST
INDIAN RIVER, MI 49749

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OCCUPANT
6180 HEMLOCK ST
INDIAN RIVER, MI 49749

161-I31-002-003-00
OCCUPANT
6194 HEMLOCK ST
INDIAN RIVER, MI 49749

161-I31-002-003-00
OCCUPANT
6194 HEMLOCK ST
INDIAN RIVER, MI 49749

161-I31-003-001-00
OCCUPANT
3228 GATEWOOD AVE
INDIAN RIVER, MI 49749

161-I31-003-007-01
OCCUPANT
6232 PROSPECT ST
INDIAN RIVER, MI 49749

161-I31-003-008-01
OCCUPANT
3269 SPRUCE ST
INDIAN RIVER, MI 49749

161-I31-003-009-00
OCCUPANT
6197 HEMLOCK ST
INDIAN RIVER, MI 49749

161-I31-003-010-00
OCCUPANT
6217 HEMLOCK ST
INDIAN RIVER, MI 49749

161-I31-004-001-00
OCCUPANT
6117 HEMLOCK ST
INDIAN RIVER, MI 49749

161-I31-004-009-00
OCCUPANT
3229 GATEWOOD AVE
INDIAN RIVER, MI 49749

161-I37-000-001-00
OCCUPANT
CHIPPEWA BEACH RD
INDIAN RIVER, MI 49749

161-I37-000-002-00
OCCUPANT
CHIPPEWA BEACH RD
INDIAN RIVER, MI 49749

161-I37-000-003-00
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CHIPPEWA BEACH RD
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161-I37-000-012-00
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INDIAN RIVER, MI 49749

161-M53-002-005-00
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6194 HEMLOCK ST
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INDIAN RIVER, MI 49749

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INDIAN RIVER, MI 49749

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3226 SPRUCE ST
INDIAN RIVER, MI 49749

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3272 SPRUCE ST
INDIAN RIVER, MI 49749

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3383 CHIPPEWA BEACH RD
INDIAN RIVER, MI 49749

161-M53-026-006-00
OCCUPANT
3271 OAK RIDGE AVE
INDIAN RIVER, MI 49749

161-M59-000-001-00
OCCUPANT
3012 GRATIOT ST
INDIAN RIVER, MI 49749

161-M59-000-002-00
OCCUPANT
3036 GRATIOT ST
INDIAN RIVER, MI 49749

161-M59-000-003-00
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INDIAN RIVER, MI 49749

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3080 GRATIOT ST
INDIAN RIVER, MI 49749

161-M59-000-005-00
OCCUPANT
3104 GRATIOT ST
INDIAN RIVER, MI 49749

161-M59-000-006-00
OCCUPANT
3160 GRATIOT ST
INDIAN RIVER, MI 49749

161-M59-000-006-01
OCCUPANT
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INDIAN RIVER, MI 49749

161-M59-000-008-00
OCCUPANT
3170 GRATIOT ST
INDIAN RIVER, MI 49749

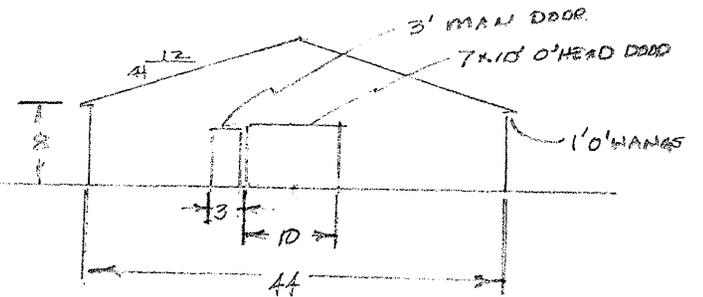
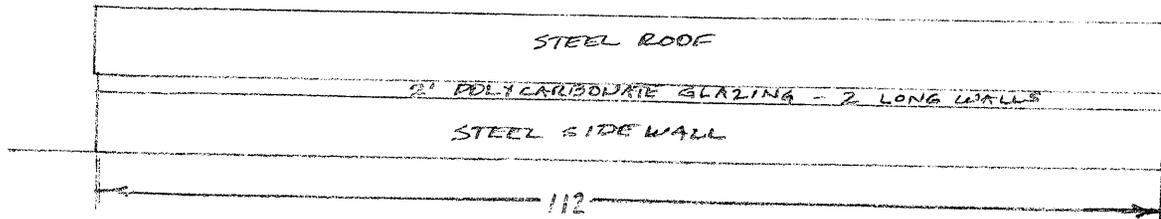
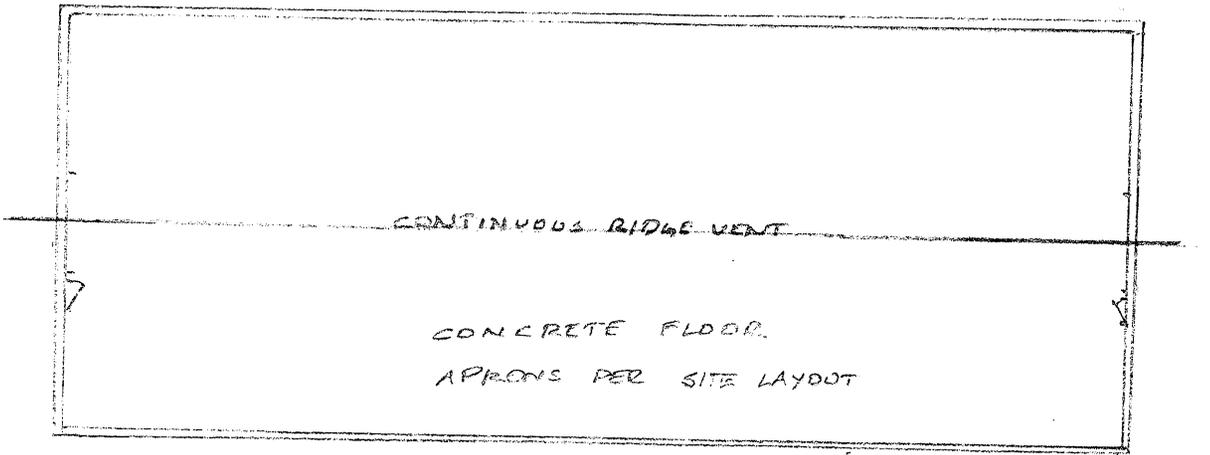
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OCCUPANT
3212 GRATIOT ST
INDIAN RIVER, MI 49749

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6046 HEMLOCK ST
INDIAN RIVER, MI 49749

161-M59-000-012-00
OCCUPANT
6066 HEMLOCK ST
INDIAN RIVER, MI 49749

161-024-200-001-02
OCCUPANT
6090 PROSPECT ST
INDIAN RIVER, MI 49749

INDIAN RIVER GOLF CLUB CART BARN



SCALE 1" = 20'-0"



GENERAL NOTES:

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAGES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON, OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULT FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
3. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE, CALL 1-800-482-7171 FOR UNDERGROUND UTILITY LOCATIONS.
4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
5. ALL STAMPS, LARGE ROCKS, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
6. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE ENGINEER.
7. EROSION SHALL BE CONTROLLED BY PLACEMENT OF STAKED STRAW BALES AND/OR SILT FENCE. ALL AREAS OF EXPOSED SOIL SHALL DRAIN TO SUCH BARRIERS AND ADDITIONAL BALES AND/OR DIFFERENT LOCATIONS SHALL BE EMPLOYED AS NECESSARY TO INTERCEPT RUNOFF FROM ALL EXPOSED SOIL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.
8. CONTRACTOR SHALL STABILIZE DISTURBED EARTH IMMEDIATELY UPON COMPLETION OF EARTHWORK AND SHALL BE SOLELY RESPONSIBLE FOR THE ESTABLISHMENT OF A HEALTHY STAND OF GRASS PRIOR TO THE ONSET OF COLD WEATHER.
9. ACCESS DRIVEWAY FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 6" LIFTS AND COMPACTED AT 98% STD. PROCTOR.
10. ALL DRAINAGE PIPE BELOW DRIVEWAYS/ROADWAYS TO BE TYPE I CMP WITH CLASS II BEDDING (GRANULAR MATERIAL TAMPED TO SPRINGLINE). TRENCH FILL TO BE CLASS D CRUSHER RUN FULL HEIGHT. ALL DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE TYPE I CPE WITH CLASS II BEDDING (COMPACTED SOIL TO SPRINGLINE OR ALTERNATIVELY UNCOMPACTED GRADE D CRUSHER RUN TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL.
11. THE DRIVEWAY TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT; FIELD ADJUST AS NECESSARY.
12. PROJECT BENCH MARK: AS SHOWN ON PLANS.

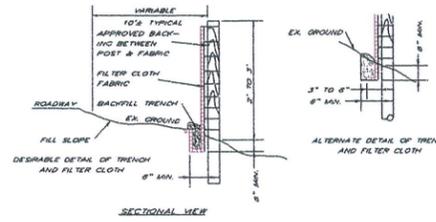
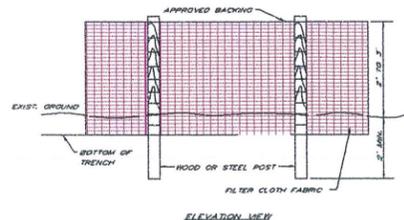
EARTH STABILIZATION

SEED AND STRAW REQUIRED AS FOLLOWS:

STRAW: 75 LBS PER 1,000 SQ. FT.
 10-10-10 FERTILIZER: 200 LBS PER ACRE
 SEED MIX: 100 LBS PER ACRE

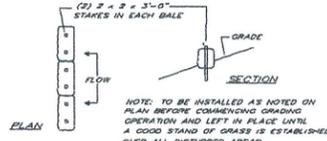
SEED MIX BY % (100 LB. PER ACRE)

CREEPING RED FESCUE	40%
FESTA PERENNIAL RYE	30%
PARK KENTUCKY BLUE	15%
DELTA KENTUCKY BLUE	15%



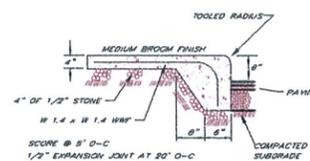
TEMPORARY SILT FENCE

NOT TO SCALE



STAKED HAY BALE DETAIL

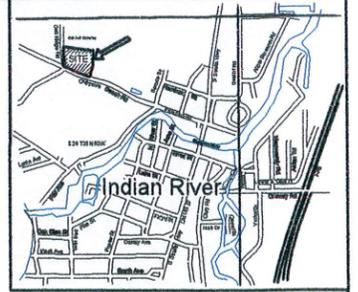
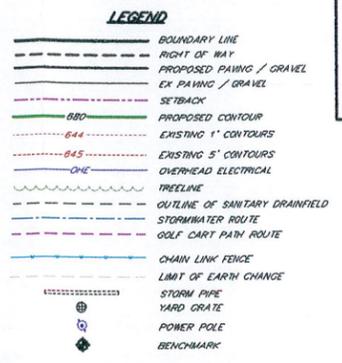
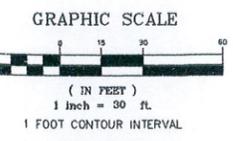
NOT TO SCALE



WALK WITH PAVING SECTION

NOT TO SCALE

STORMWATER / SOIL EROSION NOTE:
 THE CONTRACTOR IS ADVISED THAT ALL SOIL EROSION MEASURES AND STORMWATER FACILITIES SHALL BE CONSTRUCTED AT THE EARLIEST FEASIBLE SCHEDULE. NO OTHER CONSTRUCTION ACTIVITIES SHALL PROCEED WHICH DO NOT PHYSICALLY DRIP TO THESE FACILITIES UNLESS ADDITIONAL TEMPORARY FACILITIES ARE INSTALLED.



APPROXIMATE AREA OF LOT IN PROJECT: 3.4 AC
 PROPOSED BUILDING AREA: 4,928 SF
 PROPOSED PAVED AREA: 3,291 SF
 PROPOSED SIDEWALKS/PADS: 1,318 SF
 APPROXIMATE LIMIT OF EARTH CHANGE: 0.99 AC

CHEBOYGAN COUNTY ZONING INFORMATION
 ZONING ORDINANCE NO. 200, ADOPTED FEBRUARY 6, 1983

ZONING DISTRICT	MINIMUM PARCEL SIZE	MINIMUM FRONT YARD SETBACK (FT)	MINIMUM SIDE YARD SETBACK (FT)	MINIMUM REAR YARD SETBACK (FT)
MAP				
AG & FORESTRY MANAGEMENT	1 Acre	50	10	30

STORMWATER DRAINAGE

A STORMWATER DRAINAGE STUDY OF THE EXISTING AND PROPOSED CONDITIONS OF THIS SITE HAS BEEN PERFORMED BY BOYNE ENGINEERING AND DESIGN. IT WAS FOUND THAT THE PROPOSED IMPROVEMENTS WILL NOT NEGATIVELY IMPACT DOWNSTREAM PROPERTIES. THE DESIGN INCLUDES EXCAVATION OF A DITCH ALONG OAK RIDGE ROAD TO CARRY THE EXISTING RUNOFF FROM THE WATERSHED, AND ON-SITE FACILITIES TO ACCOMMODATE RUNOFF FROM THE PROPOSED IMPROVEMENTS.

LIGHTING

LIGHTING FIXTURES ARE TO BE DARK SKY SHIELDED VARIETY WITH DOWN-LIGHTING TO BE DIRECTED ON-SITE ONLY.

PARKING

PROPOSED USE IS A NEW CART BARN FOR AN EXISTING GOLF COURSE
 PARKING REQUIRED = 5 SP/SPACE = 90 SPACES
 EXISTING STANDARD SPACES = 85
 NEW STANDARD SPACES = 2
 NEW HANDICAP SPACES = 4 (1 VAN ACCESSIBLE)
 TOTAL SPACES = 92

OWNER

INDIAN RIVER GOLF CLUB
 3301 CHIPPEWA BEACH RD
 INDIAN RIVER, MI 49749

PLAN APPROVAL

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED AND ARE APPROVED WITH THE EXCEPTION OF SUCH MODIFICATIONS INDICATED BY ME ON THE PLANS

CHEBOYGAN COUNTY ZONING ORDINANCE ADMINISTRATOR DATE

INDIAN RIVER GOLF CLUB - NEW CART BARN
 PORTION OF PARCEL NO: 161-024-200-001-00
 OF THE INDIAN RIVER GOLF CLUB - SECTIONS 13 & 24,
 T35N, R31W, TUSCARORA TOWNSHIP, CHEBOYGAN COUNTY MI

SITE/GRADING PLAN

SCALE: AS SHOWN
 REVISIONS:
 BY: GARRE MAX, P.E.
 DATE: 28 JUNE 2017
 SHEET: 1 OF 1
 E.I.D. JOB #17003

SURVEY BY:
 FULLFORD SURVEYING & MAPPING, P.C.
 PO BOX 985
 6007 S. STRAITS HIGHWAY, SUITE A
 INDIAN RIVER, MI 49749
 PHONE: 231-238-0190 FAX: 231-238-0195

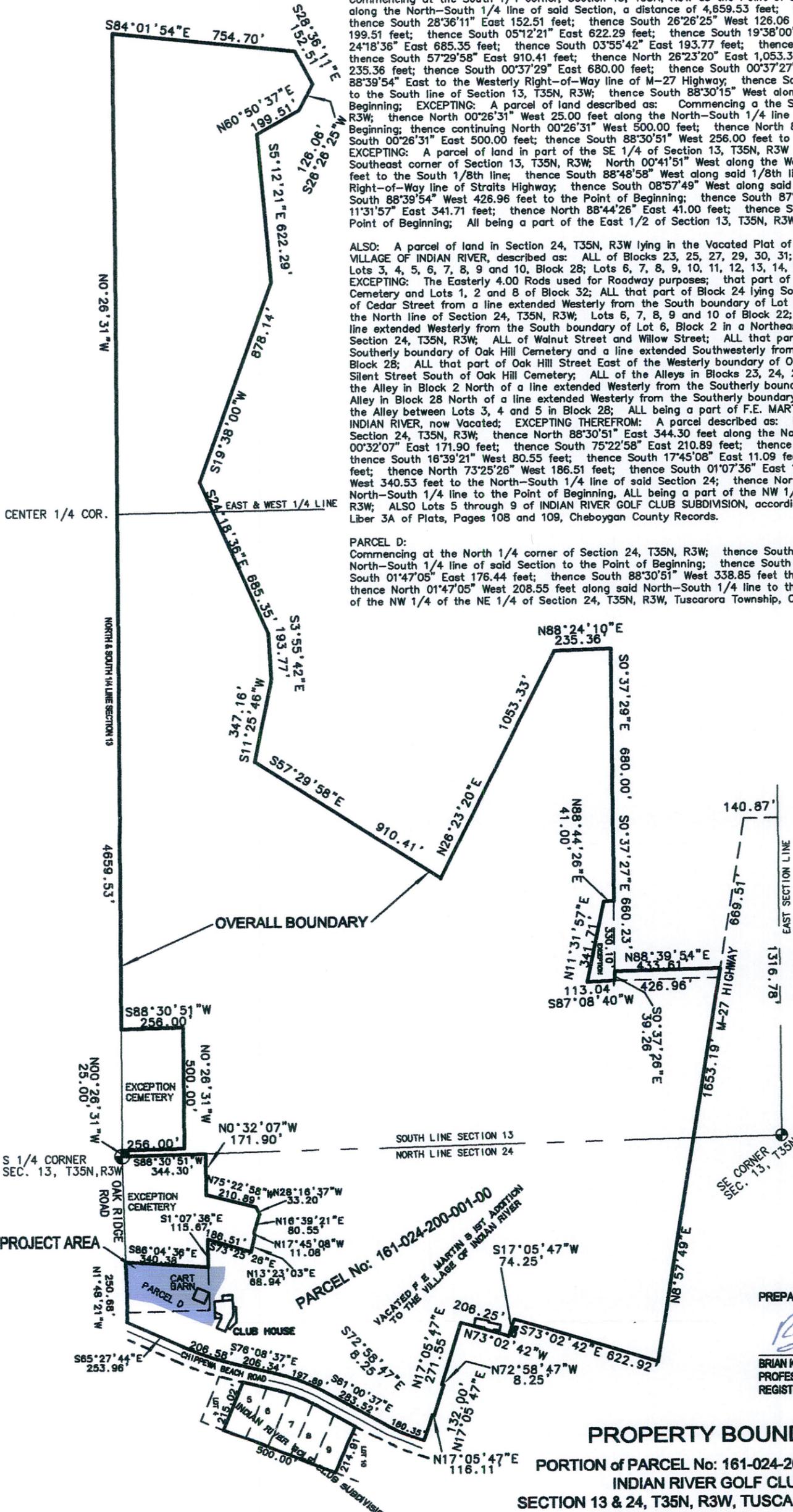
PREPARED BY:
BOYNE ENGINEERING AND DESIGN
 P.O. BOX 94 BOYNE CITY, MI 49712 (231)499-8381 PH boyneeng@torchlake.com

LEGAL DESCRIPTION:
Situating in the Township of Tuscarora, Cheboygan County, Michigan:

Commencing at the South 1/4 corner, Section 13, T35N, R3W as the Point of Beginning; thence North 00°26'31" West along the North-South 1/4 line of said Section, a distance of 4,659.53 feet; thence South 84°01'54" East 754.70 feet; thence South 28°36'11" East 152.51 feet; thence South 26°26'25" West 126.06 feet; thence South 60°50'37" West 199.51 feet; thence South 05°12'21" East 622.29 feet; thence South 19°38'00" West 878.14 feet; thence South 24°18'36" East 685.35 feet; thence South 03°55'42" East 193.77 feet; thence South 11°25'46" West 347.16 feet; thence South 57°29'58" East 910.41 feet; thence North 26°23'20" East 1,053.33 feet; thence North 88°24'10" East 235.36 feet; thence South 00°37'29" East 680.00 feet; thence South 00°37'27" East 660.23 feet; thence North 88°39'54" East to the Westerly Right-of-Way line of M-27 Highway, thence Southwesterly along said Right-of-Way line to the South line of Section 13, T35N, R3W; thence South 88°30'15" West along said Section line to the Point of Beginning; EXCEPTING: A parcel of land described as: Commencing at the South 1/4 corner of Section 13, T35N, R3W; thence North 00°26'31" West 500.00 feet; thence North 88°30'51" East 256.00 feet; thence South 00°26'31" East 500.00 feet; thence South 88°30'51" West 256.00 feet to the Point of Beginning; ALSO EXCEPTING: A parcel of land in part of the SE 1/4 of Section 13, T35N, R3W described as: Commencing at the Southeast corner of Section 13, T35N, R3W; North 00°41'51" West along the West Section line, a distance of 1,316.78 feet to the South 1/8th line; thence South 88°48'58" West along said 1/8th line 140.87 feet to the Westerly Right-of-Way line of Straits Highway; thence South 08°57'49" West along said Right-of-Way line 669.51 feet; thence South 88°39'54" West 426.96 feet to the Point of Beginning; thence South 87°08'40" West 113.04 feet; thence North 11°31'57" East 341.71 feet; thence North 88°44'26" East 41.00 feet; thence South 00°37'27" West 330.10 feet to the Point of Beginning; All being a part of the East 1/2 of Section 13, T35N, R3W.

ALSO: A parcel of land in Section 24, T35N, R3W lying in the Vacated Plat of F.E. MARTINS 1st ADDITION TO THE VILLAGE OF INDIAN RIVER, described as: ALL of Blocks 23, 25, 27, 29, 30, 31; AND Lots 6, 7, 8 and 9 of Block 2; Lots 3, 4, 5, 6, 7, 8, 9 and 10, Block 28; Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 of Block 1; EXCEPTING: The Easterly 4.00 Rods used for Roadway purposes; that part of Lots 3 and 4, Block 32 East of Oak Hill Cemetery and Lots 1, 2 and 8 of Block 32; ALL that part of Block 24 lying South of Oak Hill Cemetery; ALL that part of Cedar Street from a line extended Westerly from the South boundary of Lot 6, Block 1 in a Northeasterly direction to the North line of Section 24, T35N, R3W; Lots 6, 7, 8, 9 and 10 of Block 22; ALL that part of Spruce Street from a line extended Westerly from the South boundary of Lot 6, Block 2 in a Northeasterly direction to the North line of Section 24, T35N, R3W; ALL of Walnut Street and Willow Street; ALL that part of Hemlock Street between the Southerly boundary of Oak Hill Cemetery and a line extended Southwesterly from the Southeastery boundary of Lot 3, Block 28; ALL that part of Oak Hill Street East of the Westerly boundary of Oak Hill Cemetery; ALL that part of Silent Street South of Oak Hill Cemetery; ALL of the Alleys in Blocks 23, 24, 27, 29, 30 and 31; ALL that part of the Alley in Block 2 North of a line extended Westerly from the Southerly boundary of Lot 9; ALL that part of the Alley between Lots 3, 4 and 5 in Block 28; ALL being a part of F.E. MARTINS 1st ADDITION TO THE VILLAGE OF INDIAN RIVER, now Vacated; EXCEPTING THEREFROM: A parcel described as: Beginning at the North 1/4 corner of Section 24, T35N, R3W; thence North 88°30'51" East 344.30 feet along the North line of Section 24; thence South 00°32'07" East 171.90 feet; thence South 75°22'58" East 210.89 feet; thence South 28°16'37" East 33.20 feet; thence South 16°39'21" West 80.55 feet; thence South 17°45'08" East 11.09 feet; thence South 13°23'03" West 68.94 feet; thence North 73°25'26" West 186.51 feet; thence South 01°07'36" East 115.67 feet; thence North 86°04'36" West 340.53 feet to the North-South 1/4 line of said Section 24; thence North 01°47'05" West 439.57 feet along said North-South 1/4 line to the Point of Beginning, ALL being a part of the NW 1/4 of the NE 1/4 of Section 24, T35N, R3W; ALSO Lots 5 through 9 of INDIAN RIVER GOLF CLUB SUBDIVISION, according to the Plat thereof as recorded in Liber 3A of Plats, Pages 108 and 109, Cheboygan County Records.

PARCEL D:
Commencing at the North 1/4 corner of Section 24, T35N, R3W; thence South 01°47'05" East 439.57 feet along the North-South 1/4 line of said Section to the Point of Beginning; thence South 86°04'36" East 340.53 feet; thence South 01°47'05" East 176.44 feet; thence South 88°30'51" West 338.85 feet the North-South 1/4 line of Section 24; thence North 01°47'05" West 208.55 feet along said North-South 1/4 line to the Point of Beginning. All being a part of the NW 1/4 of the NE 1/4 of Section 24, T35N, R3W, Tuscarora Township, Cheboygan County, Michigan.



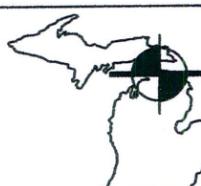
NO SCALE
RE: INDIAN RIVER GOLF CLUB
3301 CHIPPEWA BEACH RD,
INDIAN RIVER, MI, 49749



PREPARED UNDER THE SUPERVISION OF:
Brian K. Fullford
BRIAN K. FULLFORD
PROFESSIONAL SURVEYOR
REGISTRATION NO. 41099

PROPERTY BOUNDARY
PORTION of PARCEL No: 161-024-200-001-00 of the
INDIAN RIVER GOLF CLUB, in
SECTION 13 & 24, T35N, R3W, TUSCARORA TOWNSHIP
CHEBOYGAN COUNTY, MICHIGAN

JUNE 28, 2017

FOR: INDIAN RIVER GOLF CLUB	13/24, T35N, R3W FB: CS 15	DRAWN: <u>BKF</u> CHECK: <u>BKF</u>	PROJECT NO. 17-0335
	 FULLFORD SURVEYING & MAPPING, P.C. PO BOX 969 5097 S. STRAITS HIGHWAY, SUITE A INDIAN RIVER, MI 49749 PHONE: 231-238-9199 FAX: 231-238-9195		

Deborah Tomlinson

From: carl muscott <carlmuscott@yahoo.com>
Sent: Monday, July 31, 2017 10:22 AM
To: Scott McNeil; Steve Schnell; boyneeng@torchlake.com
Cc: Deborah Tomlinson; Cal Gouine; Patty Mattson; mkavanaugh@dhd4.org; L. Scott Swanson
Subject: Indian River Golf Club Special Use Permit-New Cart Barn

Hello Scott,

I have cc'd you and Steve Schnell on the driveway design issues of the proposed plans before the Planning Commission on 8/2-2017. See unnumbered paragraph here. There are additional issues that warrant discussion by the Planning Commission and I request that Ms Tomlinson forward this to the full Planning Commission .

The existing westerly paved driveway from the parking lot is too close to the intersection. The limited traffic exiting from that drive is usually on the wrong (left) side of Oak Ridge as they enter Chippewa Rd. This would be an ideal opportunity to correct that existing safety issue. Moving that paved driveway north, away from the intersection, or moving it to Chippewa Rd, would eliminate this problem and allow the CCRC to properly ditch Oak Ridge on the east side. I am not sure why the engineer did not propose using the existing driveway safely repositioned and then employ a paved or unpaved laneway on the IRGC property to the dumpster pad and fuel tank. That would be smarter than creating a 15' wide driveway on a gravel hill with a 8-9% grade that will be used by heavy trucks.

1) The new barn is shown as 44 x 112 ft (4,928 sq/ft) to be used for cart and equipment storage. I am not sure if the IRGC employs gas or electric carts, but if any fueled vehicles will be stored or serviced in a building of this size, I would ask that the building meet all current IFC codes and NFPA 88 and other applicable standards for a vehicle parking structure. A monitored fire alarm, required or not, would probably be prudent. The Planning Commission has previously required an alarm for smaller commercial storage buildings.

2) The site plan shows the existing "septic field" and there is nothing indicated on the plan where the needed reserve area is set aside for field replacement. Mr Kavanaugh is the resident expert on this, but my understanding is a golf club with showers and sanitary facilities combined with a commercial food service is a challenge for sub-surface absorption systems. See link-pg 25. Please assure the new barn is not being constructed on an area previously set aside for a reserve field and/or that the owner has set aside a practical reserve area.

https://www.michigan.gov/documents/deq/deq-wb-dwehs-osw-mcssd_241120_7.pdf

3) The site plans indicate the garbage dumpsters will be moved from the existing parking lot location to farther up the hill, adjacent to and in open sight from Oak Ridge Rd. I would ask that these dumpsters and the fuel tank be in fully fenced enclosures with gates to improve the esthetics for neighboring residential properties and visitors to the adjacent Oak Hill Cemetery.

4) The site plans indicate a swale north of the proposed cart barn drained with a 12" underground corrugated pipe that eventually outlets onto a grass area between the new cart path and existing

parking lot-elev 626 ft. This seems questionable in design. If the engineer proposes allowing occasional storm water run-off to simply run across the paved parking lot, a rain-garden might be used as a solution and landscaping detail. The Indian River Awakon Credit Union site is an example of of an approved storm-water design that was inadequate that has now required extensive and I am sure costly remedial reconstruction. This project will have almost 10,000 sq/ft of hard surface, building, new paved cart paths and parking areas, almost all of it on a grade and across the road from natural wetland areas. Addressing storm water run-off to minimize environmental issues should be a priority.

5) The IRGC easterly parking lot ingress/egress, spread along more than 100 ft of Chippewa Rd, is an existing and I assume "grandfathered" safety issue. It would be an opportune time to ask the IRGC to correct that flawed design that sometimes looks like a Lemans start as patrons all attempt to leave at the same time. It needs some hard landscaping or curbing to create a defined driveway with entry and exit lanes.

Thank you for your attention to my concerns.

Carl Muscott
Indian River



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

STAFF REPORT

Item: Special Use Permit Amendment for construction an accessory cart building at Indian River Golf Club.	Prepared by: Scott McNeil
Date: July 21, 2017	Expected Meeting Date: August 2, 2017

GENERAL INFORMATION

Applicant: Indian River Golf Club

Phone: 231-238-7011

Requested Action: Approval of an amendment to a Special Use Permit for construction of an accessory cart barn (44 ft. x 112 ft.) at the Indian River Golf Club pursuant to Section 9.3.7.

BACKGROUND INFORMATION

Introduction:

The applicant is seeking approval of an amendment to a Special Use Permit to allow the construction of a 44 ft. x 112 ft. accessory cart barn building at the Indian River Golf Club. The area where the cart is proposed is located in the Agriculture and Forestry Management (M-AF) zoning district. Golf courses are allowed in M-AF districts by special use permit per section 9.3.7.

The Planning Commission approved a special use permit for a new club house on September 13, 1994. The Planning Commission also approved a special use permit for a practice facility on March 24, 1998.

Current Zoning:

Agriculture and Forestry Management (M-AF) Commercial Development (D-CM), Residential Development (D-RS) and Lake and Stream Protection. Construction of the cart barn is proposed on the portion of the subject lot which is in the M-AF district. A copy of the zoning map of the subject lot and the area where construction is proposed is included at the end of this report.

Surrounding Land Uses:

Residential uses and commercial uses surround the subject site.

Environmentally Sensitive Areas (steep slopes, wetlands, woodlands, stream corridor, floodplain): The golf course contains various ponds. There are no other known environmentally sensitive areas.

Historic buildings/features:

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

Traffic Implications

The golf course and associated clubhouse and accessory buildings are existing. The construction of the accessory cart barn will have minimal effect on current traffic conditions.

Parking

The Planning Commission approved a special use permit for a new club house on September 13, 1994. The parking area remains as approved at that time.

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

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

Signs

No new signs are proposed

Fence/Hedge/Buffer

No additional fence, hedge or buffer is proposed.

Lighting

New exterior lighting is proposed to be placed on the proposed cart barn.

Stormwater management

Moderate changes are proposed to the natural features of the land. The current drainage pattern on the site is proposed to be maintained.

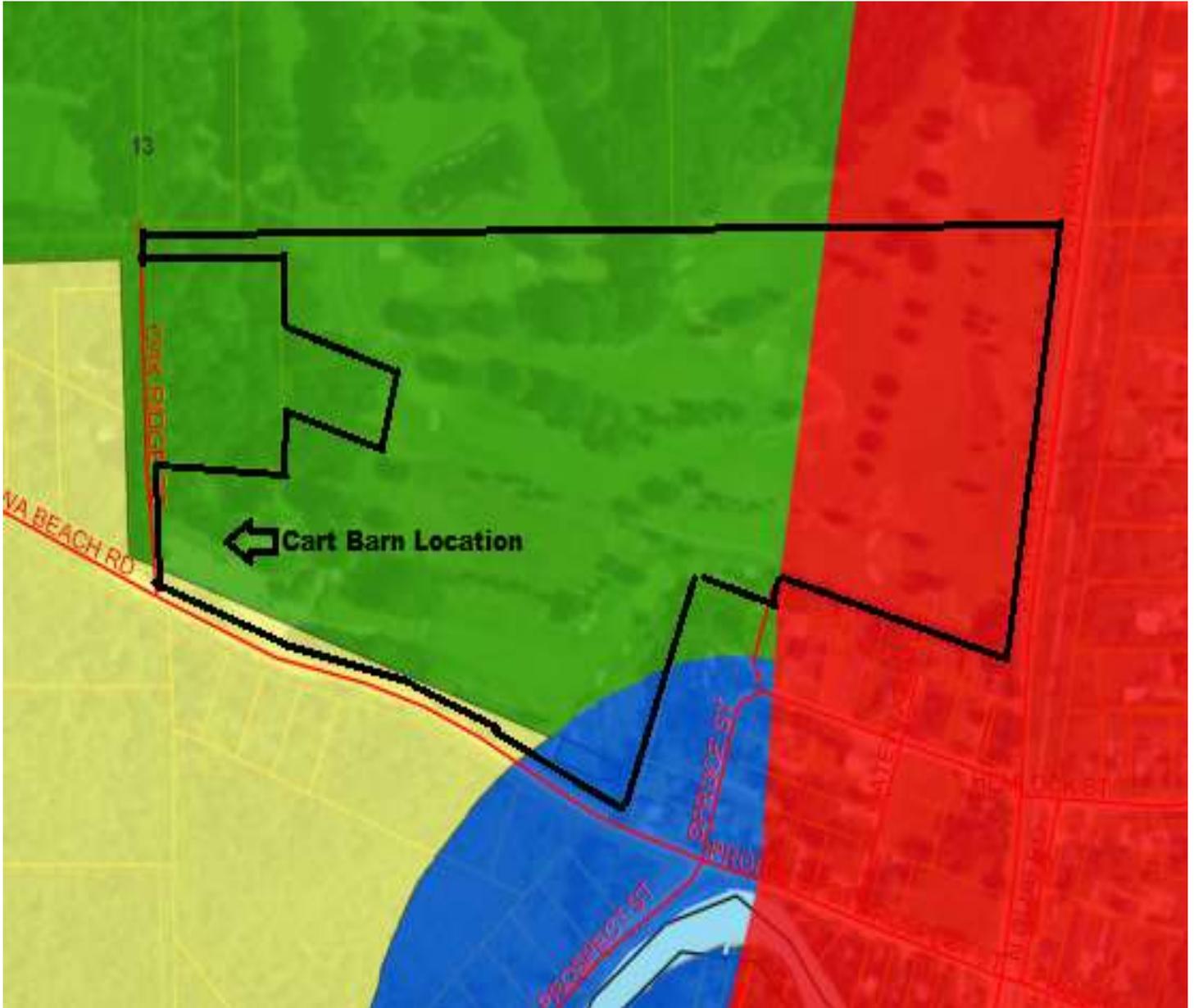
Review or permits from other government entities:

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

Public comments received

None

Current zoning of the subject lot



Yellow = Residential Development (D-RS) District
Blue = Lake and Stream Protection (P-LS) District
Red = Commercial Development (D-CM) District
Green = Agriculture and Forestry Management (M-AF) District

CHEBOYGAN COUNTY PLANNING COMMISSION
SPECIAL USE PERMIT REQUEST
Wednesday, August 2, 2017 7:00 PM

Applicant

Indian River Golf Club
3301 Chippewa Beach Road
Indian River, Mi. 49749

Owner

Indian River Golf Club
3301 Chippewa Beach Road
Indian River, Mi. 49749

Parcel.

3301 Chippewa Beach Rd.
Tuscarora Township
161-024-200-001-00

GENERAL FINDINGS

1. The applicant is seeking an amendment of a special use permit for construction of a 44 ft. x 112 ft. cart barn building at the Indian River Golf Club.
2. The cart barn is proposed to be constructed in an area which is zoned Agriculture and Forestry Management (M-AF) zoning district.
3. Golf course is a use requiring a special use permit in an M-AF zoning district per Section 9.3.7.
4. The Planning Commission approved a special use permit for a new club house on September 13, 1994.
5. The Planning Commission approved a special use permit for a practice facility on March 24, 1998.
- 5.

FINDINGS OF FACT UNDER SECTION 18.7 OF THE ZONING ORDINANCE

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

- a. The property subject to the application is located in a zoning district in which the proposed special land use is allowed.
 1. The applicant is seeking an amendment of a special use permit for construction of a 44 ft. x 112 ft. cart barn building at the Indian River Golf Club. (see exhibit 4)
 2. The cart barn is proposed to be constructed in an area which is zoned Agriculture and Forestry Management (M-AF) zoning district. (see staff report)
 3. Golf course is a use requiring a special use permit in an M-AF zoning district per Section 9.3.7 (see exhibit 1)
 - 4.
 5. Standard has been met.
- Or.
 - 1.
 2. Standard has not been met.
- b. The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole.
 1. The applicant is proposing to construct an accessory building at an existing golf course and 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. (see exhibits 4 and 8)
 - 2.
 3. Standard has been met.
- Or.
 - 1.
 2. Standard has not been met.

- c. The proposed special land use will not involve uses, activities, processes, materials, or equipment, or hours of operation that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public or private highway or seen from any adjoining land owned by another person.
1. The applicant is proposing to construct an accessory building at an existing golf course and 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. (see exhibits 4 and 8)
 - 2.
 3. Standard has been met.
- Or.
- 1.
 2. Standard has not been met.
- d. The proposed special land use will be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
1. The applicant is proposing to construct an accessory building at an existing golf course and will be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned. (see exhibits 4 and 8)
 - 2.
 3. Standard has been met.
- Or.
- 1.
 2. Standard has not been met.
- e. The proposed special land use will not place demands on fire, police, or other public resources in excess of current capacity nor increase hazards from fire or other dangers to the subject property or adjacent properties.
1. The applicant is proposing to construct an accessory building at an existing golf course and will not place demands of 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. (see exhibits 4 and 8)
 - 2.
 3. Standard has been met.
- Or.
- 1.
 2. Standard has not been met.
- f. The proposed special land use shall not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity. Adequate access to the site shall be furnished either by existing roads and highways or proposed roads and highways. Minor residential streets shall not be used to serve as access to uses having larger area-wide patronage. Signs, buildings, plantings, or other elements of the proposed project shall not interfere with driver visibility or safe vehicle operation. Entrance drives to the use and to off-street parking areas shall be no less than 25 feet from a street intersection (measured from the road right-of-way) or from the boundary of a different zoning district.
1. The applicant is proposing to construct an accessory building at an existing golf course. (see exhibit 4)
 2. The proposed special use will not cause congestion on Chippewa Beach Rd. or increase traffic hazards in excess of current capacity.
 3. Adequate access to the site is provided via Chippewa Beach Rd. (see exhibit 8)
 - 4.
 5. Standard has been met.
- Or.
- 1.
 2. Standard has not been met.

- g. The proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
 - 1. The applicant is proposing to construct an accessory building at an existing golf course. (see exhibit 4)
 - 2. The special use is currently adequately served by water and sewer facilities, and refuse collection and disposal facilities. (see exhibit 4)
 - 3.
 - 4. Standard has been met.
 Or.
 - 1.
 - 2.
 - 3. Standard has not been met.

- h. The proposed special land use will comply with all specific standards required under this Ordinance applicable to it.
 - 1. The special use complies with all the specific standards required under this Ordinance applicable to it. (see exhibit 1, 4 and 8)
 - 2.
 - 3. Standard has been met.
 Or.
 - 1.
 - 2. Standard has not been met.

SPECIFIC FINDINGS OF FACT UNDER SECTION 20.10 OF THE ZONING ORDINANCE

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

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 - 1. Moderate changes are proposed to the overall contours of the site. (see exhibit 8)
 - 2. The site plan demonstrates a design which respects the existing features of the site. (see exhibit 8)
 - 3.
 - 4. Standard has been met.
 Or.
 - 1. The site plan does not demonstrate minimal reshaping and respect to existing feature due to ____.
 - 2.
 - 3. Standard has not been met.

- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
 - 1. Topographic modifications, tree or soil removal as proposed on the site plan in minimal. (see exhibit 8)
 - 2.
 - 3. Standard has been met.
 Or.
 - 1. The applicant has not demonstrated that topographic modifications as proposed are required.
 - 2.
 - 3. Standard has not been met.

- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
 - 1. The site plan indicates that proposed site drainage will not adversely affect neighboring properties. (see exhibit 4 and 8)
 - 2.
 - 3. Standard has been met.Or.
 - 1. The applicant has not adequately demonstrated that storm waters will not adversely affect neighboring properties.
 - 2.
 - 3. Standard has not been met.

- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
 - 1. Not applicable. No dwelling units exist or proposed. (see exhibit 4)

- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
 - 1. A practical means for access by emergency vehicle is provided via Chippewa Beach Rd. and access drive areas. (see exhibit 8)
 - 2.
 - 3. Standard has been met.Or.
 - 1.
 - 2. Standard has not been met.

- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
 - 1. The structures on the subject site will have access to Chippewa Beach Rd. (see exhibit 8)
 - 2.
 - 3. Standard has been met.Or.
 - 1.
 - 2. Standard has not been met.

- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
 - 1. Not applicable. No subdivision plats or subdivision condominiums are proposed. (see exhibit 4)

- h. Exterior lighting shall be arranged as follows: a. It is deflected away from adjacent properties, b. It does not impede the vision of traffic along adjacent streets and c. It does not unnecessarily illuminate night skies. Lighting is proposed to be mounted on the proposed structure. (see exhibit 8)
 - 1. Existing lighting and proposed will not and shall not unnecessarily illuminate night skies. (see exhibit4)
 - 2.
 - 3. Standard has been met.Or.
 - 1.
 - 2. Standard has not been met.

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.
 - 1. Not applicable. No public or common ways are proposed. (see exhibit 8)

- 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 conforms to applicable requirements of state and federal statutes and the Cheboygan County Master Plan.
 - 2.
 - 3. Standard has been metOr.
 - 1.
 - 2. Standard has not been met.

DECISION

TIME PERIOD FOR JUDICIAL REVIEW

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

DATE DECISION AND ORDER ADOPTED

Wednesday, August 2, 2017

Patty Croft, Chairperson

Charles Freese, Secretary



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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

To: Planning Commissioners

From: Scott McNeil

Re: Public Hearing on 2018 Capital Improvement Program.

Date: July 21, 2017

Section 65 of the Planning Enabling Act of 2008 provides that the Planning Commission shall annually prepare a capital improvements program in order to further the desirable future development of the local unit of government under the master plan. The Planning Enabling Act also provides that the capital improvements program shall show those public structures and improvements, in general order of priority that in the commission's judgment will be needed or desirable and can be undertaken in within the ensuing 6 year period.

The Planning Commission has developed and approved a draft plan for 2018 and scheduled a public hearing on the plan for August 2, 2017 pursuant to the procedures listed in the plan. A copy of the draft plan is included with this memo.

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

CHEBOYGAN COUNTY



DRAFT for Public Hearing – August 2, 2017

CAPITAL IMPROVEMENTS PROGRAM 2018 - 2023

Approved by the Planning Commission on _____, 2017

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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: 2018

Estimated Cost: \$360,000

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: 2022

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 Jail Expansion and Storage Building

Agency: Cheboygan County

Project Type: Facility Improvement

Project Description: The County has completed preliminary plans and cost estimates to construct a kitchen facility, inmate dorm area as well as security upgrades to the Jail. The second phase of the project would consist of construction of storage area for the Sheriff's Marine-Trail vehicles and equipment as well as a record storage area.

Est. Project Year 2018-19

Estimated Cost: \$2.2 million dollars

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: Levering Road

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: Hill Road to Inverness Trail. Project includes; base crushing, shaping and resurfacing, drainage corrections, gravel shoulders and restoration.

Year(s) of Project: 2020

Estimated Cost: \$560,000

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 - 2018

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: 2018

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: 2019

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: 2020

Estimated Cost: \$240,000

Planning Commission Priority Category: Desirable

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 2018 to 2021.

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

**2018 Cheboygan County Capital Improvements Program
Program Summary**

DRAFT 6/26/2017

		2018	2019	2020	2021	2022	2023
Cheboygan County Airport							
N	Maintenance Building	360,000					
D	Terminal Renovation/Expansion			240,000			
N	Terminal Ramp Rehabilitation					635,000	
	Department Total	360,000	0	240,000	0	635,000	0
Cheboygan Building Maintenance							
D	County Bldg. Energy Efficiency Imp.	15,000	15,000	15,000			
N	County Bldg. Panel/Window Replacement	65,000					
N	County Bldg. Jail Expansion/Record Storage	2,200,000					
	Department Total	2,280,000	15,000	15,000	0	0	0
Cheboygan Co. Rd. Commission							
D	Orchard Beach Rd.	560,000					
N	Townline Rd.	420,000					
D	Mann Rd.		561,300				
N	Levering Road			560,000			
	Department Total	980,000	561,300	560,000	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		2018	2019	2020	2021	2022	2023
		4,505,000	621,300	815,000	0	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: Discussion regarding sign ordinance amendment relative to content based regulation.

Date: July 26, 2017

Included with this memo is the most draft zoning ordinance amendment relative to the subject.

During the most recent public hearing on this amendment concerns regarding provisions for temporary signs and other provisions of the current ordinance which had not been discussed were expressed.

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

DRAFT for July 19, 2017 Public Hearing

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. Repeal of Section 11.7.1

Section 11.7.1. is hereby repealed and reserved for future use.

Section 2. 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 3. Amendment of Section 17.19.2.

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

17.19.2. SIGNS NOT REQUIRING A ZONING PERMIT

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

- A. Incidental signs, not exceeding 3 square feet of sign surface area.
- B. Any temporary sign constructed using a wire, metal, wood or other support structure capable of being placed in the ground and removed from the ground by a single individual with relative ease subject to the following requirements:
 1. Each sign shall be removed from the lot within sixty (60) days of its original placement and no more than two (2) days after the subject matter of the sign has expired, except as otherwise provided by law.
 2. The total sign surface area of all signs shall be no more than thirty two (32) square feet and each sign shall be no more than four (4) feet in height except as otherwise provided by law.
- C. Governmental signs.
- D. One (1) dwelling owner or occupant name plate per use which is not illuminated and does not exceed an area of two (2) square feet of sign surface area, and may be in addition to any other permitted sign.
- E. Signs that have been approved in conjunction with a valid site plan or PUD.
- F. Any sign authorized pursuant to a written contract between the owner of the lot on which the sign will be located and any third party and placed on the lot for a specified period of time subject to the following requirements:
 1. Each sign shall be removed from the lot within thirty (30) days after the contract authorizing the sign matter of the sign has expired.
 2. Each sign shall be limited to thirty two (32) square feet of sign surface area.
 3. There shall be no more than one (1) sign per lot.
- G. Signs on motor vehicles not used primarily for advertising purposes.

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

1. Balloons, flags, pennants or pinwheels, shall not be placed on the lot more than fifteen (15) days before the specific event.
2. Balloons flags, pennants or pinwheels shall be removed from the lot within two (2) days after the specific event is over.

Section 4. Amendment of Section 17.19.3.

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

17.19.3. PROHIBITED SIGNS

The following signs are prohibited in all zoning districts.

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

Section 5. Amendment of Section 17.19.5.

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

17.19.5. VILLAGE CENTER INDIAN RIVER ZONING DISTRICT SIGN REQUIREMENTS

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

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

Section 6. Amendment of Section 17.19.5.A.

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

17.19.5.A VILLAGE CENTER TOPINABEE ZONING DISTRICT SIGN REQUIREMENTS

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

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

Section 7. Amendment of Section 17.19.7.D.

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

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

Section 8. Severability.

If any section, clause, or provision of this Ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the validity of the remainder of the Ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 9. Effective Date.

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

CHEBOYGAN COUNTY

By:
Its: Chairperson

By: Karen L. Brewster
Its: Clerk



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721

PHONE: (231)627-8485 ■ FAX: (231)627-3646

www.cheboygancounty.net/planning/

Date: July 26, 2017

To: Planning Commission

From: Scott McNeil, Planner

Re; Draft zoning ordinance amendment re; Lake and Stream Protection Shelter Overlay District

Pursuant to discussion at the most recent meeting included with this memo please find a draft amendment document relative the subject.

Section 1 of the amendment document provides definitions for Boat shelter and Canal.

Section 2 of the amendment document establishes a new section 10A. to provide for a Lake and Stream Protection Shelter Overlay District.

Draft provisions include district boundaries in section 10A.2., conditions and requirements for boat shelters in section 10A.3.1. and supplemental requirements in section 10A.4.

I will look forward to further discussion on this matter with the Planning Commission at the next meeting.

Please contact me with questions.

CHEBOYGAN COUNTY
ZONING ORDINANCE AMENDMENT # _____
AN ORDINANCE TO AMEND CHEBOYGAN COUNTY ZONING ORDINANCE NO. 200 TO
ESTABLISH THE LAKE AND STREAM PROTECTION SHELTER OVERLAY DISTRICT.

Section 1. Amendment of Section 2.2.

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

Boat shelter

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.

Canal

An artificial waterway constructed to allow the passage of boats.

Section 2. Amendment to add new section 10.A. Lake and Stream Protection Shelter Overlay District (P-LS-SO)

Section 10A.1. Purpose.

The purpose of this overlay district is to provide for construction of boat shelters in areas where boathouses exist. Boat shelters will be required to meet certain conditions in order to be consistent with land use goals of the Master Plan including the Lake and Stream Residential future land use category.

Section 10A.2. Boundaries

The boundaries of this overlay district include only those waterfront lots located on the Cheboygan River, Indian River and the Lower Black River and any canal connected to them as shown on the Cheboygan County Zoning Map.

Section 10A.3. Permitted uses.

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

- a. No more than one (1) boat shelter shall be permitted on a lot of record.
- b. A boat shelter shall not be enclosed and shall not contain walls. Only structural components necessary to support the roof structure shall be permitted. The ability to see through the boat shelter from all angles must be maintained at all times.
- c. No part of the boat shelter structure shall exceed a total length equal to 20% of the depth of the lot or thirty (30) feet, whichever is lesser.
- d. The width of the boat shelter structure as measured parallel to the shoreline shall not exceed twenty percent (20%) of the lot width or sixteen (16) feet, whichever is greater.

- e. No part of the boat shelter shall extend more than two (2) feet from the wall or edge of the boat well.
- f. The boat shelter shall contain eaves no greater than two (2) feet.
- g. The boat shelter shall have a pitched roof that is no greater than 4/12 pitch, and shall not be designed or used as a deck, observation platform or for other similar uses.

10A.4. Supplemental requirements:

10A.4.1. All uses permitted in the underlying zoning district, including uses requiring a special use permit, are permitted in the Shelter 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.4.2. Except as modified below, all development within this overlay district shall be in accord with the existing development standards for the underlying zoning district as specified in this Ordinance.

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

Section 3. 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 4. 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: John B. Wallace
Its: Chairperson

By: Karen L. Brewster
Its: Clerk