



CHEBOYGAN COUNTY PLANNING COMMISSION

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CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, AUGUST 5, 2020 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana
ABSENT: Johnson
STAFF: Mike Turisk, Jen Merk
GUESTS: John Moore, Douglas Duke, Patty Richard, Joe Antkoviak, Russell Crawford, David Clark, Mark Cowles, Andrea Cowles

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

PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

The June 17, 2020 Planning Commission minutes were presented. **Motion** by Mr. Kavanaugh, seconded by Ms. Lyon, to approve the meeting minutes as presented. Motion carried. 8 Ayes(Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

The July 1, 2020 Planning Commission minutes were presented. **Motion** by Mr. Borowicz, seconded by Mr. Bartlett, to approve the meeting minutes as presented. Motion carried. 8 Ayes(Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

The July 15, 2020 Planning Commission minutes were presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Borowicz, to approve the meeting minutes as presented. Motion carried. 8 Ayes(Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

PUBLIC HEARING AND ACTION ON REQUESTS

Clark/Antkoviak – A request for a conditional rezoning under Section 4065 of the Michigan Zoning Enabling Act, MCL 125.3405 (P.A. 110 of 2006). The subject property is currently zoned Agriculture and Forestry Management (M-AF); the applicant requests a conditional rezoning to Commercial Development (D-CM) zoning that if approved would limit the land use to manufacturing, production, processing and fabrication. (Per section 6.3.9 of Zoning Ordinance #200, should the conditional rezoning application be approved the land use would be allowed with approval of a special use permit application). The subject property is located at 10999 N. Extension Rd. in Munro Township, Section 11, parcel id no. 080-011-200-004-00.

Mr. Kavanaugh asked how specific should the Planning Commission have to be regarding a conditional rezoning. Mr. Kavanaugh asked if the Planning Commission should know what materials will be used or how many employees and customers there will be. Mr. Kavanaugh stated that with past conditional rezonings, the Planning Commission received a lot of information regarding the proposed use. Mr. Freese stated that for a conditional rezoning the applicant is proposing a use and the Planning Commission can't place any conditions on that use other than what he offers. Mr. Freese stated that he doesn't believe the Planning Commission has enough information upon which to make a decision unless the applicant provides additional information on the use proposed such as products to be manufactured, materials used, number of

employees, hours of operation, etc. Mr. Turisk stated that during the review of the special use permit application, the Planning Commission would have the authority to review specific characteristics of the project and apply conditions of approval. Discussion was held regarding a previously approved conditional rezoning. Mr. Freese stated that the Planning Commission was informed by legal counsel that they could only approve what the applicant was requesting and that they could not place any conditions on the approval that were not offered by the applicant in his original application for conditional rezoning. Mr. Kavanaugh and Mr. Freese agreed that the Planning Commission will need the basics of what the applicant is proposing. Mr. Freese stated that the Planning Commission will need to know the type of manufacturing that is planned, the hours of operation and whether there will be any hazardous materials involved. Discussion was held. Mr. Ostwald stated that he understands that the applicant is only putting in two machines and they are not that big. Mr. Ostwald questioned why this is an issue when the proposed use is a less intense use than the previous use. Mr. Ostwald stated that the CNC's are quiet operating machines. Mr. Ostwald stated that there will only be two employees who are the husband and the wife. Mr. Kavanaugh stated that the Planning Commission has not received this information. Mr. Kavanaugh stated that the applicant can provide the information during this meeting.

Mr. Clark stated that it will be him and his wife, but eventually they may have an additional 1-2 employees. Mr. Clark stated that right now his business is located down state and he only has one employee besides him and his wife. Mr. Clark stated he has a home on Munro Lake and he plans to move to Cheboygan permanently. Mr. Clark stated that he manufactures tools, fixtures and gauges. Mr. Clark stated that everything is small and that there is nothing big or heavy. Mr. Clark stated that there are no exotic materials. Mr. Clark stated that he only uses one chemical which is a biodegradable coolant for the CNC machines. Mr. Clark stated that he has five CNC machines. Mr. Clark stated that the coolant is made out of animal fats and vegetable oils. Mr. Clark stated the coolant is very expensive, but it is worth it so he doesn't have to worry about environmental problems. Mr. Clark stated he has been in business since 2000. Mr. Clark stated that the majority of the work is for AMI Industries in Sault Sainte Marie, who is a tubing manufacturer and they manufacture different tubing assemblies for the trucking, marine and car industries. Mr. Clark stated he uses aluminum and standard metals. Mr. Clark stated that he does not work with titanium, magnesium or anything that can catch fire while machining it. Mr. Kavanaugh asked Mr. Clark to comment on material storage. Mr. Clark stated that he orders most of his material to size. Mr. Clark stated that there will be scrap which he will put into bins and taken to a scrap yard or someone will pick it up. Mr. Kavanaugh asked if the scrap will be stored inside. Mr. Clark stated yes. Mr. Kavanaugh asked if there will be oil or floor drain materials. Mr. Clark stated no. Mr. Kavanaugh asked Mr. Clark to comment on noise. Mr. Clark stated that the machinery is not loud. Mr. Clark stated that any noise is contained within the building. Mr. Kavanaugh asked Mr. Clark what the hours of operation will be. Mr. Clark stated he plans on eight hours a day, five to six days a week. Mr. Delana asked if the business will stay inside the existing footprint of the building. Mr. Clark stated yes. Mr. Delana asked if Mr. Clark will be changing the building in any way. Mr. Clark stated no. Ms. Lyon asked if there will be an increase in traffic. Mr. Clark stated the only additional traffic will be a UPS truck. Mr. Clark stated that he does not do work for the public unless a farmer, motorcycle guys or snowmobile guys needs help with equipment. Mr. Ostwald asked what are the names of the machines that Mr. Clark uses. Mr. Clark stated that he uses vertical machining centers and CNC lathes. Mr. Freese asked how many vertical machining centers there will be. Mr. Clark stated two. Discussion was held.

Ms. Croft asked for public comments. Mr. Gouine stated that he built the foundation for Joe Antkoviak's building. Mr. Gouine stated that Mr. Antkoviak requested a six inch floor that was reinforced. Mr. Gouine stated that this will be excellent for a machine shop. Mr. Gouine stated that this machine shop will only be a mile from the entrance to I-75. Mr. Gouine stated this is a good project for Cheboygan County.

Mr. Warfield agreed with Mr. Gouine's comments.

Public comment closed.

Mr. Kavanaugh stated that by knowing all of this information, this is a good location for that operation.

Mr. Borowicz stated that the property has no value as an Agriculture and Forestry Management property. Mr. Freese stated that the property has not been used for anything productive for several years and repurposing the building for commercial use will be a benefit to Cheboygan County.

The Planning Commission reviewed the General Findings and added the following:

1. The Planning Commission finds that a use variance and a special use permit were previously granted for an ice manufacturing plant for this location.

2. The Planning Commission finds that the applicant proposes hours of operation to be 8 hours a day, 5-6 days per week.
3. The Planning Commission finds that the applicant proposes 2 employees presently and possibly 2 additional employees in the future.
4. The Planning Commission finds that the applicant proposes to have 5 CNC machines and 2 vertical machining centers.
5. The Planning Commission finds that the applicant proposes inside storage only.
6. The Planning Commission finds that the applicant will use biodegradable lubricant and not other hazardous materials.

The Planning Commission reviewed Rezoning Factor 1. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that this standard has not been met. Motion carried. 8 Ayes(Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

The Planning Commission reviewed Rezoning Factor 2. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that this standard has been met. Motion carried. 8 Ayes(Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

The Planning Commission reviewed Rezoning Factor 3. **Motion** by Mr. Freese, seconded by Mr. Borowicz, that this standard has been met. Motion carried. 8 Ayes(Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

The Planning Commission reviewed Rezoning Factor 4. **Motion** by Mr. Freese, seconded by Mr. Borowicz, that this standard has not been met. Motion carried. 8 Ayes(Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

The Planning Commission reviewed Rezoning Factor 5. **Motion** by Mr. Freese, seconded by Mr. Delana, that this standard has been met. Motion carried. 8 Ayes(Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

The Planning Commission reviewed Rezoning Factor 6. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that this standard has not been met. Motion carried. 8 Ayes(Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

The Planning Commission reviewed Rezoning Factor 7. **Motion** by Mr. Kavanaugh, seconded by Ms. Lyon, that this standard has not been met. Motion carried. 6 Ayes(Bartlett, Kavanaugh, Croft, Ostwald, Lyon, Delana), 2 Nays (Freese, Borowicz), 1 Absent (Johnson)

The Planning Commission reviewed Rezoning Factor 8. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that this standard has been met. Motion carried. 7 Ayes(Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Delana), 1 Nays (Kavanaugh), 1 Absent (Johnson)

The Planning Commission reviewed Rezoning Factor 9. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that this standard has been met. Motion carried. 8 Ayes(Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

The Planning Commission reviewed Rezoning Factor 10. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that this standard has been met. Motion carried. 8 Ayes(Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

Motion by Mr. Freese, seconded by Mr. Kavanaugh, that the conditional rezoning be approved based on the General Findings and Rezoning Factors 2, 3, 5, 8, 9 and 10. 8 Ayes(Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

Mr. Turisk noted that this conditional rezoning will be tentatively scheduled for the September 8, 2020 Board of Commissioner's meeting. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that the conditional rezoning be forwarded to

the Board of Commissioners with a recommendation for approval for their September 8, 2020 meeting. 8 Ayes(Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

Duke/Levenson – A request for a rezoning from Residential Development (D-RS) to Agriculture and Forestry Management (M-AF). The subject property is located at 7064 Mohawk Avenue in Tuscarora Township, Section 11, parcel id no.161-C09-000-248-00.

Ms. Merk reviewed the background information contained in the staff report.

Mr. Borowicz asked if there is language in the Zoning Ordinance that states that if a parcel is in a platted subdivision, it is automatically Residential. Mr. Kavanaugh and Ms. Croft stated yes. Mr. Freese referred to Section 3.8.2 "Unless specified otherwise, in this ordinance, all platted subdivisions in the jurisdiction of Cheboygan County Ordinance Number 200 are zoned Residential Development District." Mr. Freese stated that legal counsel has stated that based on the first part of Section 3.8.2 "Unless specified otherwise in this ordinance" gives the Planning Commission the option to rezone. Mr. Borowicz stated that this would be spot zoning. Mr. Kavanaugh and Ms. Croft agreed with Mr. Borowicz. Mr. Turisk stated that this would represent an extension of the existing Agriculture and Forestry Management Zoning District to the north. Mr. Turisk stated that it doesn't meet the full spirit of what constitutes a spot zoning. Mr. Delana stated that future land use for the portion to the North does move it from Agriculture and Forestry Management to Residential. Mr. Delana stated that will leave this as isolated and is spot zoning.

Ms. Croft asked for Planning Commission comments.

Mr. Kavanaugh stated that three sides are Residential and the future land use is going from Agricultural/Forestry to Residential. Mr. Kavanaugh believes that the Planning Commission has to be cautious as Tuscarora Township wanted this to continue as a subdivision and in the future be residential. Mr. Turisk stated that the most significant factor when considering a rezoning is compliance with the master plan.

Mr. Freese stated that the proposed ice shanty business could be located in the middle of the parcel and probably screened so that nobody would know what was there, however, if rezoned to Agriculture and Forestry Management, it would mean that all of the uses listed in that district would be allowed including junk yards, contractor's yards, bars and restaurants and slaughterhouses.

Mr. Duke stated that he is the property owner for this special use permit application. Mr. Borowicz asked if Mr. Duke is the current owner of the property. Mr. Duke stated yes he is the current owner and the paperwork was signed yesterday. Mr. Duke noted that the deforestation that is occurring is not on his property. Mr. Duke stated that nothing has been cut on his property. Mr. Duke stated that he only intends to use the second half of the first lot and the first half of the second lot. Mr. Duke stated that eventually, he would like to build a house at this location also.

Mr. Duke stated that he does not have a problem landscaping and taking very few trees out, but only the ones that are critical. Mr. Duke stated that some of the big Oaks will be left for shade. Mr. Duke stated that he will clean up the Aspen as they are dangerous and they break off and crush things. Mr. Duke stated that he had a tree service business for 15 years and he has done extensive clearing and landscaping work. Mr. Duke stated that he is trying to get the shacks as close to the launch site so they do not have to be hauled down the highway. Mr. Duke stated that if the shanty is six or eight inches over width a permit is required. Mr. Duke stated the parking area is just an empty area with half a dozen trees in the middle of it to create a park like atmosphere. Mr. Duke stated the customers will park there and ride their snowmobiles down Chippewa Beach or Frontenac Avenue to the access on Wahbee Avenue. Mr. Duke stated that there is a lot of congestion and limited parking at the access. Mr. Duke stated there have been problems with parking and litter. Mr. Duke stated that when Hoppies has a tournament there are cars parked all the way up to Chippewa Beach Road and sometimes down Shawnee Avenue. Mr. Duke stated this is his attempt at taking his gear and customers away from the lake and giving them a safe overnight place to park so they are not getting tickets Mr. Duke stated that regarding the concerns about deforesting the entire four acres, it will not happen and it is not his intention to ever the bring down property values. Mr. Duke stated he plans to build a house at this location. Mr. Duke questioned if a conditional rezoning is an option. Mr. Duke stated he understands the concerns about putting in a slaughterhouse or junkyard in property zone Agriculture and Forestry Management. Mr. Duke stated he would also have his travel trailer and boat at this location. Mr. Duke stated that traffic will be negligible from the first of January until the middle of March and he is gone for the year other than an occasional visit to his travel trailer or to repair a snowmobile that didn't get fixed over the winter. Mr. Duke stated he would like put up one of the Amish barns in the future. Mr. Duke stated that it would be built on site and will be 16ft. x 32ft. and will be used to house gear and to keep the

snowmobiles inside so they are not out in the yard. Mr. Duke stated that he is the only employee and he will never hire anyone else. Mr. Duke stated the business will never get any bigger.

Mr. Kavanaugh stated if the property is rezoned it stays with the property and if Mr. Duke decides to sell the property to someone else it would mean that a restaurant, contractor's yard, junkyard, kennel or feedlot would be allowed. Mr. Kavanaugh stated that the future land use, existing land use and the fact that the parcel is a part of a platted subdivision are concerns to the Planning Commission. Mr. Kavanaugh stated that just because you wouldn't have a plan to do something different than renting shanties, someone else may have a different idea and it may have a different impact. Mr. Kavanaugh noted that someone may want to build on an adjacent lot in the future. Mr. Duke stated that the property owner across the street is planning on building and has told him that he has no problems with this business.

Mr. Duke suggested a conditional rezoning, but stated that he doesn't know how it works. Mr. Duke stated that he went to the Planning & Zoning Department because he knows of several other people in the neighborhood, at least two for sure, that have tried to do their business there.

Mr. Duke stated that he does not see this as blight. Mr. Duke stated that he wanted to come to the Planning Commission and find how to do this legally. Mr. Duke stated that initially the Tuscarora Township Supervisor told him that he didn't have a problem with storing the shanties on his personal property. Mr. Duke stated he does not want angry neighbors as this is his first attempt to try and figure out how this can be done legally.

Mr. Freese stated that there are a lot of objections to rezoning this property to Agriculture and Forestry Management. Mr. Freese asked how many shanties are proposed to be stored. Mr. Duke stated he has 7 and is currently building the 8th shanty for himself.

Mr. Kavanaugh asked if Mr. Duke has looked into the commercial property that is less than a mile away. Mr. Kavanaugh stated that whether it is a rezoning or a conditional rezoning there are people who live in that subdivision and are probably the same people who are attending the meeting. Mr. Duke stated that from what he can see on the maps and roads he has driven, it appears that all of the roads have residential houses. Mr. Duke explained that he looked at an alternate location that was further away, but it was too close to a house. Mr. Duke stated that this location is closer to the lake. Mr. Duke stated he would be willing to look at another launch site if there was commercial property near the launch. Mr. Freese noted that properties along Straits Highway are zoned Commercial. Discussion was held.

Mr. Duke asked if a pole building large enough to house the shanties would be legal. Mr. Freese stated no it would not be legal for this business that has not received an approved special use permit approval from the Planning Commission. Mr. Kavanaugh stated that a pole building would be allowed for Mr. Duke's own personal use. Mr. Freese suggested leasing a parcel along Straits Highway. Discussion was held regarding alternate locations that would be zoned appropriately for the proposed use.

Discussion was held regarding Mr. Duke's options. Ms. Croft suggested postponing this request until the first meeting in September. Mr. Kavanaugh stated that the Planning Commission could review this application if Mr. Duke prefers. Mr. Turisk stated that Mr. Duke could also withdraw his application and seek another avenue for approval.

Mr. Freese suggested finding a parcel to lease on Straits Highway for the shanties. Mr. Freese stated that the customers can park their vehicle or they can take a snowmobile from wherever the parcel is located to the launch site. Mr. Freese stated that this will eliminate the parking problem.

Ms. Croft asked Mr. Duke what he would like to do with the application. Mr. Duke stated he is not sure if he would like to table, postpone or withdraw the application. Mr. Borowicz stated that the Planning Commission can postpone the request to give him time to investigate other options. Ms. Croft stated if tabled, Mr. Duke can also withdraw at a later date if he decides to. Mr. Duke stated that he would like to have the request postponed at this time. **Motion** by Mr. Kavanaugh, seconded by Mr. Delana, to postpone Mr. Duke's request until September 2, 2020. Motion carried. 8 Ayes(Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

Amendment #157 - An ordinance that would amend Section 18.12 (Expiration of Special Use), Section 20.16 (Expiration of Site Plan Review) and Section 21.4 (Expiration of a Zoning Permit) of Cheboygan County Zoning Ordinance No. 200 to allow expanded authority for the Zoning Administrator to grant administrative extensions of approved permits.

Mr. Turisk referred to Section 18.12 and Section 20.16 and stated that an applicant must be in full compliance with all the terms and conditions for the extension of a site plan review or special use permit. Mr. Turisk stated that this does not apply to zoning permit extensions. Mr. Turisk stated that Ms. Johnson proposed this at the last meeting. Mr. Turisk reviewed this change with legal counsel. Mr. Kavanaugh stated that he agrees with this change.

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

Mr. Kavanaugh stated that this is a great benefit to the public to speed things up and to make it uniform with Department of Building Safety's expiration date. **Motion** by Mr. Kavanaugh, seconded by Mr. Borowicz, to forward Amendment #157 to the Cheboygan County Board of Commissioners with a recommendation for approval. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Delana), 0 Nays, 1 Absent (Johnson)

NEW BUSINESS

Discussion regarding in-progress and possible future amendments to Zoning Ordinance No. 200.

Mr. Turisk reviewed a list of recently approved amendments and a list of possible future amendments. Mr. Turisk reviewed amendments that were recently approved by the Board of Commissioners and proposed amendments that are currently being reviewed by the Planning Commission. Mr. Turisk stated that Amendment #154 regarding home occupations and storage buildings was recently approved by the Cheboygan County Board of Commissioners. Mr. Turisk stated that Amendment #155 regarding nonconformities will be reviewed by the Planning Commission at the August 19, 2020 meeting. Mr. Turisk stated that the last time Amendment #156 was discussed, the Planning Commission directed staff to propose amending the ordinance so that freestanding signage in the Commercial Development Zoning District be increased from 80 square feet to 100 square feet. Mr. Turisk stated that the Planning Commission recently recommended approval of Amendment #157 to the Board of Commissioners. Mr. Turisk stated that Amendment #158 regarding temporary uses was approved by the Board of Commissioners last month.

Mr. Turisk stated that a future amendment for Planning Commission to consider is PUD. Discussion was held regarding the PUD amendment and reformatting the Zoning Ordinance. Mr. Freese stated that this isn't something that the Planning Commission should be trying to tackle right now due to COVID-19 as there will have to be public input and the current situation for meetings does not work well for public input. Mr. Turisk agreed with Mr. Freese and stated that with some of the amendments he believes it is best to wait until restrictions are lifted at least to the point where there can be an easily accessible public hearing process.

Mr. Turisk stated that he and Mr. Freese have talked about cleaning up zoning boundary problems along Straits Highway where there are properties that have two or sometimes more zoning districts. Mr. Turisk stated that this may be best suited for the full Master Plan update in 2024.

Mr. Turisk stated that site standards in Article 18 for waste haulers is a topic that has been broached. Mr. Freese noted that there have been ongoing problems and this should be addressed.

Mr. Delana referred to Amendment #156 and stated that this was prompted by a marina that had ordered an oversized sign to install in the spring. Mr. Delana asked what happened to the sign. Mr. Freese stated that the property owner installed a sign that complied with the regulation. Mr. Freese stated it is better advertising as all of the franchises that are carried are shown on the sign. Mr. Kavanaugh asked if there is still the need to revise the Zoning Ordinance. Mr. Freese stated that the Board of Commissioners requested that the Planning Commission look at larger signs. Mr. Freese stated that in his opinion, there is no need for the Planning Commission to consider this amendment as there was only one request for a larger sign and that has been resolved as the property owner ordered a sign that complies with regulation. Mr. Freese stated that the language that had been proposed for the amendment to allow 100sf signs could be revised to reduce the 100sf dimension to 80sf and allow the additional signage for parcels with frontage length that complies with the proposed changed language. Mr. Kavanaugh requested that Mr. Turisk talk with the Board of Commissioners to see if this is an amendment that they still want the Planning Commission to address.

Mr. Turisk stated that Mr. Kavanaugh had raised the possibility of taking a look at the screening standards. Mr. Turisk stated that this can be added to the list, but he does not see this as urgent.

Mr. Turisk and Mr. Freese agreed that anything requiring extensive public participation should be postponed. Mr. Turisk stated that the Planning Commission should follow through on the amendments that they are already working on and wait until they can have a normal or typical meeting venue to begin with reviewing new amendments. Ms. Lyon asked if the

Planning Commission should work on getting the amendments ready for the public hearing. Mr. Freese agreed that the Planning Commission could prepare the amendment to the point where public input is needed. Discussion was held.

Mr. Turisk stated that a memo was submitted by Mr. Moore, who is the Nunda Township Supervisor. Mr. Turisk stated that Mr. Moore has talked to the Planning Commission in the past about a short term rental ordinance. Mr. Turisk stated that the last time this subject was raised the Planning Commission determined that it wasn't something that was needed. Mr. Turisk noted that short term rentals will generate a lot of public input.

Mr. Kavanaugh noted that the Planning Commission voted unanimously to approve the previous amendment regarding short term rentals after a battle with the past Planning and Zoning Director. Mr. Kavanaugh stated that the Planning Commission felt that this was a police issue. Mr. Kavanaugh stated that there were a lot of people that were in support of allowing short term rentals. Mr. Kavanaugh stated that at this time there were 3-4 complaints total in the county. Mr. Kavanaugh stated that there may be issues with short term rentals and he believes there are ways to deal with these issues besides an amendment to the Zoning Ordinance. Mr. Freese stated that the amendment was generated by the actions of the prior Planning and Zoning Director who decided that short term rentals were a problem and should not be allowed. Mr. Freese stated that the Planning Commission was opposed to the Planning and Zoning Director's decision. Mr. Freese stated that the Planning Commission may want to consider some restrictions or some conditions on short term rentals. Mr. Freese stated that he believes this is what Mr. Moore is requesting to alleviate existing problems. Mr. Kavanaugh agreed with Mr. Freese. Discussion was held.

Mr. Turisk stated that Mr. Moore is also concerned about adult use marijuana. Mr. Turisk stated that every township in the county formally opted out of MRTA which is adult use marijuana. Mr. Turisk stated that the only community who did not opt out was the Village of Wolverine. Mr. Turisk stated that it is not allowed for a property owner in Nunda Township to grow marijuana because the township opted out. Mr. Turisk stated this precludes an application being submitted to the Planning and Zoning Department and this is per discussion with legal counsel. Discussion was held.

Mr. Kavanaugh requested that staff find out how many seasonal rentals there are in Cheboygan County. Mr. Kavanaugh requested that staff research how many complaints there have been regarding short term rentals over the past 10 years. Discussion was held.

UNFINISHED BUSINESS

No comments.

STAFF REPORT

Mr. Turisk stated that the Board of Commissioners approved the moratorium amendment.

PLANNING COMMISSION COMMENTS

No comments.

PUBLIC COMMENTS

No comments.

ADJOURN

Motion by Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 9:52pm.



Charles Freese
Planning Commission Secretary