



CHEBOYGAN COUNTY PLANNING COMMISSION

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

**CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING
WEDNESDAY, JULY 5, 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. **Francis Dubois** – Requests a Special Use Permit for a Contractor's yard. (Section 9.3.20.) The property is located at 741 Soules Road and Montgomery Road., Walker Township, section 6, parcel #220-006-400-001-08 and parcel #220-006-400-001-07 and is zoned Agriculture and Forestry Management (M-AF).

UNFINISHED BUSINESS

1. Capital Improvement Program, Review Draft Program Report
2. Boat Shelter Survey Results

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, JUNE 21, 2017 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Churchill
ABSENT: Lyon, Ostwald, Jazdyk
STAFF: Scott McNeil
GUESTS: Eric Boyd, Debbie Wiley, Richard Lincoln, Cal Gouine, Russell Crawford, Cheryl Crawford, Carl Muscott, John Moore

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

PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

APPROVAL OF AGENDA

The meeting agenda was presented. **Motion** by Mr. Freese, seconded by Mr. Churchill, to approve the agenda as presented. Motion carried. 6 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Churchill), 0 Nays, 3 Absent (Lyon, Ostwald, Jazdyk)

APPROVAL OF MINUTES

The June 7, 2017 Planning Commission minutes were presented. Mr. Kavanaugh referred to page 2 and the reference to “dumpster” be replaced with “covered trash container”. **Motion** by Mr. Borowicz, seconded by Mr. Churchill, to approve the meeting minutes as amended. Motion carried. 6 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Churchill), 0 Nays, 3 Absent (Lyon, Ostwald, Jazdyk)

PUBLIC HEARING AND ACTION ON REQUESTS

Indian River Chamber of Commerce/Ron & Bonnie Vance - Requests Site Plan Review for a farm market and artisan specialty retail use (sections 13A.2.7 and 13A.2.16). The property is located at 3589 South Straits Hwy., Tuscarora Township, section 24, parcel #161-M55-033-002-00 and is zoned Village Center Indian River (VC-IR).

Mr. McNeil explained that the subject property is located in the Village Center Indian River district and the proposed use is a farm market and artisan specialty retail use. Mr. McNeil referred to the site plan and noted that an area that is 80ft. x 57.5ft is proposed for the farm market and art market booths. Mr. McNeil noted that there is an existing building on the site plan that is currently vacant. Mr. McNeil stated that an area that is under the control of the township is being designated for parking. Mr. McNeil stated that the township approval is included as an exhibit. Mr. McNeil stated that there are no parking standards within the Zoning Ordinance for this type of use. Mr. McNeil stated that he did offer comparisons and recommends that the Planning Commission address the parking waiver accordingly. Mr. McNeil stated that signage will be temporary signage.

Mr. Lincoln stated that they have permission for parking behind the building on the township property and the property owner has signed off on the use of the property. Mr. Lincoln stated that one of the vendors was parking and selling on the street today and will now be located on the property.

Mr. Kavanaugh asked what types of structures are expected on site and if they will stay overnight. Mr. Lincoln stated that there will be no overnight stays and the operational days are Wednesdays from 2:00pm – 6:00pm and Saturdays from 9:00am – 2:00pm. Mr. Lincoln stated that the vendors can set up ½ hour before the hours of operation and they have to be taken down ½ hour after the hours of operation. Mr. Freese asked Mr. Lincoln to explain the proposed use. Mr. Lincoln stated that it is a combination of farm market and art. Mr. Lincoln stated it is called an artisan’s outdoor market. Mr. Lincoln stated the span of operation will be June – October for the farmers and the artisans can come and go during that time period. Mr. Freese asked if this will take over the same function that is performed at the Citizen’s National Bank parking lot. Mr. Lincoln stated

that the farmer's market has not been in that location in a 2-3 years. Mr. Lincoln explained that the farm market moved to Vivio's and will now be at this proposed location. Mr. Freese asked if this farm market is used by the same group. Mr. Lincoln stated yes. Mr. Bartlett asked if the asphalt drive will be a gateway to the parking in the back. Mr. Lincoln stated that this is where the vendors will set up and most of the people will park on the street and walk across to the market. Mr. Kavanaugh asked if there will be a privy or a dumpster. Mr. Lincoln stated that the township will open up their offices for them and then there are public restrooms located ½ block away. Mr. Lincoln stated that each vendor takes care of their own garbage, but if the vendor wants them to take away the garbage they will handle it. Mr. Kavanaugh asked if there will be food vendors. Mr. Lincoln stated that they haven't closed it off to food vendors. Mr. Lincoln stated that they have required that the food vendor meet MDA Cottage Law rules and Health Department regulations. Mr. Lincoln stated that they do not have any food vendors at this time. Mr. Kavanaugh asked Mr. McNeil what is required for food vendors in this district. Mr. McNeil stated that restaurant use will need zoning review for parking requirements. Discussion was held.

Ms. Croft asked for public comments. Mr. Muscott stated that he commended Mr. Lincoln when he proposed this use to the township board. Mr. Muscott stated it is off to a slow start so far and he believes it will grow over time. Mr. Muscott stated that this may be similar to Boyne City's farmer's market. Mr. Muscott stated that he noticed that a vendor was selling something out of a cooler today (frozen pasty) and may meet the Cottage Law criteria. Mr. McNeil stated that if there is some prepared food and special items it could fall under specialty retail. Discussion was held. Public comment closed.

Motion by Mr. Freese, seconded by Mr. Kavanaugh, to grant the topography waiver request. Motion carried. 6 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Churchill), 0 Nays, 3 Absent (Lyon, Ostwald, Jazdzyk)

The Planning Commission added the following to the General Findings:

5. Hours of operation will be Wednesdays from 2:00pm – 6:00pm and Saturdays from 9:00am – 2:00pm. Vendors may set up ½ hour before the hours of operation and take down ½ hour after hours of operation
6. Covered trash container
7. Use of township offices
8. Special foods will be reviewed by zoning

The Planning Commission reviewed and approved the Specific Findings of Fact Under Section 13A.4. and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Kavanaugh, seconded by Mr. Freese, to approve the site plan based on the General Findings, Specific Findings of Fact Under Section 13A.4.1 and the Specific Findings of Fact Under Section 20.10. subject to Zoning and Health Department approval of food vendors. Motion carried. 6 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Churchill), 0 Nays, 3 Absent (Lyon, Ostwald, Jazdzyk)

UNFINISHED BUSINESS

Presentation Of Proposed Jail Expansion Project For 2018 Capital Improvement Program

Mr. Lawson distributed an excerpt of the architectural study for the proposed jail expansion project. Mr. Lawson stated that the Sheriff approached the Board of Commissioners and stated that under the food contracts, there is only one vendor and in the future, we may want to look at building a kitchen facility back into the jail to offer a place for a vendor prepare food on site. Mr. Lawson stated that other jails have this facility on site and the cost analysis shows that there is a payback to help cover the costs. Mr. Lawson stated that last year there was a request for proposal for architects that specialize in jail expansions/renovations to submit bids for the cost for the kitchen. Mr. Lawson referred to the architectural study and noted that the areas that are proposed for expansion or renovation: kitchen facility, inmate bed expansion, vehicle bay wash, site revisions in the parking lot and storage for Sheriff Department equipment. Mr. Lawson stated that there will also be an analysis for general storage for the county. Mr. Lawson noted that other general improvements include security system improvements. Mr. Lawson reviewed the preliminary site plan and floor plan and noted the locations for the improvements. Mr. Lawson reviewed the cost structure for the proposed project and stated that the estimated cost is \$2,100,000.00.

Mr. Freese asked Mr. Lawson if the proposed storage building (located next to the garden plot) could be combined with the records storage building. Mr. Lawson stated that this building will have a bottom floor area and a mezzanine area. Mr. Lawson stated that they will have to talk to the hospital about the helicopter path landing. Mr. Lawson stated that we are in our 8th year of electronic storage computer systems and that there is less need for actual physical storage. Mr. Lawson stated that he will be looking at the mezzanine area for that type of storage.

Mr. Bartlett asked how many parking spaces will be eliminated due to the storage building. Mr. Lawson stated 3-4 parking spaces will be repositioned to a different area. Discussion was held.

Mr. McNeil stated that this is the only project that needs to be categorized in the Capital Improvement Program. **Motion** by Mr. Freese, seconded by Mr. Churchill, to categorize the County Building Jail Expansion and Storage Building Project as a needed project. Motion carried. 6 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Churchill), 0 Nays, 3 Absent (Lyon, Ostwald, Jazdyk)

Mr. McNeil stated that the next step will be to review the draft plan which will be prepared for the 07/19/17 meeting.

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 stated that legal counsel has reviewed the proposed amendment. Mr. McNeil stated that legal counsel has recommended removing the Planning Commission review of signs which may constitute a safety hazard from section 17.19.3.F. Mr. McNeil stated that when the Zoning Administrator is reviewing the application, he would make the decision. Mr. McNeil stated that the decision could then be appealed to the Zoning Board of Appeals. Mr. McNeil stated that this is the only recommended change from legal counsel. Mr. McNeil stated that the proposed amendment is in order for a public hearing. Motion by Mr. Freese, seconded by Mr. Kavanaugh, to schedule a public hearing for July 19, 2017. Motion carried. 6 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Churchill), 0 Nays, 3 Absent (Lyon, Ostwald, Jazdyk)

NEW BUSINESS

No comments.

STAFF REPORT

Mr. McNeil stated that there are 246 responses to the boat shelter survey as of June 21, 2017. Mr. McNeil stated that this is a good response as there were over 1000 notices that were mailed. Mr. McNeil stated that there is solid data for the Planning Commission to make a decision. Mr. McNeil stated that just under 74% are in favor of allowing the boat shelters as proposed in the description of the survey. Mr. McNeil stated that the survey will be closed on June 30, 2017. Mr. McNeil stated that the data will be compiled for the Planning Commission to review at the next meeting. Mr. McNeil stated that from the initial survey results, the Planning Commission may see this as favorable to providing an amendment for an overlay district to allow boat shelters.

PLANNING COMMISSION COMMENTS

Mr. Kavanaugh stated that Triple D Disposal is looking into collecting water samples and Health Department review of sewage and well. Mr. McNeil stated that he has reviewed all of the conditions of the approval with Triple D Disposal and they have set up a priority of items to address. Mr. McNeil stated that he will be reviewing the status every Monday with Triple D Disposal. Mr. Kavanaugh asked how the bond will be handled. Mr. McNeil stated that Triple D Disposal will obtain the estimates and provide copies for him to review. Mr. McNeil stated that a performance bond or letter of credit would then be developed. Mr. Freese requested that the Building Official review the bids. Discussion was held.

PUBLIC COMMENTS

Mr. Muscott thanked the Planning Commission and staff for taking the issue of boat houses seriously. Mr. Muscott stated that people will be appreciative of the opportunity to have a boat house.

Mr. Muscott referred to the proposed sign amendment and noted that a typical election cycle is 90-105 days. Mr. Muscott stated that for the upcoming election, there is a 105 day period between the filing date and the election. Mr. Muscott stated that any candidate will want to put up signs before they file. Mr. Muscott stated that the 60 days would be easily challenged in court or just another law that the Planning Commission passes that will not be enforced. Mr. Muscott referred to section 17.19.5 and asked if temporary signs are excluded from Village Center Indian River. Mr. McNeil stated that there are differences in the signage regulation from one district to another district. Mr. Muscott stated that in the last primary election, he had 35-40 campaign signs in the Village Center Indian River and he does not want to see this removed from free speech rights. Mr. Muscott read section 17.19.5.A "All signs shall be constructed of metal, masonry, wood, or a wood simulator such as molded plastic or routed foam." Mr. Muscott stated that this does not mention temporary signs such as a Coroplast sign in a wire frame. Mr. Muscott stated that this should be addressed before scheduling a public hearing.

Mr. Muscott stated that the actual definition of family was not included in the notice in the newspaper and he does not believe that this is legal for an ordinance amendment. Mr. Muscott stated under Title 42 and the Fair Housing Act, family includes an individual or group of individuals. Mr. Muscott stated the proposed definition of family is in violation of a federal act. Mr. McNeil stated that in regards to the definition of family, it is specific to the Zoning Ordinance. Mr. McNeil stated that all summaries for the adoption of an amendment are reviewed by legal counsel and we believe them to be legal. Mr. McNeil stated that we have language included in the proposed sign amendment, "except as otherwise provided by law". Mr. Freese

stated that this issue concerning the definition of family could have been eliminated by including “one or more individuals.” Discussion was held.

Mr. McNeil stated that we also acknowledge that the Reed vs. Gilbert decision has created as many questions as it has answered. Mr. McNeil stated that our legal counsel has done a good job with this amendment and we have done the best that we can do given the decision from the Supreme Court. Mr. Kavanaugh asked if legal counsel looked at the Attorney General’s opinion. Mr. Kavanaugh asked if it would be worthwhile forwarding it to legal counsel before the public hearing. Mr. McNeil stated that the Attorney General’s opinion is from 1984. Mr. McNeil stated even though the ruling addressed a small segment, it is unconstitutional to judge signage based on content.

ADJOURN

Motion by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 7:38pm.

Charles Freese
Planning Commission Secretary

DRAFT

CHEBOYGAN COUNTY PLANNING COMMISSION

Francis Dubois

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. Mailing List (2 Pages)
6. Site Plan (1 Page)
- 7.
- 8.
- 9.
- 10.
- 11.

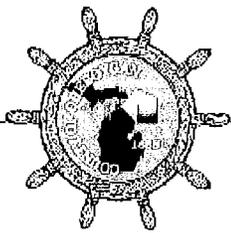
Note: Planning Commission members have exhibits 1 and 2.

NOTICE
CHEBOYGAN COUNTY PLANNING COMMISSION MEETING and PUBLIC HEARING
WEDNESDAY, JULY 5, 2017 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721

- 1.) **Francis Dubois** – Requests a Special Use Permit for a Contractor's yard. (Section 9.3.20.) The property is located at 741 Soules Road and Montgomery Road., Walker Township, section 6, parcel #220-006-400-001-08 and parcel #220-006-400-001-07 and is zoned Agriculture and Forestry Management (M-AF).

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

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



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

Bring various trucks and equipment + related material

Site Plan Standards.

PLEASE EXPLAIN HOW YOUR REQUEST MEETS EACH OF THE FOLLOWING STANDARDS

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

No change

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

No to little tree removal to allow storage of equipment

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

No change to drainage

- 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.

Natural tree barrier

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

From Montgomery Rd. + State Rd

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

See item e.

- 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: No lighting

i. It is deflected away from adjacent properties. _____

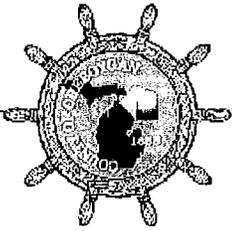
ii. It does not impede the vision of traffic along adjacent streets. _____

iii. It does not unnecessarily illuminate night skies. _____

SPECIAL LAND USE PERMIT APPLICATION

CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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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.

NA

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

YES

3. Size of property in sq. ft. or acres: 20.93

4. Present use of property:

RESIDENTIAL/VACANT

5. SUP Standards:

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

YES - AG/FOREST

- 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 - PARKING OF EQUIPMENT ONLY

- 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.** SEE ITEM 10.

- 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.** _____

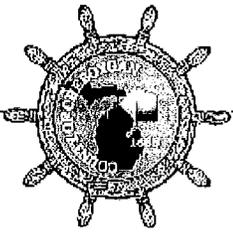
MUST SURROUNDING LOTS OWNED BY APPLICANT - SEE ITEM 6.

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

NO SEE ITEM 6.

- f. Will the proposed special land use be adequately served by public or private streets, water and sewer facilities, and refuse collection and disposal services? **Explain.** YES - MOUNTAINVIEW RD.

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SPECIAL LAND USE PERMIT APPLICATION

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

AFFIDAVIT

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

Applicant's Signature Francis B Date 5/24/2017

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

Yes No

Owner's Signature Francis B Date 5/24/2017

FOR PLANNING/ZONING DEPARTMENT ONLY

Date Received:	<u>05/22/17</u>	Notes:
Fee Amount Received:	<u>\$225.-</u>	
Receipt Number:	<u>5612</u>	
Public Hearing Date:	<u>7/5/17</u>	

Planning/Zoning Administrator Approval:

[Signature]
Signature

6/2/17
Date

SPECIAL LAND USE PERMIT APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

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

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

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
	✓	a. North arrow, scale and date of original submittal and last revision. Site plan is to be drawn at a scale of 1 inch = 100ft. or less.
✓		b. Seal of the registered engineer, architect, landscape architect, surveyor, planner, or other site plan preparer. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations.
✓		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
	✓	d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
N.A.		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.
✓		g. Details of entryway and sign locations should be separately depicted with an elevation view.
N.A.		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.
N.A.		i. Location, size, and characteristics of all loading and unloading areas.
N.A.		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
NATURAL TREES ✓		m. Location and specifications for all fences, walls, and other screening features.
NATURAL TREES ✓		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
N.A.		o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
N.A.		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
N.A.		q. Elevation drawing(s) for proposed commercial and industrial structures.
N.A.		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.

SECTION

REASON FOR WAIVER REQUEST

a.

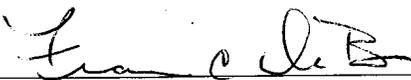
Large Area - Little Detail Required

d.

Level topog. No CHANGES

AFFIDAVIT

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



SIGNATURE

5/24/2017

DATE

220-006-400-001-10
DUBOIS, FRANCIS & BRENDA H/W
741 SOULES RD
AFTON, MI 49705

220-006-400-001-09
DUBOIS, FRANCIS & BRENDA H/W
741 SOULES RD
AFTON, MI 49705

220-006-400-001-03
DUBOIS, FRANCIS & BRENDA H/W
741 SOULES RD
AFTON, MI 49705

220-006-400-001-06
DUBOIS, FRANCIS & BRENDA H/W
741 SOULES RD
AFTON, MI 49705

220-006-400-001-08
DUBOIS, FRANCIS & BRENDA H/W
741 SOULES RD
AFTON, MI 49705

220-006-400-001-07
DUBOIS, FRANCIS & BRENDA H/W
741 SOULES RD
AFTON, MI 49705

220-006-400-001-00
PASSINO, DOUGLAS & MARSHA H/W
6952 MONTGOMERY RD
AFTON, MI 49705

220-005-300-002-00
SCHOOLCRAFT, RICHARD; NORMA;
6914 MONTGOMERY RD
AFTON, MI 49705

220-005-300-001-00
PASSINO, MICHAEL & BRENDA H/W
PO BOX 2184
INDIAN RIVER, MI 49749

220-005-300-003-00
FAIRCLOTH, CLIFFORD C SR
20927 HURON ST
ONAWAY, MI 49765

220-007-200-002-00
R E GLANCY, INC
PO BOX 418
TAWAS CITY, MI 48764

220-007-200-001-10
DUTTON, LEIANNA MARIE & RAYMOND W/H
28933 W NINE MILE RD
FARMINGTON HILLS, MI 48336

220-006-400-001-00
OCCUPANT
6952 MONTGOMERY RD
AFTON, MI 49705

220-006-400-001-00
OCCUPANT
6952 MONTGOMERY RD
AFTON, MI 49705

220-006-400-001-00
OCCUPANT
6952 MONTGOMERY RD
AFTON, MI 49705

220-005-300-003-00
OCCUPANT
6807 MONTGOMERY RD
AFTON, MI 49705

220-006-400-001-08
OCCUPANT
741 SOULES RD
AFTON, MI 49705

220-007-200-001-10
OCCUPANT
670 SOULES RD
AFTON, MI 49705

Lot owned By Applicant

CURRENT PARCEL No. 220-006-400-007-01

6' 14" HIA SCREEN FENCE / GREEN PLOT

75' SETBACK AREA

Lot owned By Applicant

YARD AREA

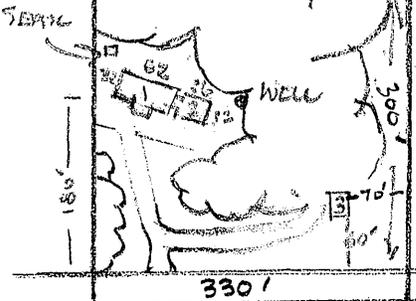
75' SETBACK AREA

CURRENT PARCEL # 220-006-400-001-08

Lot owned By Applicant

1/2 MONTGOMERY RD.

1/2 SOULES RD.



- 1- EXISTING DWELLING
- 2- EXISTING GARAGE
- 3- EXISTING DWELLING (20526)

NOTE - PARCELS TO BE COMBINED

SUBMITTED BY FRANCIS DUBOIS

Francis Dubois

SCALE 1" = 200'



5/24/2017



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: Request for a special use permit for a Contractor's yard in an Agriculture and Forestry Management zoning district pursuant to Section 9.3.20.	Prepared by: Scott McNeil
Date: June 23, 2017	Expected Meeting Date: July 5, 2017

GENERAL INFORMATION

Owner/Applicant: Francis Dubois

Phone: 231-238-4951

Requested Action: Approval of special use permit for a contractor's yard in an Agriculture and Forestry Management zoning district pursuant to Section 9.3.20.

BACKGROUND INFORMATION

Introduction:

The applicant is seeking a special use permit for a contractor's yard in an Agriculture and Forestry Management (M-AF) zoning district pursuant to Section 9.3.20.

The applicant proposes to place equipment and related materials on property which is currently under two different descriptions. The applicant proposes to combine the parcels into one parcel under one property tax code number.

This application comes to the Planning Commission as a result of enforcement action after becoming aware that contractor's equipment is stored on another parcel owned by the applicant located to the west of subject parcel. The applicant proposes to move the equipment to the subject parcel using the forested area to further screen the equipment.

Contractor's yard is a use which requires a special use permit in the M-AF zoning district pursuant to section 9.3.20. which reads as follows:

- 9.3.20. Contractor's Yards, provided all of the following requirements are met:
 - 9.3.20.1. Minimum 10 acre parcel.
 - 9.3.20.2. Minimum 330' of road frontage / lot width.
 - 9.3.20.3. Minimum Setbacks: 100' front; 75' side; 100' rear.

9.3.20.4. All related equipment and materials must be stored within an enclosed building, not to exceed 5,000 square feet, or screened from view from public or private roads and adjoining properties under different ownership behind a wooden fence or greenbelt.

9.3.20.5. Buildings and uses permitted herein shall only be approved for parcels occupied by the parcel owner and which shall contain the owner's primary residence.

By review of the site plan you will find property ownership information, setbacks and fencing/screening to meet the requirements of sections 9.3.20.1 to 9.3.20.5. You will also find proposed findings in the findings of fact document relative to these requirements.

Current Zoning:

Agriculture and Forestry Management (M-AF).

Surrounding Land Uses:

Vacant relative to the portion of land fronting on Soules Road. Vacant to the southwest, north and west and Residential to the southeast and east relative to the portion of the subject site which fronts on Montgomery Rd.

Environmentally Sensitive Areas (steep slopes, wetlands, woodlands, stream corridor, floodplain): There are no known environmentally sensitive areas on the subject site.

Historic buildings/features:

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

Traffic Implications

This project will have minimal effect on current traffic conditions.

Parking:

The special use permit application for placement of contractors equipment and related materials. Section 17.6. does not require parking for the subject use.

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

Access to the site is facilitated via Soules Rd. and Montgomery Rd.

Signs

No signage is proposed.

Fence/Hedge/Buffer

By review of the site plan you will find fence, natural screening or buffer indicated per requirements of sections 9.3.20.3. and 9.3.20.4. proposed.

Lighting

No lighting is proposed.

Stormwater management

There are no changes proposed to the management of stormwater on the site.

Review or permits from other government entities:

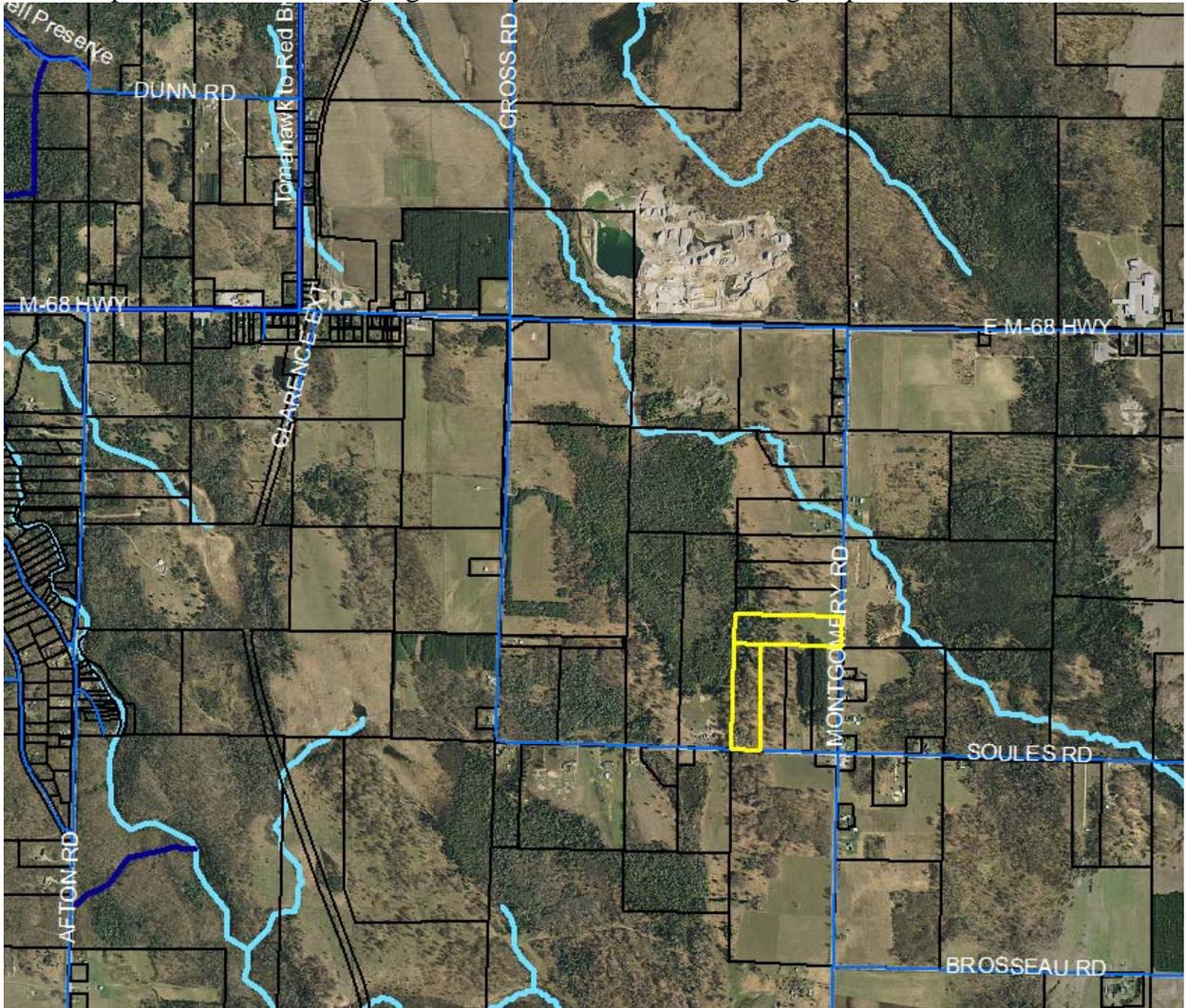
Approval by the County Road Commission will be required for new driveways

Public comments received

None

General location of site

The two parcels are shown highlighted in yellow on the following map.



CHEBOYGAN COUNTY PLANNING COMMISSION
SPECIAL USE PERMIT REQUEST
Wednesday, July 5, 2017, 7:00 PM

Applicant

Francis Dubois
741 Soules Rd.
Afton , Mi.

Owner

Same

Parcel

741 Soules Rd. and Montgomery
Road
Walker Township
220-006-400-001-00
220-006-400-007-01

GENERAL FINDINGS

1. The subject property is zoned Agriculture and Forestry Management District (M-AF)
2. Contractor's yard is a use requiring a special use requiring a special use permit in an M-AF zoning district pursuant to Section 9.3.20.
3. The applicant shall combine the subject parcels under one property tax code number upon approval of the subject special use permit application.
4. The applicant is seeking a waiver to the topographic survey and minimum scale requirements for site plans.
- 5.

FINDINGS OF FACT UNDER SECTION 9.3.20. OF THE ZONING ORDINANCE

9.3.20. Contractor's Yards, provided all of the following requirements are met:

9.3.20.1. Minimum 10 acre parcel.

- a. The parcels proposed for the contractor's yard use contain a total of 20.93 acres. (see exhibit 4)
- b.
- c. Requirement has been met.

Or

- a.
- b. Requirement has not been met.

9.3.20.2. Minimum 330' of road frontage / lot width.

- a. The parcels proposed for the contractor's yard use contain 330.0 feet of frontage on Soules Road and 371.0 feet frontage on Montgomery Road. (see exhibit 6)
- b.
- c. Requirement has been met.

Or

- a.
- b. Requirement has not been met.

9.3.20.3. Minimum Setbacks: 100' front; 75' side; 100' rear.

- a. The site plan indicates a 300 ft. setback from Soules Rd, a 150 ft. setback from Montgomery Rd. and 75 ft. side setback for the contractor's yard use. There is no rear lot line. (see exhibit 6)
- b.
- c. Requirement has been met.

Or

- a.
- b Requirement has not been met.

9.3.20.4. All related equipment and materials must be stored within an enclosed building, not to exceed 5,000 square feet, or screened from view from public or private roads and adjoining properties under different ownership behind a wooden fence or greenbelt.

a. The site plan indicates that the contractor's yard use which includes equipment and related materials, will be screened from view from public roads with natural screening from Soules Road and fencing from Montgomery Rd. (see exhibit 4 and 6)

b. The site plan indicates that the contractor's yard use will be screened from view from the view of adjoining property with natural screening and fencing. (see exhibit 6)

c. There are no private roads which require to be screened from view. (see exhibit 6)

d.

e. Requirement has been met.

Or

a.

b. Requirement has not been met.

9.3.20.5. Buildings and uses permitted herein shall only be approved for parcels occupied by the parcel owner and which shall contain the owner's primary residence.

a. The property proposed for the contractor's yard use contains the primary dwelling of the parcel owner with an address of 741 Soules Road. (see exhibit 4 and 6)

b.

c. Requirement has been met.

Or

a.

b. Requirement has not been met.

FINDINGS OF FACT UNDER SECTION 18.7 OF THE ZONING ORDINANCE

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

a. The property subject to the application is located in a zoning district in which the proposed special land use is allowed.

1. The subject property is zoned Agriculture and Forestry Management District (M-AF)

2. Contractor's yard is a use requires a special use requiring a special use permit in an M-AF zoning district pursuant to Section 9.3.20.

3.

4. 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 proposes to park equipment and place related material as indicated on the site plan. No other activity will take place on the site. (see exhibit 4 and 6)

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 proposes to park equipment and place related material as indicated on the site plan. No other activity will take place on the site. (see exhibit 4 and 6)
 - 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 proposes to park equipment and related material as indicated on the site plan. No other activity will take place on the site. (see exhibit 6)
 2. The proposed contactors yard use complies with requirements of section 9.3.20.
 - 3.
 4. Standard has been met.
- Or.
1. Neighboring properties contain a residential uses which are diminished due to_____.
 2. The proposed contactors yard use does not comply with requirements of section 9.3.20.
 - 3.
 4. 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 proposes to park equipment and related material as indicated on the site plan. No other activity will take place on the site. (see exhibit 4 and 6)
 - 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 subject property is located on Soules Road and Montgomery Road which are County Local Roads. (see exhibit 4 and 6)
 2. The access drives will be more than 25 ft. from a street intersection. (see exhibit 6)
 3. The uses as proposed do not interfere with driver visibility. No buildings are proposed. (see exhibit 4 and 6)
 - 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 special use permit is for a Contractors yard.
 - 2. The property proposed for the contactors yard use contains the primary dwelling of the parcel owner with an address of 741 Soules Road. (see exhibit 4 and 6)
 - 3.
 - 4. Standard has been met.
 Or.
 - 1. The special use is not adequately served by water and sewer facilities, and/or refuse collection and/or disposal facilities.
 - 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 and other specific standards applicable to it. (see exhibit 1, 2, 4 and 6)
 - 2.
 - 3. Standard has been met.
 Or.
 - 1. The special use does not comply with all the specific standards required under section ____ of this Ordinance.
 - 2.
 - 3.
 - 4. 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. No changes are proposed to the overall contours of the site. (see exhibit 4)
 - 2.
 - 3. Standard has been met.
 Or.
 - 1.
 - 2. Standard has not been met.

- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
 - 1. No trees are proposed to be removed. (see exhibit 4 and 6)
 - 2. No topographic modifications are proposed. (see exhibit 4)
 - 3.
 - 4. Standard has been met.Or.
 - 1.
 - 2. Standard has not been met.

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

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

- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
 - 1. A practical means for access by emergency vehicle is provided via a Soules Rd. and Montgomery Rd. (see exhibit 6)
 - 2. No buildings are proposed. (see exhibits 4 and 6)
 - 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. All structures and dwellings have access to Soules Rd. (see exhibit 6)
 - 2.
 - 3. Standard has been metOr.
 - 1.
 - 2. Standard has not been met.

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

- h. Exterior lighting shall be arranged as follows: a. It is deflected away from adjacent properties, b. It does not impede the vision of traffic along adjacent streets and c. It does not unnecessarily illuminate night skies.
 - 1. No exterior lighting is proposed (see exhibit 4)
 - 2.
 - 3. Standard has been met.Or.
 - 1.
 - 2. Standard has not been met.
- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.
 - 1. Not applicable. No public common ways are proposed.
- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.
 - 1. The site plan conforms to applicable requirements of state and federal statutes and the Cheboygan County Master Plan. (see exhibit 2)
 - 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

July 5, 2017

Patty Croft, Chairperson

Charles Freese, Secretary



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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

Date: June 26, 2017

To: Planning Commissioners

From: Scott McNeil

Re: Capital Improvement Program, Review Draft Program Report

Included with this memo please find a draft 2018 Capital Improvement Plan draft document dated June 26, 2017 for your review.

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

At the next meeting we can identify changes that should be made and consider setting a public hearing on plan. Also included with this memo is a copy of the 2018 CIP timeline for your information.

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

CHEBOYGAN COUNTY



DRAFT, June 26, 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

Proposed Cheboygan County Planning Commission 2018 Capital Improvement Program Development Timeline.

January 19, 2017

January 20, 2017 to March 24, 2017. The staff of the Community Development Department will gather project information from the agencies and departments within the county and other government entities for inclusion in the CIP and present the same for review by the Cheboygan County Planning Commission.

April 5, 2017 to June 7, 2017. The proposed projects are reviewed by the Planning Commission. Agency and department representatives may provide a report to the Planning Commission by request.

June 21, 2017. The Planning Commission will review the project information and elect which projects should be included in the CIP and place such projects in a general order of priority in needed and desirable categories.

July 5, 2017. The staff of the Community Development Department will present a draft CIP document to the Planning Commission for review.

August 2, 2017. The Planning Commission holds a public hearing on the draft CIP and may make changes to the draft CIP accordingly.

August 15, 2017. The Planning Commission will forward the final draft CIP, along with a recommendation, to the Cheboygan County Board of Commissioners.

November 1, 2017 to December 6, 2017. The Planning Commission will review any proposed changes from Board of Commissioners or the County Administrators office as a result of the county budget review process.