



# CHEBOYGAN COUNTY PLANNING COMMISSION

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

**CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING  
WEDNESDAY, AUGUST 21, 2019 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**

### **SCHEDULED PUBLIC HEARINGS**

- 1.) **TY LAPRAIRIE/TIGER BY THE TAIL, LLC** - Requests an amendment to a Special Use Permit per section 18.11 of the Zoning Ordinance to construct two additional indoor storage facilities and outdoor area for boat storage per sections 6.3.16 and 6.3.14, respectively. The property is located at 5138 S. Straits Hwy. and 5142 S. Straits Hwy., Tuscarora Township, section 35, parcel # 161-035-200-013-00 and 161-035-200-014-00 and is zoned Commercial Development (D-CM).
  
- 2.) **JBS CONTRACTING, INC./DAVE FERNELIUS** - Requests an amendment to a Special Use Permit per section 18.11 of the Zoning Ordinance. The amendment request consists of improving and expanding the existing asphalt parking lot and construction of an additional catch basin. The property is located at 10459 N. Straits Hwy., 10429 N. Straits Hwy., 10407 N. Straits Hwy, Inverness Twp., section 7, parcel # 095-007-400-009-05, 092-007-400-009-03 and 092-007-400-011-00 and is zoned Commercial Development (D-CM).

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**STAFF REPORT WITH UPDATE ON MASTER PLAN REVISION**

**PLANNING COMMISSION COMMENTS**

**PUBLIC COMMENTS**

**ADJOURNMENT**



# 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, AUGUST 7, 2019 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

- PRESENT:** Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Johnson, Delana  
**ABSENT:** None  
**STAFF:** Mike Turisk  
**GUESTS:** Eric Boyd, John F. Brown, Cal Gouine, Bob Lyon, Carl Muscott, John Moore, Russell Crawford, Cheryl Crawford

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

### PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

### APPROVAL OF AGENDA

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

### APPROVAL OF MINUTES

The July 17, 2019 Planning Commission minutes were presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Bartlett, to approve the meeting minutes as presented. Motion carried unanimously.

### PUBLIC HEARING AND ACTION ON REQUESTS

No comments.

### UNFINISHED BUSINESS

#### **Zoning Ordinance Amendment #153 – An Ordinance to Amend Cheboygan County Zoning Ordinance No. 200 Relative to Special Land Use Permit Procedures and Standards**

Mr. Turisk stated that at the 07/17/19 meeting the Planning Commission requested that he provide the proposed language to local fire departments and police departments and request feedback. Mr. Turisk stated that two written responses and one verbal response were received. Mr. Turisk stated that the two respondents prefer option one and that Fire Chief Socha called and verbally stated that he prefers option one. Mr. Turisk stated that copies of the email responses were included in the packet. Mr. Kavanaugh stated that he prefers “Upon review by public service agencies with jurisdiction, 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”. Mr. Freese stated that he prefers deleting this section. **Motion** by Ms. Johnson, seconded by Mr. Kavanaugh, to move forward with “Upon review by public service agencies with jurisdiction, 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.” Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Johnson, Delana), 1 Nay (Freese), 0 Nays

Mr. Turisk reminded the Planning Commission that a public hearing will need to be held and the amendment will need to be approved by the Board of Commissioners as well. Ms. Croft stated that a public hearing should be scheduled for the second Planning Commission meeting in September. **Motion** by Mr. Kavanaugh, seconded by Ms. Johnson, to schedule a public hearing for Zoning Ordinance Amendment #153 on September 18, 2019 at 7:00pm in the Commissioner’s Room. Motion carried unanimously.

#### **Zoning Ordinance Amendment #154 – An Ordinance to Amend Cheboygan County Zoning Ordinance No. 200 Relative to Home Occupations and Private Storage Buildings**

Mr. Turisk stated that private storage buildings have been discussed previously and the Planning Commission directed staff to have legal counsel review the language. Mr. Turisk stated that the final iteration has been included in the packet.

Discussion was held regarding private storage buildings being allowed in all zoning districts. Mr. Kavanaugh questioned if contractors and excavators should be allowed. Mr. Kavanaugh does not believe that it is similar to the other uses in the same category such as an attorney. Ms. Johnson stated that a private storage building is for private, non-commercial storage. Discussion was held regarding the proposed definition for a contractor. Mr. Kavanaugh stated his concerns regarding a contractor use being allowed as a home occupation. Mr. Borowicz stated that this is not for a contractor's yard and clarified that this is for a home office. Mr. Turisk stated that if a contractor's yard is proposed he would direct the applicant through the right process which would typically require a special use permit. Ms. Croft noted that a public hearing will need to be scheduled for this amendment. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to schedule a public hearing for Zoning Ordinance Amendment #154 on September 18, 2019 at 7:00pm in the Commissioner's Room. Motion carried unanimously.

#### **Discussion on Draft Letter From Planning Commission to Board of Commissioners Regarding Zoning Enforcement**

Discussion was held regarding an enforcement letter from the Planning Commission to the Board of Commissioners. Ms. Johnson stated that "Commissions" should be changed to "Commissioners" in the second paragraph. Mr. Freese suggested mentioning in the new letter that the first letter was not sent to the Board of Commissioners as directed by the Planning Commission. Ms. Johnson noted that she discussed this issue with the Board of Commissioners. Ms. Croft suggested adding this comment to the end of the third paragraph. Mr. Turisk stated that the changes will be made and the letter will be forwarded to the Board of Commissioners.

#### **NEW BUSINESS**

No comments.

#### **STAFF REPORT WITH UPDATE ON MASTER PLAN REVISION**

Mr. Turisk stated that the amendments reviewed tonight and the amendments that will be reviewed in the future speaks to what came out of the 2014 Master Plan update. Mr. Turisk stated that the Planning Commission will continue to work on those topics identified in the 2014 Master Plan update. Mr. Turisk stated that there are a number of amendments that are proposed and will be reviewed by the Planning Commission in the coming months.

#### **PLANNING COMMISSION COMMENTS**

Mr. Kavanaugh suggested training be held on non-conforming uses. Mr. Turisk suggested discussing Article 22 and how it can be clarified. Ms. Croft stated that the training should be held first before discussing Article 22.

Mr. Borowicz stated that he will not be able to attend the September meetings. Discussion was held.

Mr. Turisk stated that MSU Extension is holding a solar energy open house on August 10, 2019 from 9:00am - 3:00pm in Petoskey.

Ms. Johnson stated that she has asked for an interpretation on Mr. Knaffle's project for a special use permit and why it had to be reviewed by the Zoning Board of Appeals. Ms. Johnson believes that this should not have been reviewed by the Zoning Board of Appeals and that Mr. Knaffle should receive a refund. Mr. Freese stated that it had to go through the Zoning Board of Appeals because the regulation at that time said that he could not have that facility at that location on that road. Mr. Freese stated that the original facility was grandfathered in and the regulation was later changed. Discussion was held.

#### **PUBLIC COMMENTS**

Mr. Moore stated that short term rentals have grown into something that no one anticipated. Mr. Moore stated that on one website, there are 154 homes in Cheboygan County that are listed as short term rentals. Mr. Moore stated that in Nunda Township there are homes that are used only as short term rentals. Mr. Moore stated that there are four bedroom homes that sleep thirteen and the sanitary code only requires a 1000 gallon septic tank. Mr. Kavanaugh stated that the sanitary code sizes by bedroom unless it is commercial. Mr. Moore suggested segregating short term rentals into an incidental rental unit and a commercial rental unit.

Mr. Moore stated tiny homes are everywhere. Mr. Moore stated that tiny homes are being built as garages and are not being built to the correct standards.

Mr. Moore stated recreational marijuana should be reviewed by the Planning Commission. Mr. Moore stated that there are two requests that will have to be dealt with at some time. Ms. Croft asked if the township has taken a stand. Mr. Moore stated that the township initially opted out with a 3 to 2 vote. Discussion was held. Mr. Turisk stated that staff has received interest from parties regarding CBD extraction facilities. Mr. Turisk stated that in the absence of specific language in the ordinance,

CBD extraction facilities will be looked at as manufacturing if that is what is solely being done. Discussion was held. Ms. Croft stated that this should be a training session with legal counsel.

Mr. Muscott referred to amendment #154 and stated that it originally included toilets for private storage buildings and he does not see any mention of it in the amendment. Discussion was held.

Mr. Muscott stated that there is nothing in the amendment that would exclude a contractor from running a home occupation from a private storage building, but a stand-alone private storage building would mean that it is not on the home-owner's property. Mr. Muscott stated that a large construction company could come in and park their trucks. The Planning Commission members stated that it would not be allowed. Mr. Borowicz stated that permitted uses for home occupations include home offices. Mr. Borowicz stated that the home occupation cannot conflict with or operate out of character with any surrounding land uses. Mr. Borowicz stated that there are a lot of land uses that a contractor's yard would conflict with or be out of character. Mr. Muscott stated his concerns regarding private storage buildings not making an allowance for a future home site. Mr. Borowicz stated that this is a requirement only in the Lake and Stream Protection Zoning District. Mr. Borowicz referred to section 17.23 and stated placement of a private storage building on the property "should" support the future placement of a residence. Discussion was held.

Mr. Kavanaugh stated that the Planning Commission should look at contractor, home occupation and section 17.21.2 at the next meeting. Mr. Kavanaugh stated that he wants to make sure that this is clear. Mr. Kavanaugh believes someone could put in a contractor's yard in a stand-alone building based on the proposed language.

**ADJOURN**

**Motion** by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 7:49pm.

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Charles Freese  
Planning Commission Secretary

# CHEBOYGAN COUNTY PLANNING COMMISSION

Ty LaPrairie/Tiger by the Tail, LLC - Revised 08/21/19

## Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Special Use Permit Application (6 Pages)
4. Site Plan (2 Pages) - Updated plan submitted (with revision to note 5)
5. Storage Building Cross Section and Overhang Detail (2 Pages)
6. Storage Building Elevations (2 Pages)
7. Stormwater Runoff Control Plan (41 Pages)
8. Email from Brent Shank/Cheboygan County Road Commission dated August 6, 2019 (1 Page)
9. Mailing List (3 Pages)
10. Proof of Ownership (3 Pages)
11. Staff Report (4 Pages)
- 12.
- 13.
- 14.
- 15.

Note: Planning Commission members have exhibits 1 and 2.



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**PROPERTY LOCATION**

Address 5142 S. Straits Hwy + 5138 S. Straits Hwy	City / Village Indian River	Twp / Sec. TUSC/Sec 35	Zoning District  D-CM
Property Tax I.D. Number 161-035-200-014-00/161-035-200-013-00	Plat or Condo Name / Lot or Unit No. N/A		

**APPLICANT**

Name Ty LaPrairie	Telephone 231-238-9315	Fax
Address PO Box 159	City, State & Zip Indian River, MI 49749	E-Mail sales@burtlakemarina.com

**OWNER (If different from applicant)**

Name Same - Tiger by the Tail, LLC	Telephone	Fax
Address	City, State & Zip	E-Mail

**PROPOSED WORK**

Type (check all that apply) <input checked="" type="checkbox"/> New Building (2) <input type="checkbox"/> Reconstruction <input type="checkbox"/> Addition <input type="checkbox"/> Relocated Building <input type="checkbox"/> Change in Use or Additional Use <input type="checkbox"/> Sign, Type: _____ <input checked="" type="checkbox"/> Other: Site Grading	Building/Sign Information <span style="float: right;">20' (2)</span> Overall Length: 120 feet Overall Width: 30 feet Floor Area: 3,600 sq feet Overall Building Height: 20 feet Sign Area: _____ sq feet Sign Height _____ feet
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**PROPOSED USE (check all that apply)**

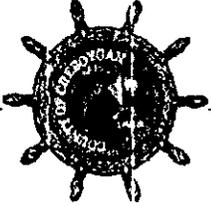
<input type="checkbox"/> Single-Family Residence	<input type="checkbox"/> Expansion / Addition	<input type="checkbox"/> Office	<input type="checkbox"/> Agricultural
<input type="checkbox"/> Duplex	<input type="checkbox"/> Garage or Accessory	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Institutional
<input type="checkbox"/> Multi-Family, # of units _____	<input checked="" type="checkbox"/> Storage	<input type="checkbox"/> Industrial	<input type="checkbox"/> Utility
<input type="checkbox"/> Other: _____			

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

If YES, date of approval: 10/7/15 & 5/2/18 Approved Use: Indoor Storage Facilities

Directions to site: 0.62 Miles South of M-68 West & Straits Hwy. (Vivios) on West side of Straits Hwy. Just North of the trailer park. Site has been cleared and levelled in preparation of construction.

**SPECIAL LAND USE PERMIT APPLICATION**



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SPECIAL LAND USE PERMIT APPLICATION

1. Describe all anticipated activities (e.g. type of business, hours of operation, number of employees, etc). Attach additional sheets if needed.  
Construct 2 additional buildings for individual rental storage units per 6.3.16. Units will have no utilities and no employees will be on site. Additionally, outside storage of boats is proposed per 6.3.14.

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.  
The units are set back off the road, and some excavating is necessary for drainage and use of the land. The use is passive and less intense than many allowed uses. Traffic is very low. The use is compatible
- 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.  
Grading was accomplished but necessary for building construction, reasonable access, and drainage.
- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.  
All drainage has been managed, and storm water plan has been prepared. The soil is very sandy.
- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.  
The existing vegetation preserved as much as possible to screen adjoining property .
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.  
All access and maneuvering aisles shall comply with zoning ordinance.
- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.  
Access provided to public street via a new commercial approach for these additions.
- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.  
N/A
- h. Exterior lighting shall be arranged as follows:
  - i. It is deflected away from adjacent properties. Lighting will be down directional wall packs on building.
  - ii. It does not impede the vision of traffic along adjacent streets. It will not.
  - iii. It does not unnecessarily illuminate night skies. It will not.



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- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.

Not applicable.

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

Understood.

3. Size of property in sq. ft. or acres: 5.3 acres

4. Present use of property:  
Indoor Storage Facilities

5. SUP Standards:

- a. Is the property located in a zoning district in which the proposed special land use is allowed?  
Yes.
- 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. Storage is a very passive activity. Site will be kept neat and orderly.
- c. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public highway or seen from any adjoining land owned by another person? **Explain.** No.
- d. Will the proposed special land use be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned? **Explain.** This type of use requires cleanliness and order to assure potential clients are satisfied with the service they pay for.
- e. Will the proposed special land use place demands on fire, police, or other public resources in excess of current capacity? **Explain.**  
No.
- f. Will the proposed special land use be adequately served by public or private streets, water and sewer facilities, and refuse collection and disposal services? **Explain.** The only demand of access on the public road system is already in place. No refuse collection or utilities are proposed.



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SPECIAL LAND USE PERMIT APPLICATION

g. Will the proposed special land use comply with all specific standards required under this Ordinance applicable to it (i.e. parking, setbacks, etc)? yes.

6. Does the proposed use of the property include or involve either:

- Junk or salvage yard (Section 3.6)  YES  NO
- Mineral extraction (Section 17.17)  YES  NO

*If YES, this application must include a written plan as described in the Zoning Ordinance.*

7. Attach a copy of Warranty Deed or other proof of ownership.

8. Attach a copy of certified Property Survey or dimensioned property land plat.

### AFFIDAVIT

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

Applicant's Signature Howard J. Laine Date 7-1-19

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

Yes  No

Owner's Signature Howard J. Laine Date 7-1-19

### FOR PLANNING /ZONING DEPT. USE ONLY

Date Received:	<u>7-10-19</u>	Notes:
Fee Amount Received:	<u>\$150.00</u>	
Receipt Number:	<u>6818</u>	
Public Hearing Date:	<u>8-21-19</u>	

Planning/Zoning Administrator Approval:

Jennifer Mueh  
Signature

7-29-19  
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 revisior . Site plan is to be drawn at a scale of 1 inch = 100ft. or less.
✓		b. Seal of the registered engineer, architect, landscape architect, surveyor, planner, or other site plan preparer. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations.
✓		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
✓		d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
✓		e. Location and elevations of existing water courses and water bod es, 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.
✓		h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
✓		i. Location, size, and characteristics of all loading and unloading areas.
NA		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.
NA		l. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

SPECIAL LAND USE PERMIT APPLICATION

## SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
✓		m. Location and specifications for all fences, walls, and other screening features
✓		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
✓		o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
NA		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
✓		q. Elevation drawing(s) for proposed commercial and industrial structures
NA		r. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well
N/A		s. Floor plans, when needed to determine the number of parking spaces required.

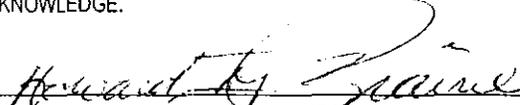
PLEASE LIST THE REQUIREMENT FOR WHICH A WAIVER IS BEING REQUESTED. ALSO PROVIDE AN EXPLANATION/REASON FOR THE WAIVER REQUEST.

SECTION

REASON FOR WAIVER REQUEST


**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

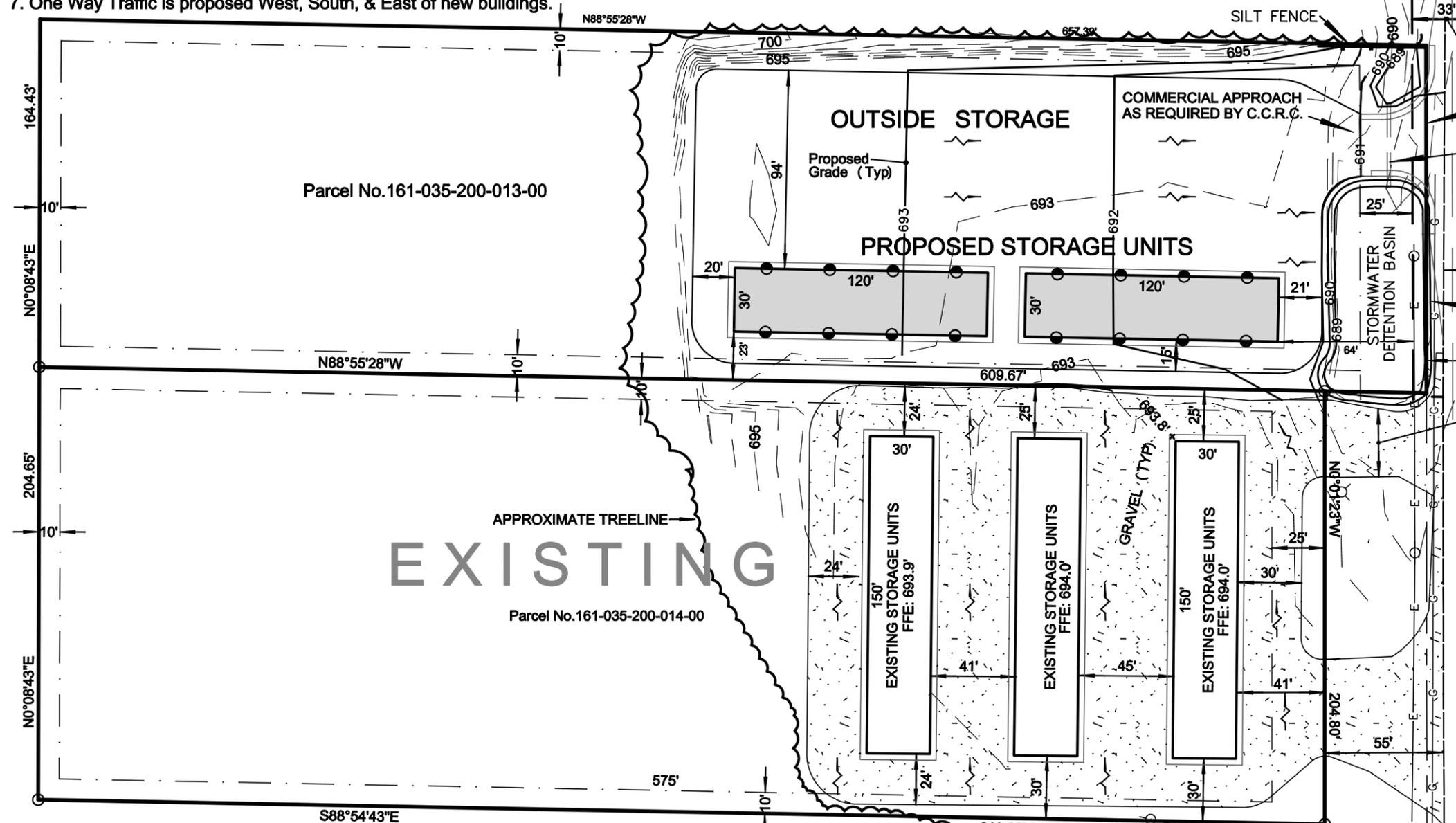
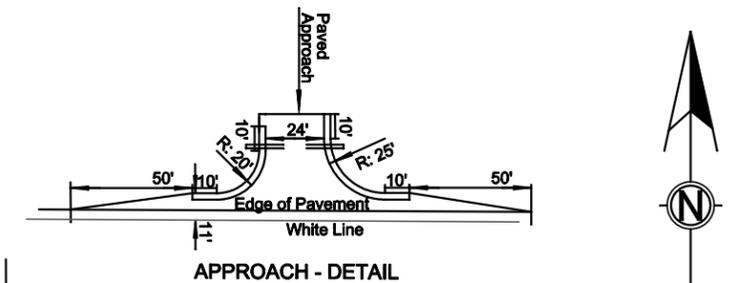
7-1-19  
 \_\_\_\_\_  
 DATE

**NOTES:**

1. The purpose of this site plan is to show the addition of 2 proposed building for individual storage rental units. No utilities are proposed.
2. Stormwater Control Plan was prepared by Boyne Engineering & Design.
3. Access to the new addition is via a new drive approach as shown.
4. See building plans for location of downward directed wall lighting.
5. Outside Storage/Staging of boats is proposed, to be kept in neat and orderly fashion.
6. Elevations shown are referenced to NAVD 1988.
7. One Way Traffic is proposed West, South, & East of new buildings.

# SITE PLAN AMENDMENT for STORAGE BUILDINGS & OUTSIDE STORAGE

PARCELS No.161-035-200-014-00 & 161-035-200-013-00  
SECTION 35, T35N, R3W, TUSCARORA TOWNSHIP  
CHEBOYGAN COUNTY, MICHIGAN



0 60' 120'

SCALE: 1" = 60'

- IRON PIPE
- ⊙ POWER POLE
- ⊖ GUY ANCHOR
- E — OH ELECTRIC
- G — U.G. GAS
- EDGE OF GRAVEL
- PROPERTY LINE
- 5' INDEX CONTOUR
- 1' CONTOUR
- ↘ DRAINAGE ARROW
- LIGHT PACK

NOTE: SEE SHEET 2 FOR STORWATER DETAILS.



PREPARED UNDER THE SUPERVISION OF:

*Brian K. Fullford* REV: 8/19/2019  
7/01/19

BRIAN K. FULLFORD  
PROFESSIONAL SURVEYOR  
REGISTRATION NO. 41099

CHEBOYGAN COUNTY ZONING INFORMATION ZONING ORDINANCE No. 200, ADOPTED FEBRUARY 8, 1983				
ZONING DISTRICT	MINIMUM PARCEL SIZE	YARD SETBACKS (FT)		
		FRONT	SIDE	REAR
D-CM COMMERCIAL DEVELOPMENT	PER SITE PLAN	25	10	10

FOR:	SEC. 35, T35N, R3W FB: CS15 / PAD	DRAWN: <u>BKF</u> CHECK: <u>BKF</u>	PROJECT NO. 19-011S	SHEET 1 of 2
TIGER BY THE TAIL, LLC	FULLFORD SURVEYING & MAPPING, P.C. PO BOX 969 5097 S. STRAITS HIGHWAY, SUITE A INDIAN RIVER, MI 49749 PHONE: 231-238-9199 FAX: 231-238-9195			

STORMWATER MANAGEMENT FACILITY MAINTENANCE NOTE:

IT IS UNDERSTOOD BY ALL PARTIES INVOLVED THAT THE DETENTION BASINS WILL BE MAINTAINED BY THE PROPERTY OWNER (MOWED, SEDIMENT REMOVAL, ETC..) AND WILL BE SUBJECT TO REVIEW BY GOVERNING AGENCIES. NO ALTERATION MAY BE PERFORMED ON THE BASINS WITHOUT ENGINEERING APPROVAL ONCE THE BASIN HAS BEEN ACCEPTED AS CORRECTLY BUILT BY THE DESIGN ENGINEER.

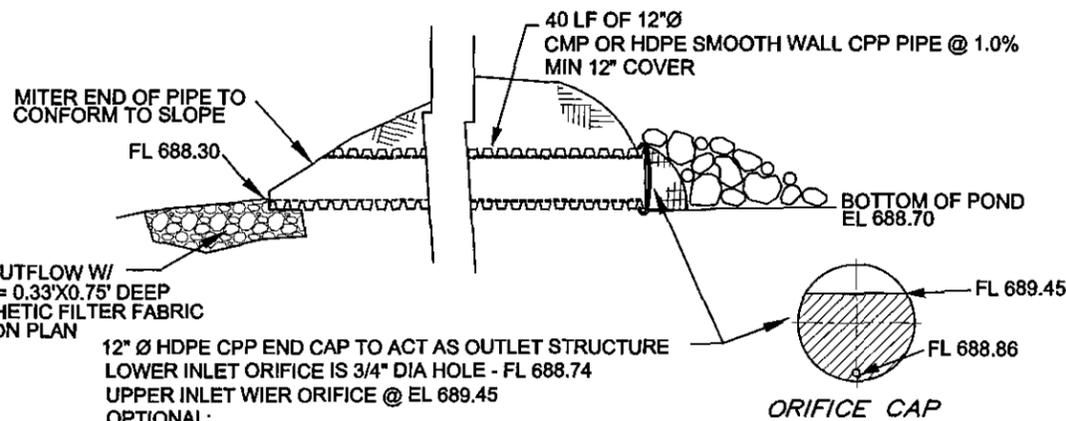
STORMWATER / SOIL EROSION NOTE:

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

STORMWATER DRAINAGE

A STORMWATER DRAINAGE STUDY OF THE EXISTING AND PROPOSED CONDITIONS OF THIS SITE HAS BEEN PERFORMED BY BOYNE ENGINEERING AND DESIGN. THE NATURAL RESOURCE CONSERVATION SERVICE METHOD HAS BEEN USED FOR ANALYSIS. THE SUMMARY OF THIS STUDY IS AS FOLLOWS:

THIS PROPOSED DEVELOPMENT ADDS APPROXIMATELY 42,944 SF OF IMPERVIOUS SURFACES (ROOFS, PAVEMENTS ETC). THE DETENTION BASIN HAS BEEN SIZED TO PROVIDE OUTFLOWS FOR THE 2, 5, 10, 25, 50 AND 100 YEAR 24 HOUR STORMS WHICH ARE LESS THAN THE OUTFLOWS FROM THE EXISTING SITE FOR THE SAME STORMS. THE BASIN IS DESIGNED TO DRAIN WITHIN 72 HOURS



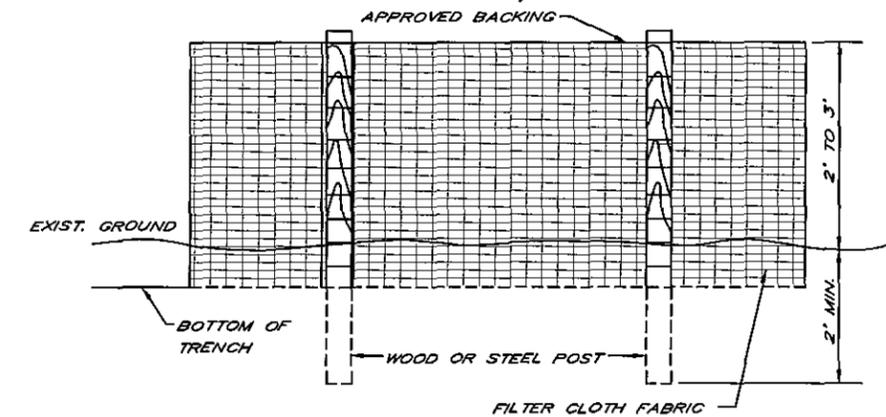
STABILIZE OUTFLOW W/ RIP RAP d50= 0.33'X0.75' DEEP OVER SYNTHETIC FILTER FABRIC AS SHOWN ON PLAN

12" Ø HDPE CPP END CAP TO ACT AS OUTLET STRUCTURE  
 LOWER INLET ORIFICE IS 3/4" DIA HOLE - FL 688.74  
 UPPER INLET WIER ORIFICE @ EL 689.45  
 OPTIONAL:  
 PROVIDE TRASH RACK (1/2" MESH) AND LANDSCAPE STRUCTURE W/ BOULDERS (REMOVABLE FOR MAINTENANCE)

OUTLET STRUCTURE  
 NOT TO SCALE

**SITE PLAN AMENDMENT  
 for STORAGE BUILDINGS**

PARCELS No.161-035-200-014-00 & 161-035-200-013-00  
 SECTION 35, T35N, R3W, TUSCARORA TOWNSHIP  
 CHEBOYGAN COUNTY, MICHIGAN



ELEVATION VIEW

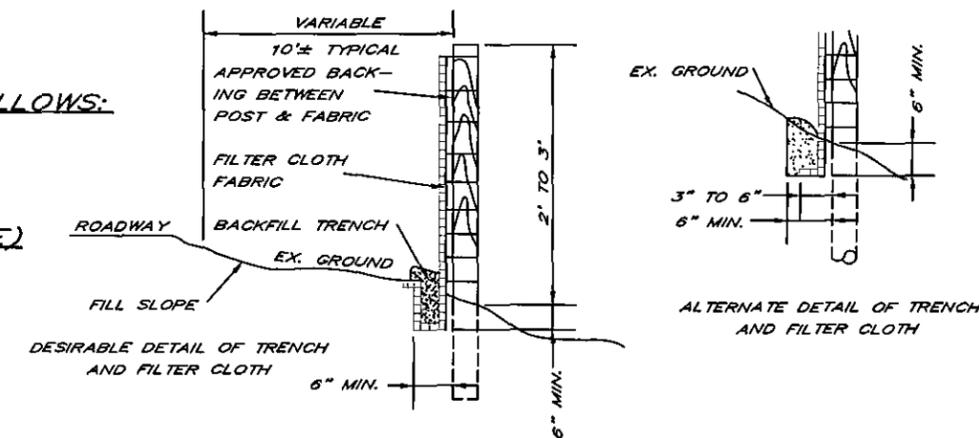
EARTH STABILIZATION

SEED AND STRAW REQUIRED AS FOLLOWS:

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

SEED MIX BY % (100 LB. PER ACRE)

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



SECTIONAL VIEW

TEMPORARY SILT FENCE

NOT TO SCALE

STORMWATER PLAN PREPARED BY:



**BOYNE ENGINEERING AND DESIGN**

P.O. BOX 94 BOYNE CITY, MI 49712 (231)499-8361 PH boyneeng@torchlake.com

FOR:  TIGER BY THE TAIL, LLC	SEC. 35, T35N, R3W FB: CS15 / PAD	DRAWN: <u>BKF</u> CHECK: <u>BKF</u>	PROJECT NO. 19-011S	SHEET 2 of 2
	FULLFORD SURVEYING & MAPPING, P.C. PO BOX 969 5097 S. STRAITS HIGHWAY, SUITE A INDIAN RIVER, MI 49749 PHONE: 231-238-9199 FAX: 231-238-9195			

# Cross Section Detail

**Truss Information**

54-4-0-1 Truss Loading  
 48 in. O.C. Spacing, Standard Heel  
 Trusses are Setting on Truss Carriers

2 x 4 Truss Seat Bracing Ran Through the Bottom Chord 6" On Center

Trusses - 2 x 4 Spt #2 Standard & Better - 24 in. O.C

2 x 5.25 in. Top Chord

2 x 4 Lateral Bracing (2 Rows) - Check with Truss Company for proper Spacing

2 x 5.25 in. Bottom Chord

*1 1/8 x 1 3/4 LSL  
 NOTCHED INTO POST*

6 x 6 Treated Southern Yellow Pine Corner Post  
 6 x 6 Treated Southern Yellow Pine Intermediate Posts

Concrete Floor is 4 in. Thick, # 3500 P.S.I Over Compacted Sand Fill, 3 in Below Top Of Skirtboard

Assumed Soil Bearing Pressure at # 3000 P.S.F

2 x 4 Spf #2 Standard & Better Wall Girts (Nailers) - 24 in. O.C.

Siding Begins at 3 1/8 in. Below the Top of the Skirt Board

Skirt Board - 2 x 8 Treated Southern Yellow Pine 1 row

See Overhang Detail

See Wall Detail

42 in.

10 Ft.

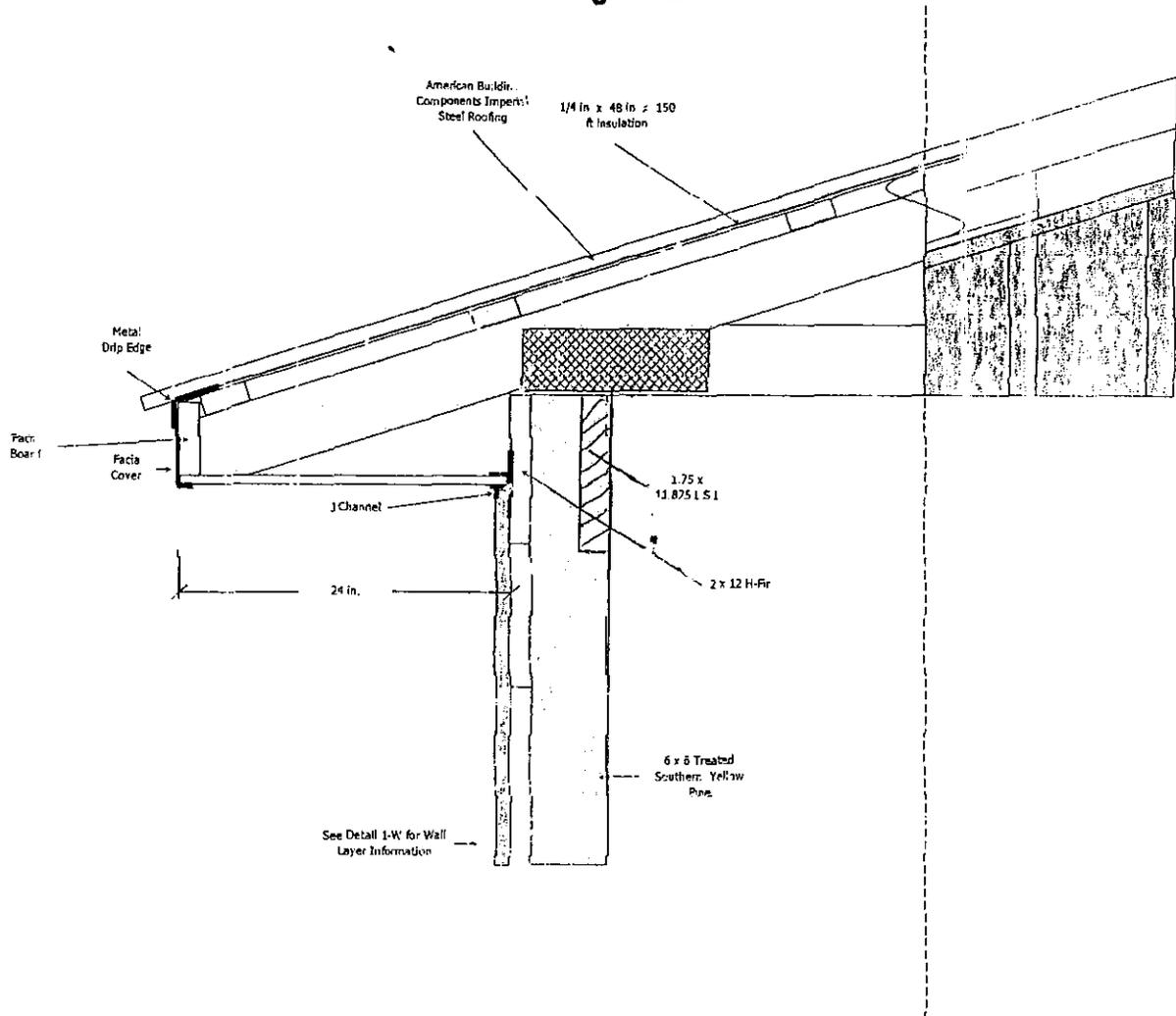
8 in.

30 in



# LAPRAIRIE ALL Purpose Storage

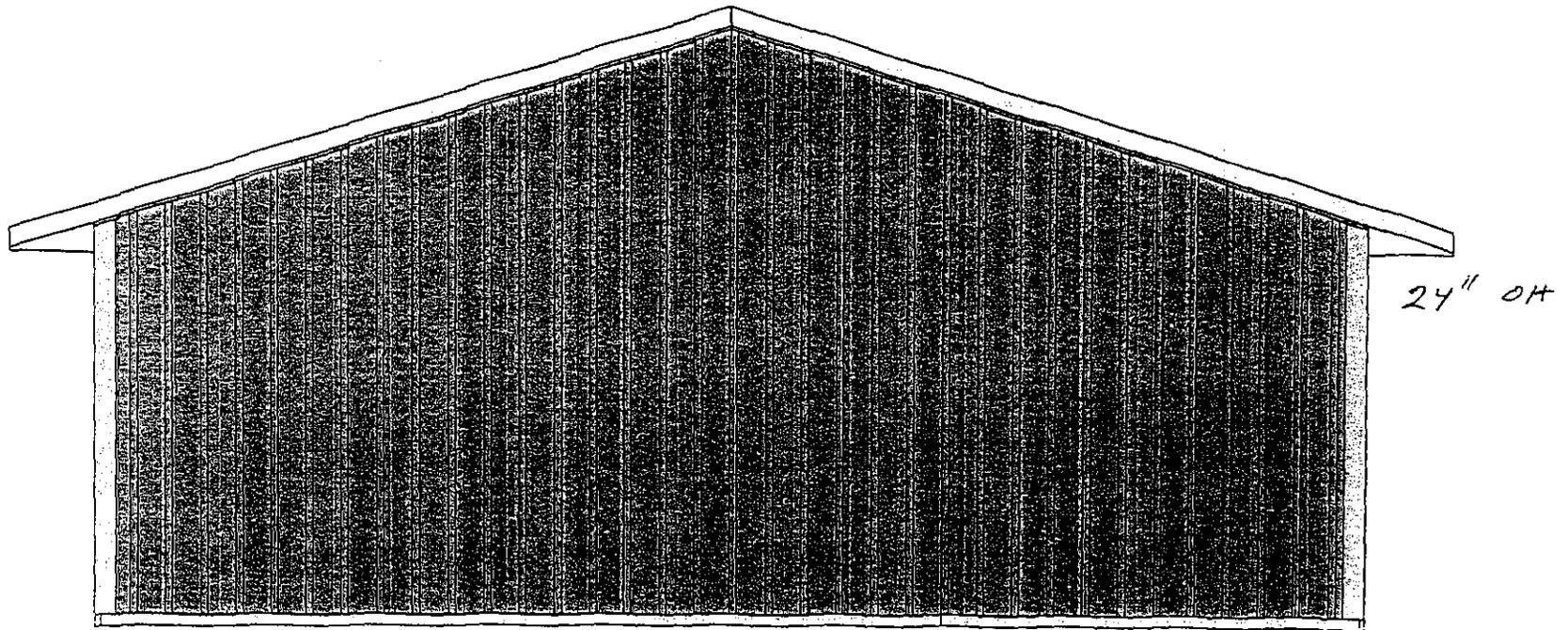
## Overhang Detail





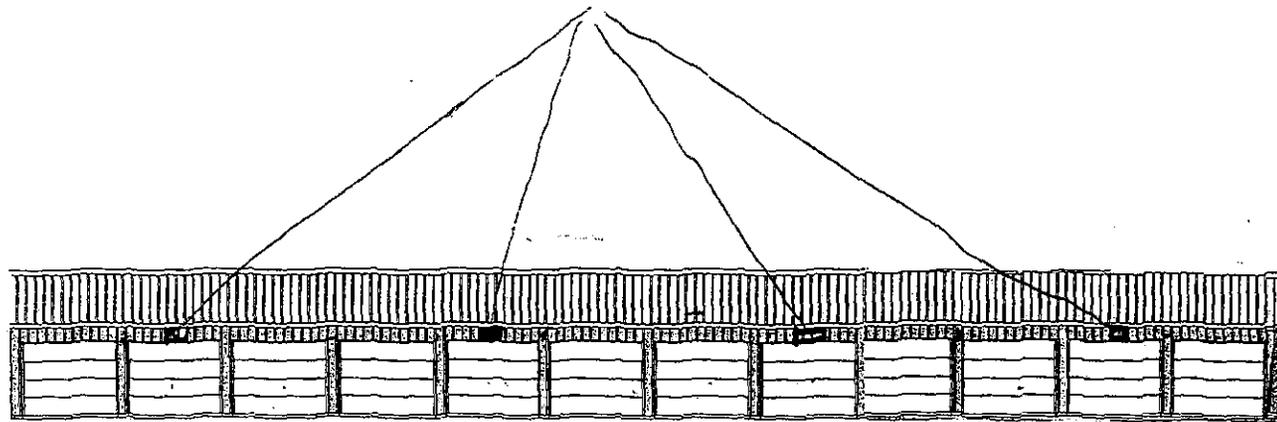
E+W SIDE-GABLE SIDE 2 ELEVATION

Construction  
**Maestro**<sup>®</sup>  
Estimating Software  
Pole Barns, Garages & Pools



Burt Lake Marina  
Estimate Number: 556  
9/3/2015

Security lights

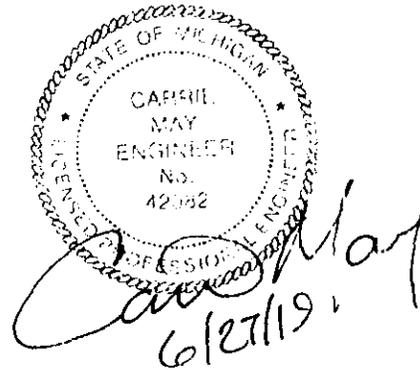


120'

N & S ELEVATIONS

**STORMWATER RUNOFF CONTROL PLAN  
FOR  
TIGER BY THE TAIL, LLC.  
STORAGE BUILDINGS  
CHEBOYGAN COUNTY, MI  
JUNE 27, 2019**

**BOYNE ENGINEERING AND DESIGN  
JOB # 19008**



## **STORMWATER RUNOFF CONTROL PLAN FOR TIGER BY THE TAIL, LLC.**

Tiger By the Tail, LLC. is proposing two storage buildings on their approximately 2.43 acre site. The Stormwater Control Plan and Soil Erosion Plan for this proposed development is detailed here and on the attached Site and Grading Plan.

The watershed area is approximately 2.82 acres. The natural terrain is forested. The site has previously been leveled. The underlying soil is primarily Type A sand which agrees with the attached Soil Conservation Report. A detention basin is provided at the front of the property to accommodate stormwater storage. It includes a staged outlet control which accommodates all storms up to the 100 year. The basin, silt fence, soil stabilization and earthwork sequencing are detailed on the Site and Grading Plan to satisfy Soil Erosion requirements.

The stormwater and soil erosion control for this project has been designed to meet the requirements of Cheboygan County. Per those requirements:

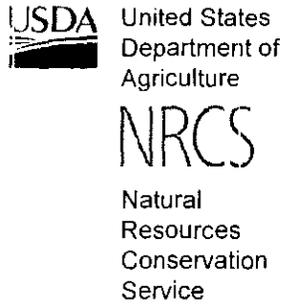
- The detention basin is designed to handle the runoff from the 100 year, 24 hour storm.
- The basin is designed to drain within 72 hours.
- The staged discharge rate from the proposed development is less than the peak discharge rate from the existing site for the 2, 5, 10, 25, and 50 year storms.

Hydrology modeling and runoff calculations were performed by Boyne Engineering and Design using the USDA Natural Resource Conservation Service Method and Hydrocad version 10. The attached reports document the drainage calculations.

The following attachments complete this plan:

1. Soil and Topographical watershed maps
2. Site and Grading Plan
3. Runoff calculations

## **Soil Summary and Topographical Watershed Maps**



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for Cheboygan County, Michigan



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

# Contents

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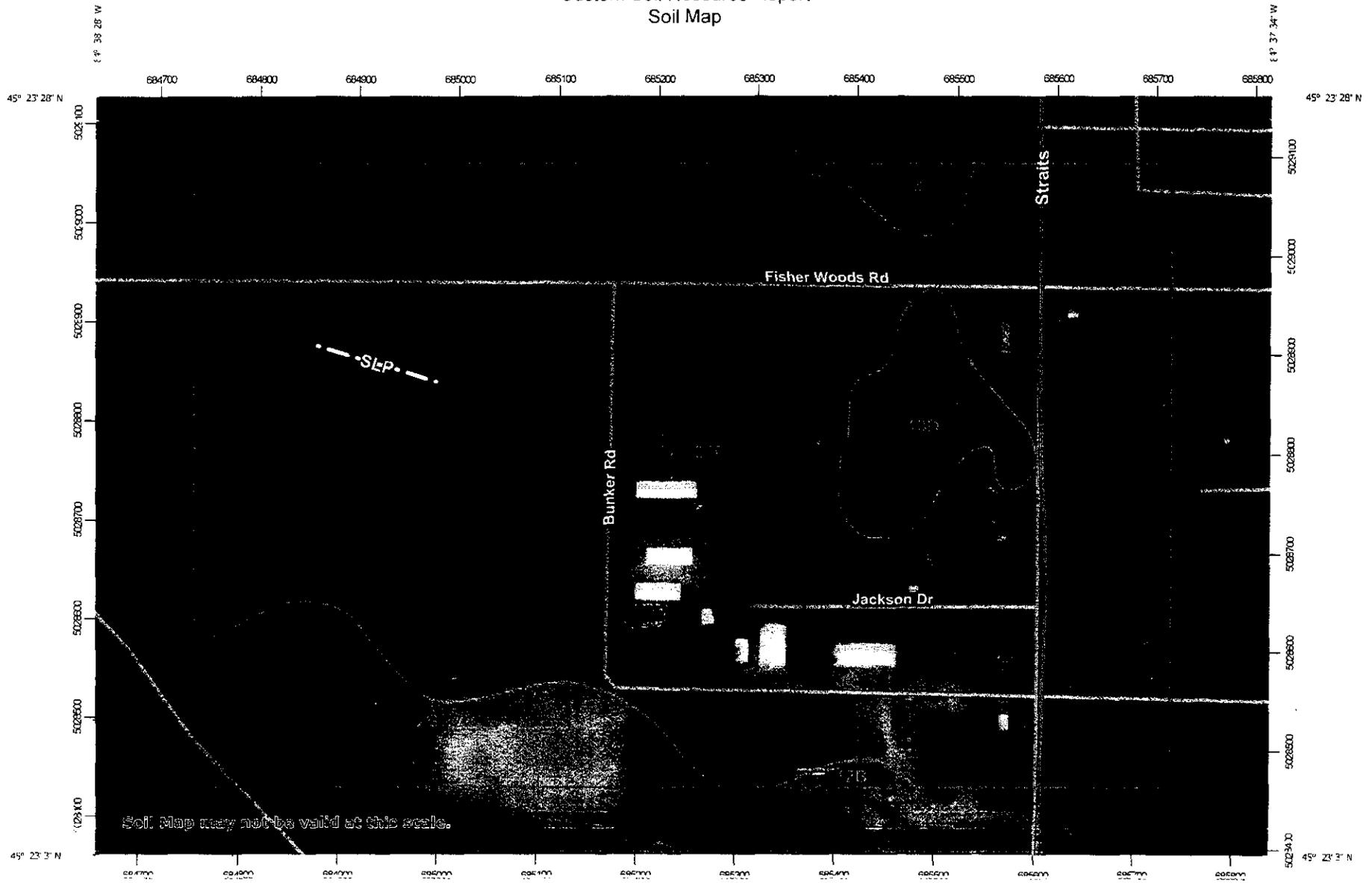
<b>Preface</b> .....	2
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21B—Zimmerman fine sand, 0 to 8 percent slopes.....	12

# Soil Map

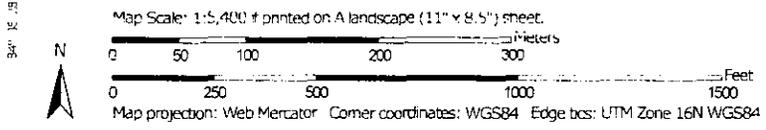
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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.



# Custom Soil Resource Report

## MAP LEGEND

<b>Area of Interest (AOI)</b>		Spoil Area
Area of Interest (AOI)		Stony Spot
<b>Soils</b>		Very Stony Spot
Soil Map Unit Polygons		Wet Spot
Soil Map Unit Lines		Other
Soil Map Unit Points		Special Line Features
<b>Special Point Features</b>		<b>Water Features</b>
Blowout		Streams and Canals
Borrow Pit		<b>Transportation</b>
Clay Spot		Rails
Closed Depression		Interstate Highways
Gravel Pit		US Routes
Gravelly Spot		Major Roads
Landfill		Local Roads
Lava Flow		<b>Background</b>
Marsh or swamp		Aerial Photography
Mine or Quarry		
Miscellaneous Water		
Perennial Water		
Rock Outcrop		
Saline Spot		
Sandy Spot		
Severely Eroded Spot		
Sinkhole		
Sludge or Gyp		
Sodic Spot		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cheboygan County, Michigan  
 Survey Area Data: Version 14, Sep 11, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Mar 31, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12B	Grayling sand, 0 to 8 percent slopes	17.9	11.7%
13D	Rubicon sand, 6 to 18 percent slopes	6.7	4.4%
21B	Zimmerman fine sand, 0 to 8 percent slopes	129.0	84.0%
<b>Totals for Area of Interest</b>		<b>153.7</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

## Custom Soil Resource Report

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Cheboygan County, Michigan

### 12B—Grayling sand, 0 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 6d7y  
*Elevation:* 600 to 1,600 feet  
*Mean annual precipitation:* 27 to 34 inches  
*Mean annual air temperature:* 39 to 46 degrees F  
*Frost-free period:* 90 to 130 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Grayling and similar soils:* 100 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Grayling

##### Setting

*Landform:* Deltas, outwash plains  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Sandy glaciofluvial deposits

##### Typical profile

*H1 - 0 to 2 inches:* sand  
*H2 - 2 to 18 inches:* sand  
*H3 - 18 to 60 inches:* sand

##### Properties and qualities

*Slope:* 0 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Excessively drained  
*Runoff class:* Negligible  
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Low (about 3.4 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6s  
*Hydrologic Soil Group:* A  
*Hydric soil rating:* No

## 13D—Rubicon sand, 6 to 18 percent slopes

### Map Unit Setting

*National map unit symbol:* 2whsq  
*Elevation:* 580 to 1,550 feet  
*Mean annual precipitation:* 28 to 36 inches  
*Mean annual air temperature:* 41 to 48 degrees F  
*Frost-free period:* 90 to 160 days  
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Rubicon and similar soils:* 92 percent  
*Minor components:* 8 percent  
*Estimates are based on observations, descriptions, and transects of the map unit*

### Description of Rubicon

#### Setting

*Landform:* Moraines, terraces  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope, riser  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Sandy glaciofluvial deposits

#### Typical profile

*Oe - 0 to 1 inches:* moderately decomposed plant material  
*A - 1 to 3 inches:* sand  
*E - 3 to 7 inches:* sand  
*Bs - 7 to 21 inches:* sand  
*C - 21 to 80 inches:* sand

#### Properties and qualities

*Slope:* 6 to 18 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Excessively drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (1.42 to 14.17 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Salinity, maximum in profile:* Nonsaline (0.0 to 1.9 mmhos/cm)  
*Sodium adsorption ratio, maximum in profile:* 0.1  
*Available water storage in profile:* Low (about 4.0 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7s  
*Hydrologic Soil Group:* A  
*Hydric soil rating:* No

## Minor Components

### Hartwick

*Percent of map unit:* 4 percent  
*Landform:* Terraces, moraines  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope, riser  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

### Croswell

*Percent of map unit:* 2 percent  
*Landform:* Moraines, terraces  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Side slope, riser  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

### Melita

*Percent of map unit:* 2 percent  
*Landform:* Moraines, terraces  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope, riser  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

## 21B—Zimmerman fine sand, 0 to 8 percent slopes

### Map Unit Setting

*National map unit symbol:* 6d8q  
*Elevation:* 600 to 1,800 feet  
*Mean annual precipitation:* 22 to 34 inches  
*Mean annual air temperature:* 36 to 46 degrees F  
*Frost-free period:* 80 to 150 days  
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Zimmerman and similar soils:* 88 percent  
*Minor components:* 12 percent  
*Estimates are based on observations, descriptions, and transects of the map unit.*

### Description of Zimmerman

#### Setting

*Landform:* Deltas, outwash plains  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Linear

## Custom Soil Resource Report

*Across-slope shape:* Linear

*Parent material:* Fine sandy eolian deposits and/or glaciofluvial deposits

### Typical profile

*H1 - 0 to 4 inches:* fine sand

*H2 - 4 to 60 inches:* fine sand

### Properties and qualities

*Slope:* 0 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Excessively drained

*Runoff class:* Negligible

*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Low (about 4.8 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4s

*Hydrologic Soil Group:* A

*Hydric soil rating:* No

### Minor Components

#### Rubicon, banded substratum

*Percent of map unit:* 6 percent

*Landform:* Lake plains, outwash plains, moraines

*Landform position (three-dimensional):* Rise

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Hydric soil rating:* No

#### Grayling

*Percent of map unit:* 6 percent

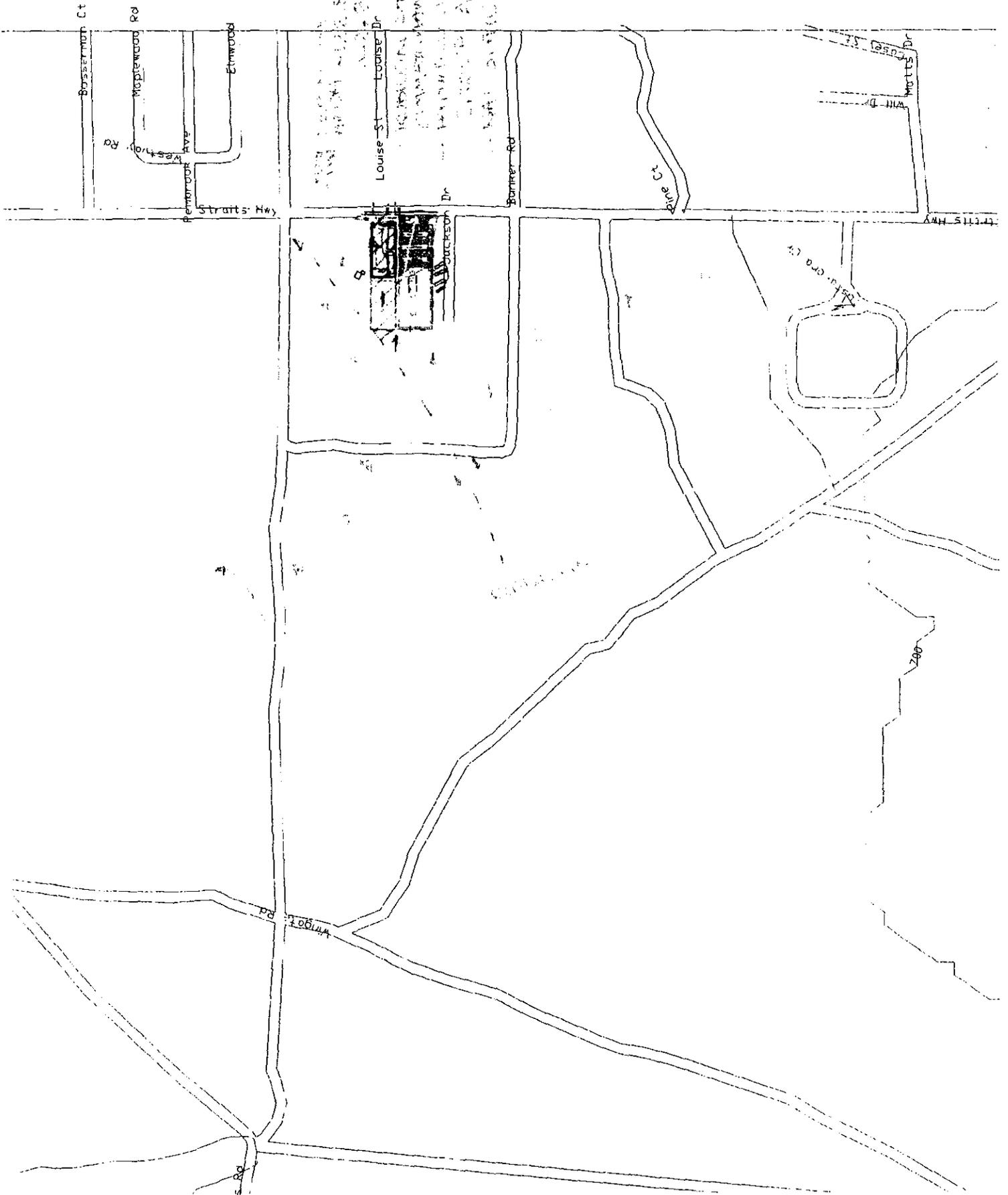
*Landform:* Outwash plains, deltas

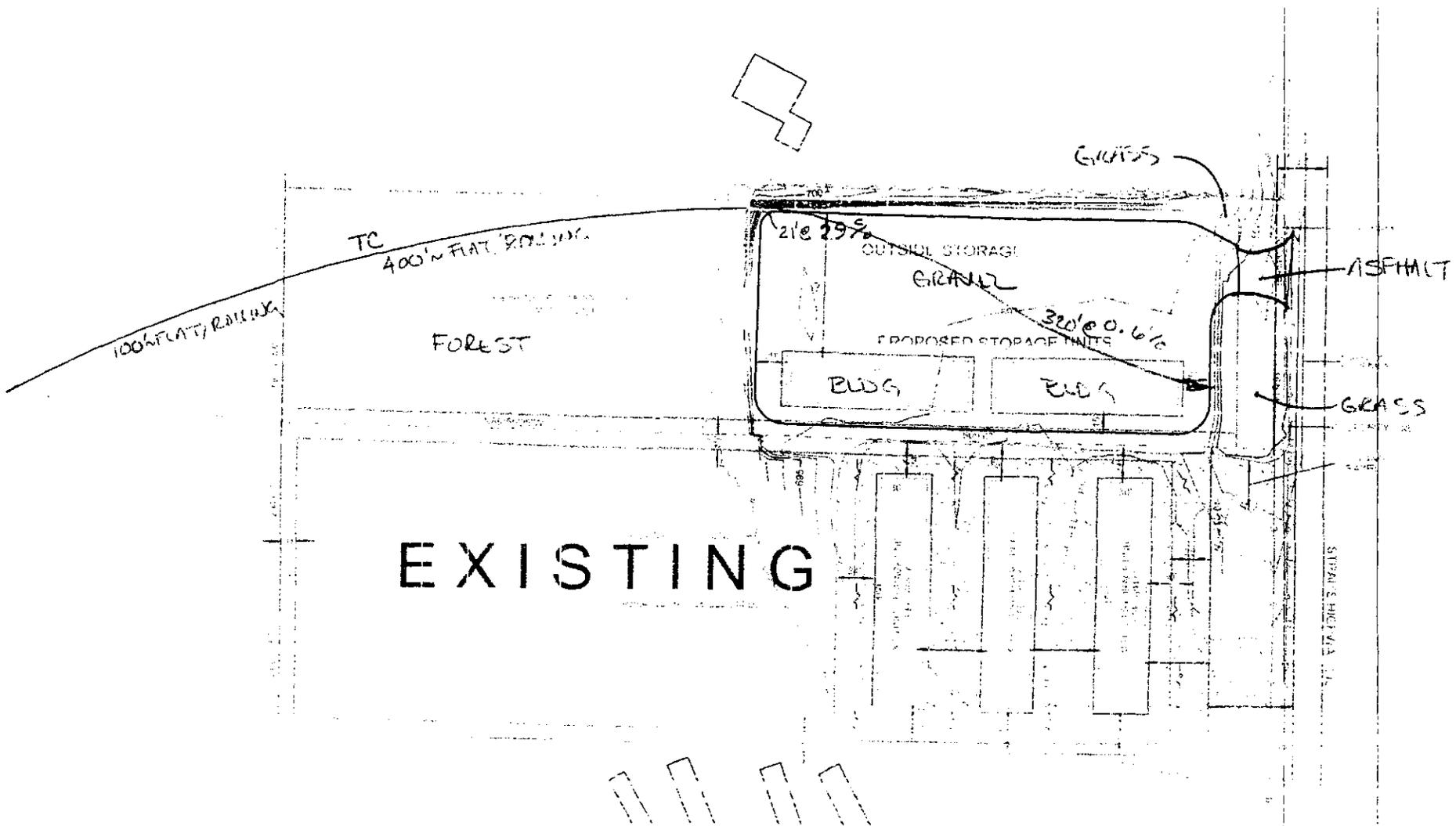
*Landform position (three-dimensional):* Rise

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Hydric soil rating:* No

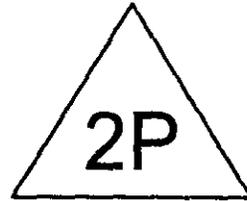




## **Runoff Calculations**



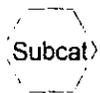
EXISTING SITE



DEVELOPED SITE

DET BASIN

A circular stamp with illegible text and a handwritten signature "Carmel" and date "6/27/19".



**TigerByTheTail**

Prepared by Boyne Engineering and Design

HydroCAD® 10.00-25 s/n 02162 © 2019 HydroCAD Software Solutions LLC

Tiger By The Tail, LLC  
Type II 24-hr 25-Year Cheboygan Rainfall=3.60"

Printed 6/27/2019

Page 2

Time span=0.00-48.00 hrs, dt=0.080 hrs, 601 points x 2  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Pond 2P: DET BASIN**

Peak Elev=688.99' Storage=430 cf Inflow=0.44 cfs 4,806 cf  
Discarded=0.35 cfs 4,775 cf Primary=0.00 cfs 26 cf Outflow=0.36 cfs 4,801 cf

**Subcatchment DA1: DEVELOPED SITE**

Runoff Area=108,129 sf 9.35% Impervious Runoff Depth=0.53"  
Flow Length=841' Tc=65.5 min UJ Adjusted CN=59 Runoff=0.44 cfs 4,806 cf

**Subcatchment EA1: EXISTING SITE**

Runoff Area=108,129 sf 0.00% Impervious Runoff Depth=0.00"  
Flow Length=841' Tc=71.5 min CN=36 Runoff=0.00 cfs 1 cf

**Total Runoff Area = 216,258 sf Runoff Volume = 4,807 cf Average Runoff Depth = 0.27"**  
**95.33% Pervious = 206,149 sf 4.67% Impervious = 10,109 sf**

**Summary for Pond 2P: DET BASIN**

Inflow Area = 108,129 sf, 9.35% Impervious, Inflow Depth = 0.53" for 25-Year Cheboygan event  
 Inflow = 0.44 cfs @ 12.86 hrs, Volume= 4,806 cf  
 Outflow = 0.36 cfs @ 13.22 hrs, Volume= 4,801 cf, Atten= 19%, Lag= 21.1 min  
 Discarded = 0.35 cfs @ 13.22 hrs, Volume= 4,775 cf  
 Primary = 0.00 cfs @ 13.22 hrs, Volume= 26 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.080 hrs / 2  
 Peak Elev= 688.99' @ 13.22 hrs Surf.Area= 3,968 sf Storage= 430 cf

Plug-Flow detention time= 15.0 min calculated for 4,793 cf (100% of inflow)  
 Center-of-Mass det. time= 14.5 min ( 978.4 - 963.9 )

Volume	Invert	Avail.Storage	Storage Description		
#1	688.70'	5,015 cf	Custom Stage Data (Irregular) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
688.70	40	25.0	0	0	40
689.00	4,145	269.0	459	459	5,749
690.00	4,980	288.0	4,556	5,015	6,636

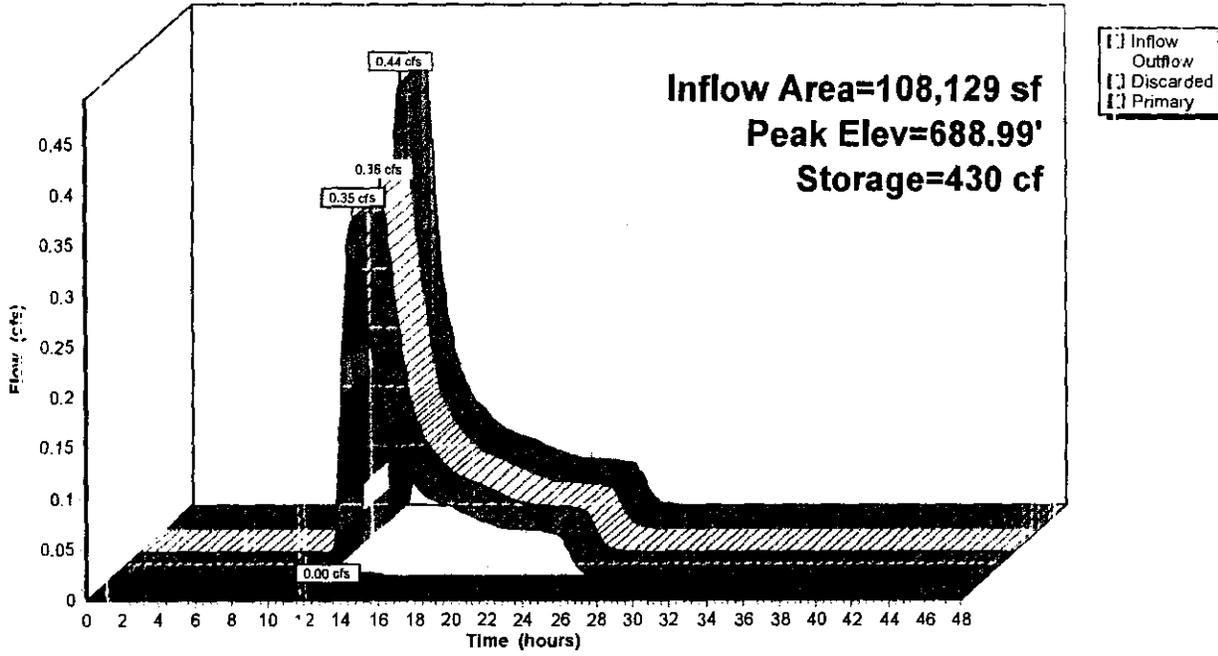
Device	Routing	Invert	Outlet Devices
#1	Primary	688.86'	0.7" Vert. Orifice/Grate C= 0.600
#2	Discarded	688.74'	4.000 in/hr Exfiltration over Horizontal area above 688.74' Conductivity to Groundwater Elevation = 682.00' Excluded Horizontal area = 198 sf
#3	Primary	689.45'	8.0" W x 2.7" H Vert. Orifice/Grate C= 0.600

Discarded OutFlow Max=0.35 cfs @ 13.22 hrs HW=688.99' (Free Discharge)  
 ↳2=Exfiltration ( Controls 0.35 cfs)

Primary OutFlow Max=0.00 cfs @ 13.22 hrs HW=688.99' (Free Discharge)  
 ↳1=Orifice/Grate (Orifice Controls 0.00 cfs @ 1.55 fps)  
 ↳3=Orifice/Grate ( Controls 0.00 cfs)

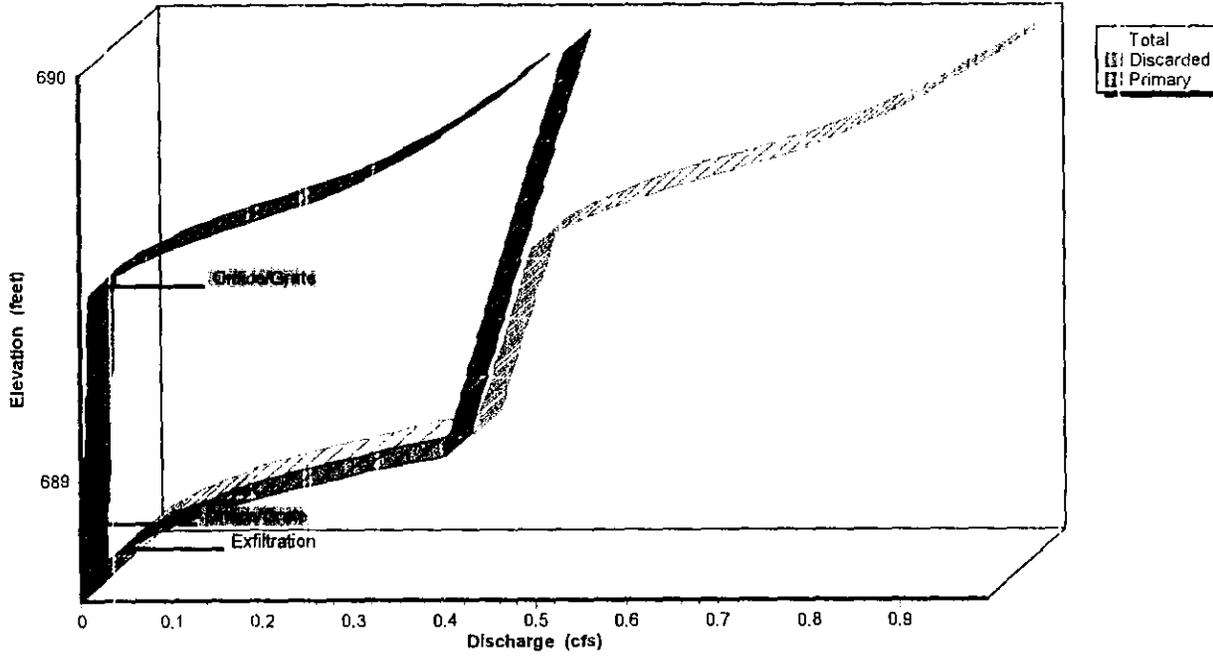
**Pond 2P: DET BASIN**

Hydrograph

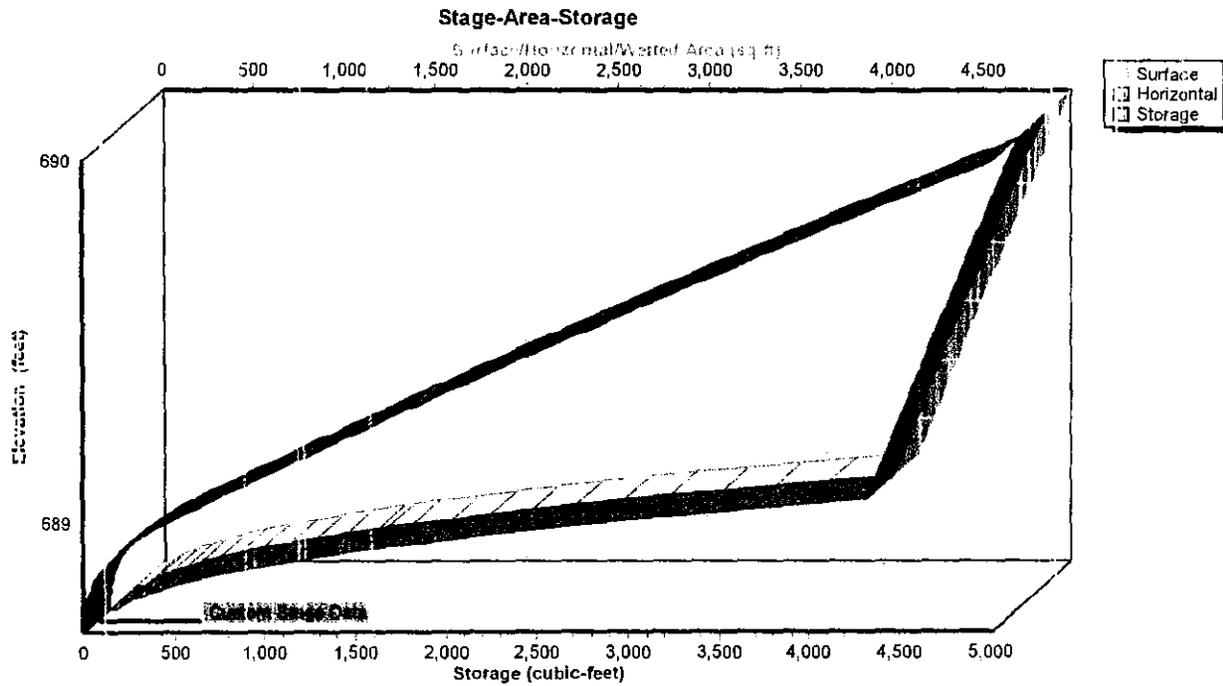


**Pond 2P: DET BASIN**

Stage-Discharge



### Pond 2P: DET BASIN



**Summary for Subcatchment DA1: DEVELOPED SITE**

Runoff = 0.44 cfs @ 12.86 hrs, Volume= 4,806 cf, Depth= 0.53"

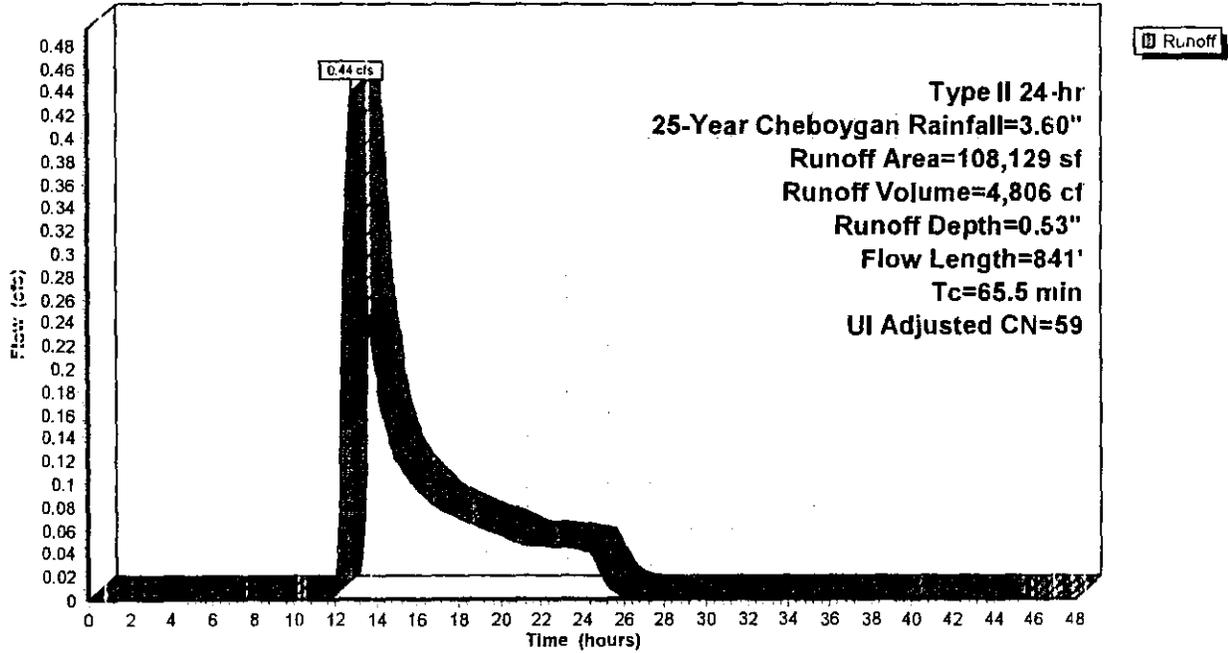
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.080 hrs  
Type II 24-hr 25-Year Cheboygan Rainfall=3.60"

Area (sf)	CN	Adj	Description
43,666	36		Woods, Fair, HSG A
9,072	98		Unconnected roofs, HSG A
32,835	96		Gravel surface, HSG A
* 1,037	98		Paved Drive HSG A
13,519	39		>75% Grass cover, Good, HSG A
103,129	61	59	Weighted Average, UI Adjusted
93,020			90.65% Pervious Area
10,109			9.35% Impervious Area
9,072			89.74% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
45.1	100	0.0050	0.04		<b>Sheet Flow, SHEET - FOREST</b> Woods: Light underbrush n= 0.400 P2= 2.20"
18.9	400	0.0050	0.35		<b>Shallow Concentrated Flow, SC FOREST</b> Woodland Kv= 5.0 fps
0.1	21	0.2900	2.69		<b>Shallow Concentrated Flow, SC FOREST</b> Woodland Kv= 5.0 fps
1.4	320	0.0600	3.94		<b>Shallow Concentrated Flow, SC ACROSS GRAVEL PARKING</b> Unpaved Kv= 16.1 fps
35.5	841	Total			

**Subcatchment DA1: DEVELOPED SITE**

Hydrograph



**Summary for Subcatchment EA1: EXISTING SITE**

Runoff = 0.00 cfs @ 24.58 hrs, Volume= 1 cf, Depth= 0.00"

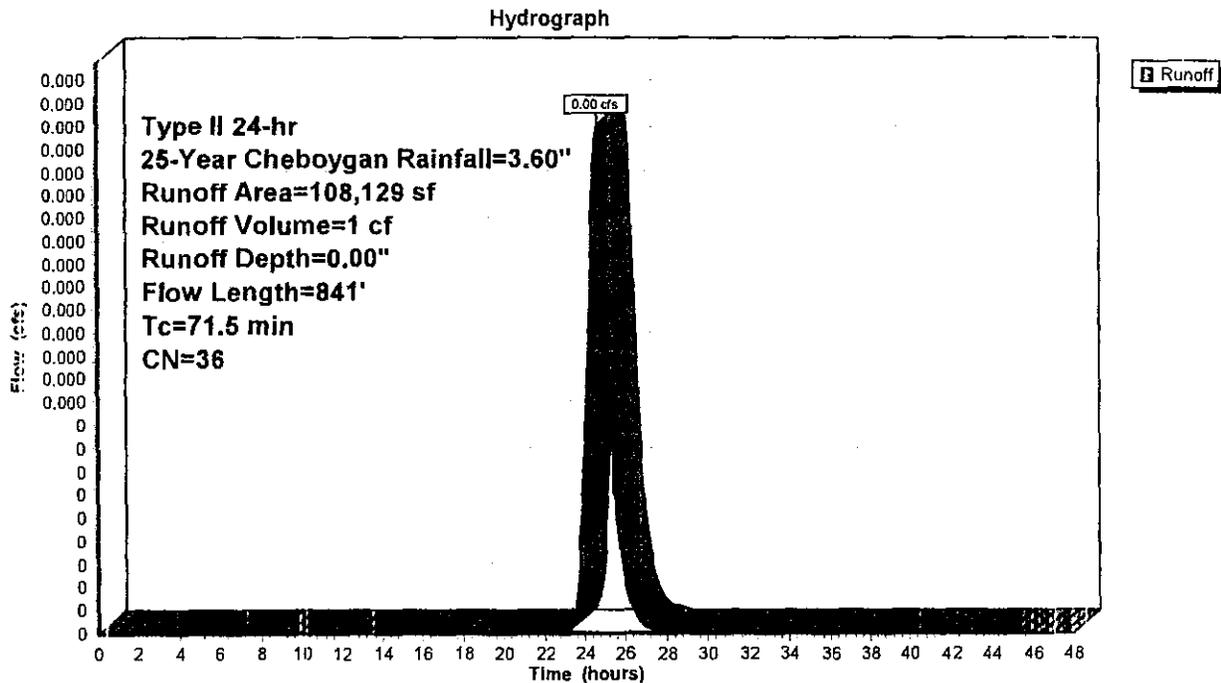
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.080 hrs  
Type II 24-hr 25-Year Cheboygan Rainfall=3.60"

Area (sf)	CN	Description
103,129	36	Woods, Fair, HSG A
103,129		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
45.1	100	0.0050	0.04		Sheet Flow, SHEET - FOREST Woods: Light underbrush n= 0.400 P2= 2.20"
18.9	400	0.0050	0.35		Shallow Concentrated Flow, SC FOREST Woodland Kv= 5.0 fps
7.5	341	0.0230	0.76		Shallow Concentrated Flow, SC FOREST Woodland Kv= 5.0 fps
71.5	841	Total			

**Subcatchment EA1: EXISTING SITE**



Time span=0.00-48.00 hrs, dt=0.080 hrs, 601 points x 2  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Pond 2P: DET BASIN** Peak Elev=689.12' Storage=965 cf Inflow=0.68 cfs 6.679 cf  
Discarded=0.39 cfs 6,621 cf Primary=0.01 cfs 53 cf Outflow=0.39 cfs 6.674 cf

**Subcatchment DA1: DEVELOPED SITE** Runoff Area=108,129 sf 9.35% Impervious Runoff Depth=0.74"  
Flow Length=841' Tc=65.5 min UI Adjusted CN=59 Runoff=0.68 cfs 6,679 cf

**Subcatchment EA1: EXISTING SITE** Runoff Area=108,129 sf 0.00% Impervious Runoff Depth=0.01"  
Flow Length=841' Tc=71.5 min CN=36 Runoff=0.01 cfs 125 cf

**Total Runoff Area = 216,258 sf Runoff Volume = 6,804 cf Average Runoff Depth = 0.38"**  
**95.33% Pervious = 206,149 sf 4.67% Impervious = 10,109 sf**

**Summary for Pond 2P: DET BASIN**

Inflow Area = 108,129 sf, 9.35% Impervious, Inflow Depth = 0.74" for 50-Year Cheboygan event  
 Inflow = 0.68 cfs @ 12.83 hrs, Volume= 6,679 cf  
 Outflow = 0.39 cfs @ 13.52 hrs, Volume= 6,674 cf, Atten= 42%, Lag= 41.6 min  
 Discarded = 0.39 cfs @ 13.52 hrs, Volume= 6,621 cf  
 Primary = 0.01 cfs @ 13.52 hrs, Volume= 53 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.080 hrs / 2  
 Peak Elev= 689.12' @ 13.52 hrs Surf.Area= 4,242 sf Storage= 965 cf

Plug-Flow detention time= 22.3 min calculated for 6,674 cf (100% of inflow)  
 Center-of-Mass det. time= 21.7 min ( 971.6 - 949.9 )

Volume	Invert	Avail.Storage	Storage Description		
#1	688.70'	5,015 cf	Custom Stage Data (Irregular) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
688.70	40	25.0	0	0	40
689.00	4,145	269.0	459	459	5,749
690.00	4,980	288.0	4,556	5,015	6,636

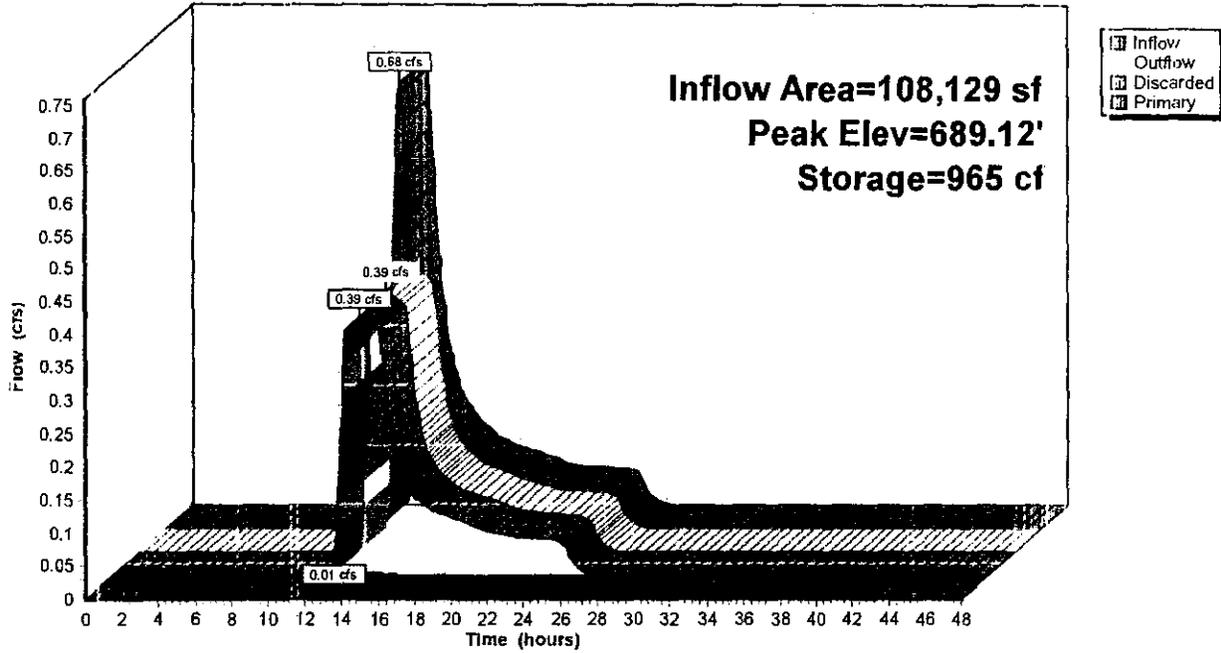
Device	Routing	Invert	Outlet Devices
#1	Primary	688.86'	0.7" Vert. Orifice/Grate C= 0.600
#2	Discarded	688.74'	4,000 in/hr Exfiltration over Horizontal area above 688.74' Conductivity to Groundwater Elevation = 682.00' Excluded Horizontal area = 198 sf
#3	Primary	689.45'	8.0" W x 2.7" H Vert. Orifice/Grate C= 0.600

Discarded OutFlow Max=0.39 cfs @ 13.52 hrs HW=689.12' (Free Discharge)  
 ↳2=Exfiltration ( Controls 0.39 cfs)

Primary OutFlow Max=0.01 cfs @ 13.52 hrs HW=689.12' (Free Discharge)  
 ↳1=Orifice/Grate (Orifice Controls 0.01 cfs @ 2.32 fps)  
 ↳3=Orifice/Grate ( Controls 0.00 cfs)

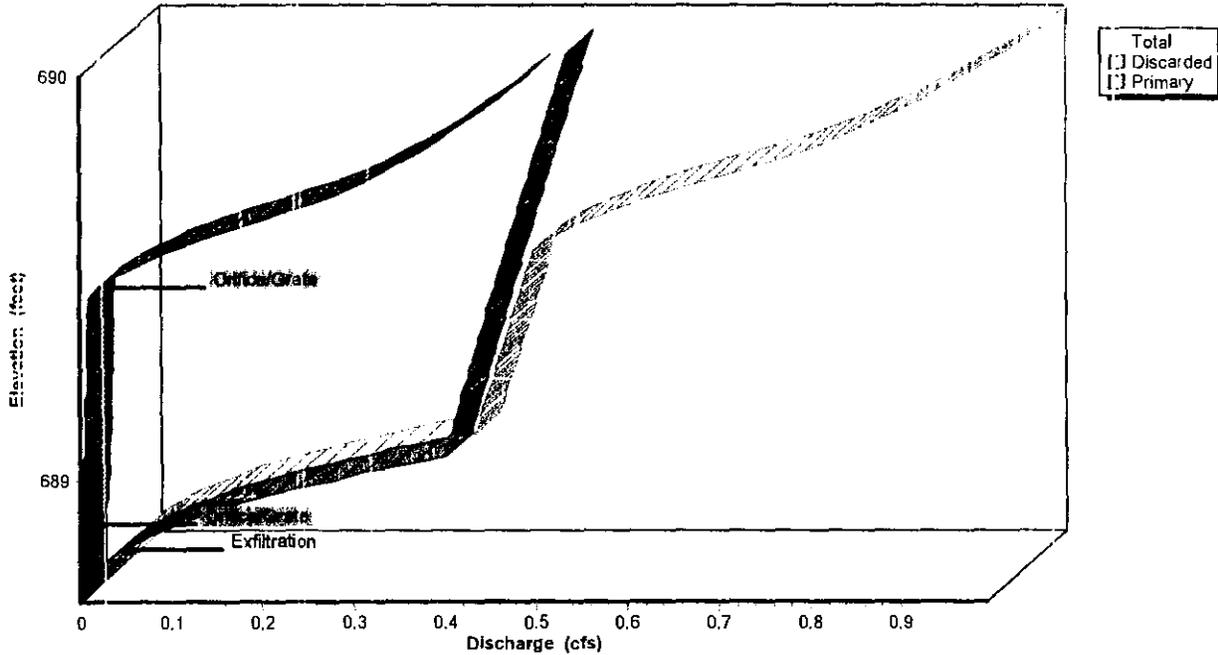
**Pond 2P: DET BASIN**

Hydrograph

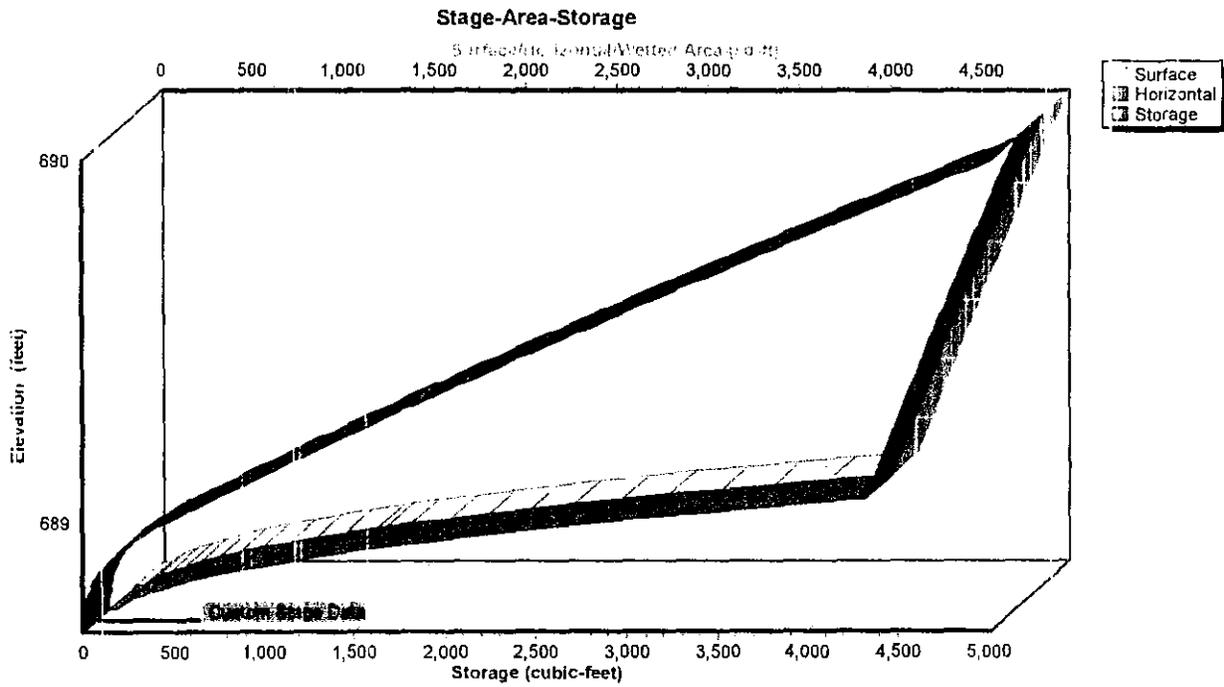


**Pond 2P: DET BASIN**

Stage-Discharge



### Pond 2P: DET BASIN



**Summary for Subcatchment DA1: DEVELOPED SITE**

Runoff = 0.68 cfs @ 12.83 hrs, Volume= 6,679 cf, Depth= 0.74"

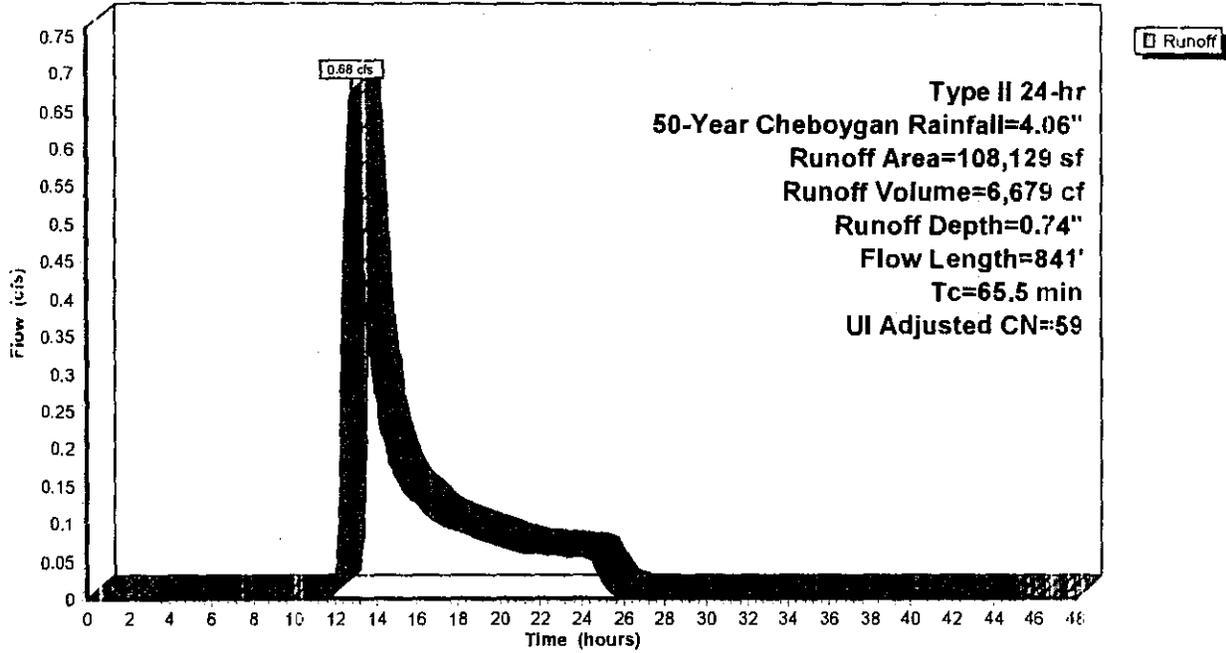
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.080 hrs  
 Type II 24-hr 50-Year Cheboygan Rainfall=4.06"

Area (sf)	CN	Adj	Description
45,666	36		Woods, Fair, HSG A
9,072	98		Unconnected roofs, HSG A
32,835	96		Gravel surface, HSG A
* 1,037	98		Paved Drive HSG A
13,519	39		>75% Grass cover, Good, HSG A
108,129	61	59	Weighted Average, UI Adjusted
98,020			90.65% Pervious Area
10,109			9.35% Impervious Area
9,072			89.74% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
45.1	100	0.0050	0.04		<b>Sheet Flow, SHEET - FOREST</b> Woods: Light underbrush n= 0.400 P2= 2.20"
18.9	400	0.0050	0.35		<b>Shallow Concentrated Flow, SC FOREST</b> Woodland Kv= 5.0 fps
0.1	21	0.2900	2.69		<b>Shallow Concentrated Flow, SC FOREST</b> Woodland Kv= 5.0 fps
1.4	320	0.0600	3.94		<b>Shallow Concentrated Flow, SC ACROSS GRAVEL PARKING</b> Unpaved Kv= 16.1 fps
65.5	841	Total			

**Subcatchment DA1: DEVELOPED SITE**

Hydrograph



**Summary for Subcatchment EA1: EXISTING SITE**

Runoff = 0.01 cfs @ 24.19 hrs, Volume= 125 cf, Depth= 0.01"

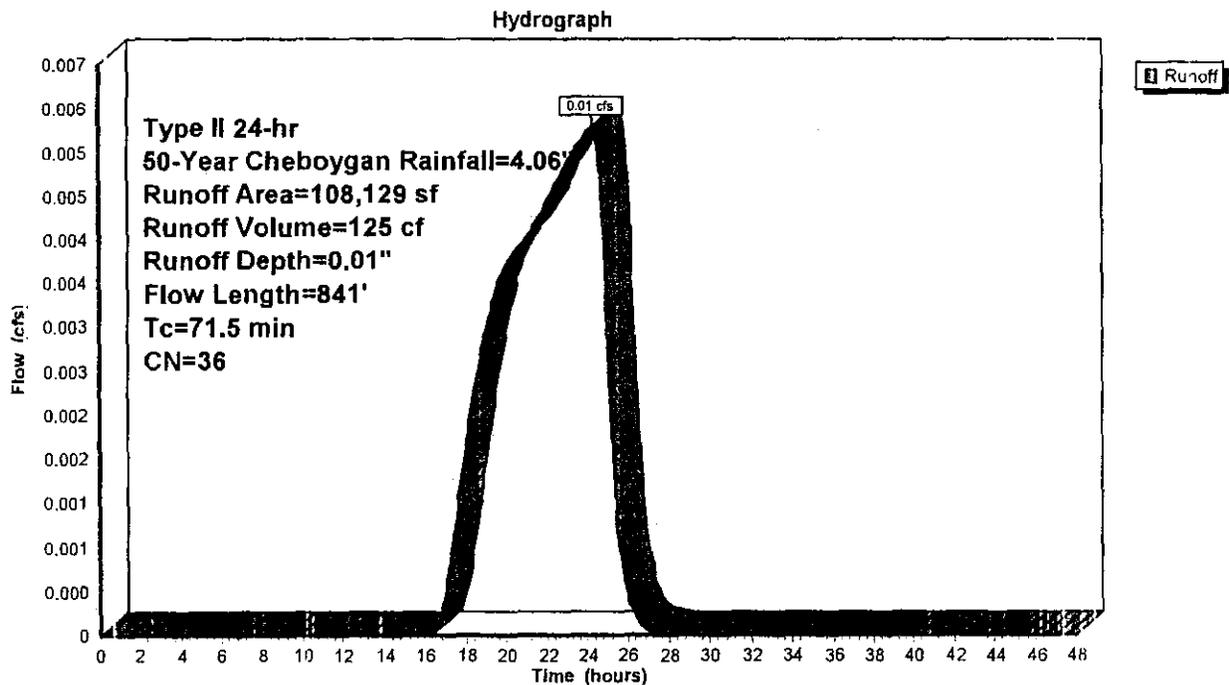
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.080 hrs  
Type II 24-hr 50-Year Cheboygan Rainfall=4.06"

Area (sf)	CN	Description
108,129	36	Woods, Fair, HSG A
108,129		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
45.1	100	0.0050	0.04		Sheet Flow, SHEET - FOREST Woods: Light underbrush n= 0.400 P2= 2.20"
18.9	400	0.0050	0.35		Shallow Concentrated Flow, SC FOREST Woodland Kv= 5.0 fps
7.5	341	0.0230	0.76		Shallow Concentrated Flow, SC FOREST Woodland Kv= 5.0 fps
71.5	841	Total			

**Subcatchment EA1: EXISTING SITE**



**TigerByTheTail**

Prepared by Boyne Engineering and Design

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Tiger By The Tail, LLC

Type II 24-hr 100-Year Cheboygan Rainfall=4.53"

Printed 6/27/2019

Page 16

Time span=0.00-48.00 hrs, dt=0.080 hrs, 601 points x 2  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Pond 2P: DET BASIN**

Peak Elev=689.33' Storage=1,860 cf Inflow=0.96 cfs 8,807 cf  
Discarded=0.41 cfs 8,700 cf Primary=0.01 cfs 102 cf Outflow=0.42 cfs 8,802 cf

**Subcatchment DA1: DEVELOPED SITE**

Runoff Area=108,129 sf 9.35% Impervious Runoff Depth=0.98"  
Flow Length=841' Tc=65.5 min UI Adjusted CN=59 Runoff=0.96 cfs 8,807 cf

**Subcatchment EA1: EXISTING SITE**

Runoff Area=108,129 sf 0.00% Impervious Runoff Depth=0.05"  
Flow Length=841' Tc=71.5 min CN=36 Runoff=0.01 cfs 456 cf

**Total Runoff Area = 216,258 sf Runoff Volume = 9,263 cf Average Runoff Depth = 0.51"**  
**95.33% Pervious = 206,149 sf 4.67% Impervious = 10,109 sf**

**Summary for Pond 2P: DET BASIN**

Inflow Area = 108,129 sf, 9.35% Impervious, Inflow Depth = 0.98" for 100-Year Cheboygan event  
 Inflow = 0.96 cfs @ 12.80 hrs, Volume= 8,807 cf  
 Outflow = 0.42 cfs @ 13.76 hrs, Volume= 8,802 cf, Atten= 56%, Lag= 57.9 min  
 Discarded = 0.41 cfs @ 13.76 hrs, Volume= 8,700 cf  
 Primary = 0.01 cfs @ 13.76 hrs, Volume= 102 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.080 hrs / 2  
 Peak Elev= 689.33' @ 13.76 hrs Surf.Area= 4,410 sf Storage= 1,860 cf

Plug-Flow detention time= 37.8 min calculated for 8,802 cf (100% of inflow)  
 Center-of-Mass det. time= 37.4 min ( 976.5 - 939.1 )

Volume #1	Invert	Avail.Storage	Storage Description			
	688.70'	5,015 cf	<b>Custom Stage Data (Irregular) Listed below (Recalc)</b>			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
688.70	40	25.0	0	0	40	
689.00	4,145	269.0	459	459	5,749	
690.00	4,980	288.0	4,556	5,015	6,636	

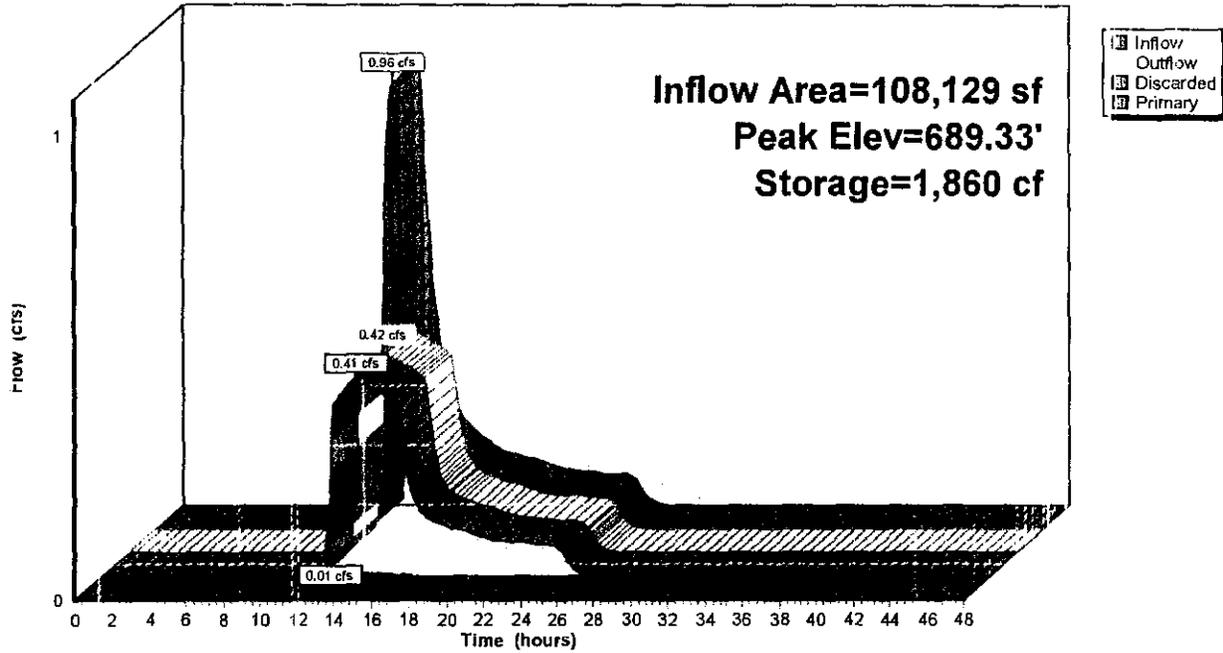
Device	Routing	Invert	Outlet Devices
#1	Primary	688.86'	<b>0.7" Vert. Orifice/Grate C= 0.600</b>
#2	Discarded	688.74'	<b>4.000 in/hr Exfiltration over Horizontal area above 688.74'</b> Conductivity to Groundwater Elevation = 682.00' Excluded Horizontal area = 198 sf
#3	Primary	689.45'	<b>8.0" W x 2.7" H Vert. Orifice/Grate C= 0.600</b>

**Discarded OutFlow** Max=0.41 cfs @ 13.76 hrs HW=689.33' (Free Discharge)  
 ↳2=Exfiltration ( Controls 0.41 cfs)

**Primary OutFlow** Max=0.01 cfs @ 13.76 hrs HW=689.33' (Free Discharge)  
 ↳1=Orifice/Grate (Orifice Controls 0.01 cfs @ 3.19 fps)  
 ↳3=Orifice/Grate ( Controls 0.00 cfs)

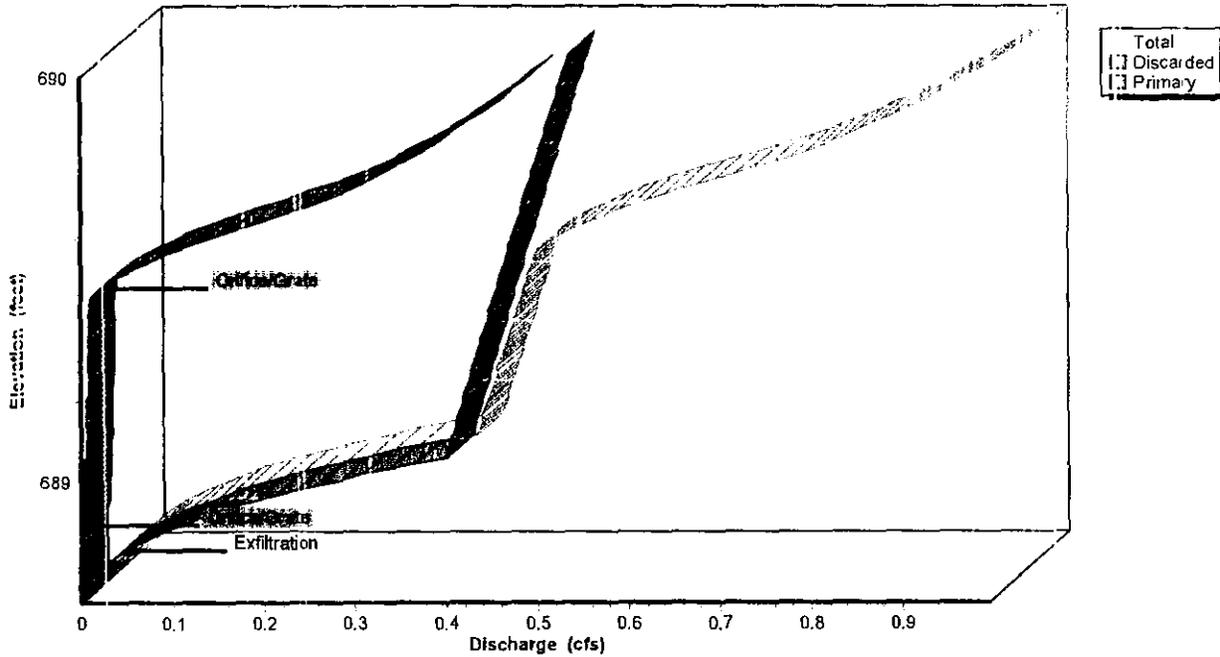
**Pond 2P: DET BASIN**

Hydrograph

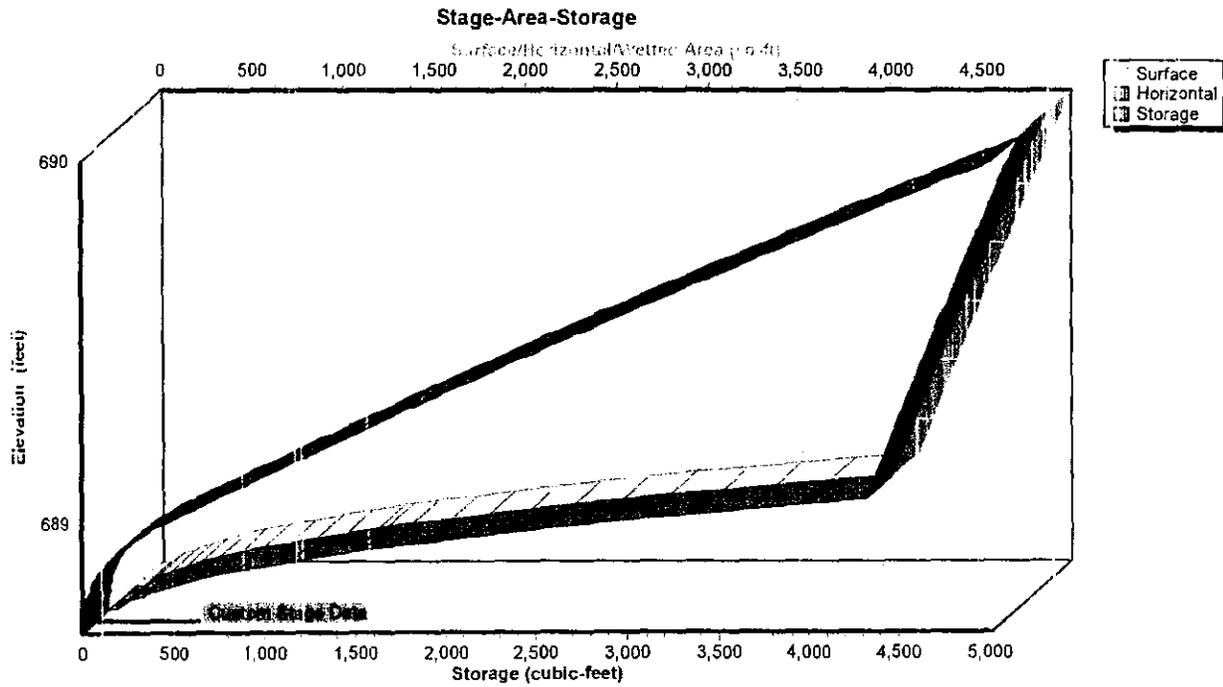


**Pond 2P: DET BASIN**

Stage-Discharge



### Pond 2P: DET BASIN



**Summary for Subcatchment DA1: DEVELOPED SITE**

Runoff = 0.96 cfs @ 12.80 hrs, Volume= 8,807 cf, Depth= 0.98"

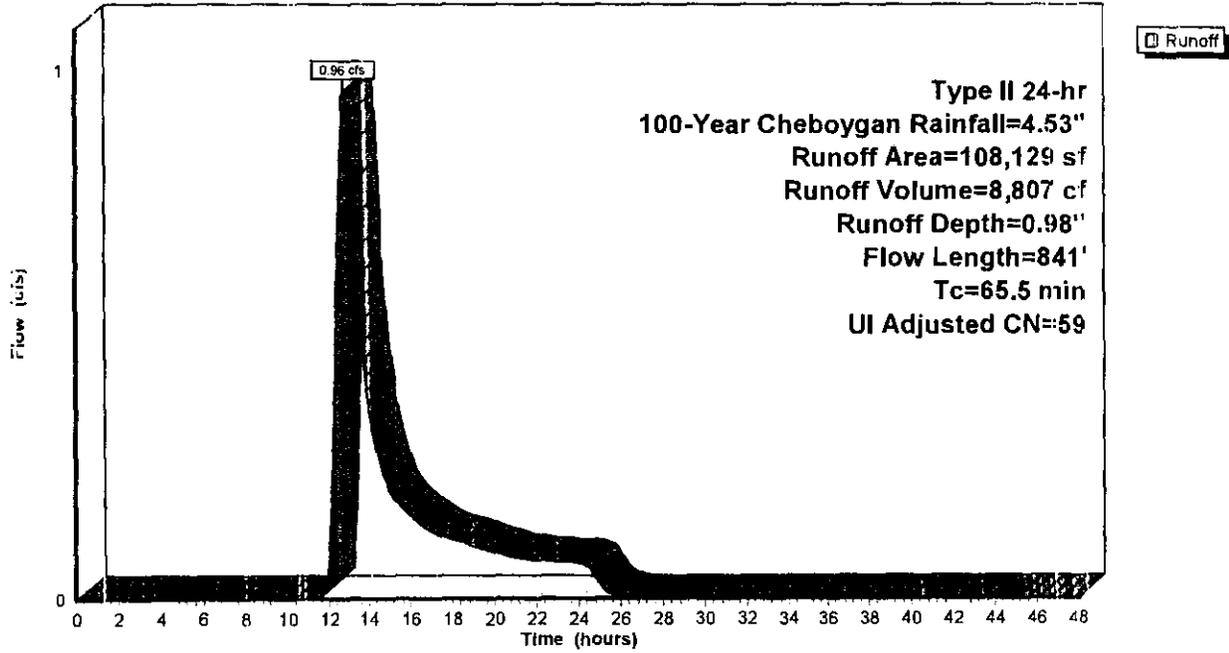
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.080 hrs  
Type II 24-hr 100-Year Cheboygan Rainfall=4.53"

Area (sf)	CN	Adj	Description
46,666	36		Woods, Fair, HSG A
9,072	98		Unconnected roofs, HSG A
32,835	96		Gravel surface, HSG A
* 1,037	98		Paved Drive HSG A
18,519	39		>75% Grass cover, Good, HSG A
108,129	61	59	Weighted Average, UI Adjusted
98,020			90.65% Pervious Area
10,109			9.35% Impervious Area
9,072			89.74% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
45.1	100	0.0050	0.04		<b>Sheet Flow, SHEET - FOREST</b> Woods: Light underbrush n= 0.400 P2= 2.20"
18.9	400	0.0050	0.35		<b>Shallow Concentrated Flow, SC FOREST</b> Woodland Kv= 5.0 fps
0.1	21	0.2900	2.69		<b>Shallow Concentrated Flow, SC FOREST</b> Woodland Kv= 5.0 fps
1.4	320	0.0600	3.94		<b>Shallow Concentrated Flow, SC ACROSS GRAVEL PARKING</b> Unpaved Kv= 16.1 fps
65.5	841	Total			

**Subcatchment DA1: DEVELOPED SITE**

Hydrograph



**Summary for Subcatchment EA1: EXISTING SITE**

Runoff = 0.01 cfs @ 18.82 hrs, Volume= 456 cf, Depth= 0.05"

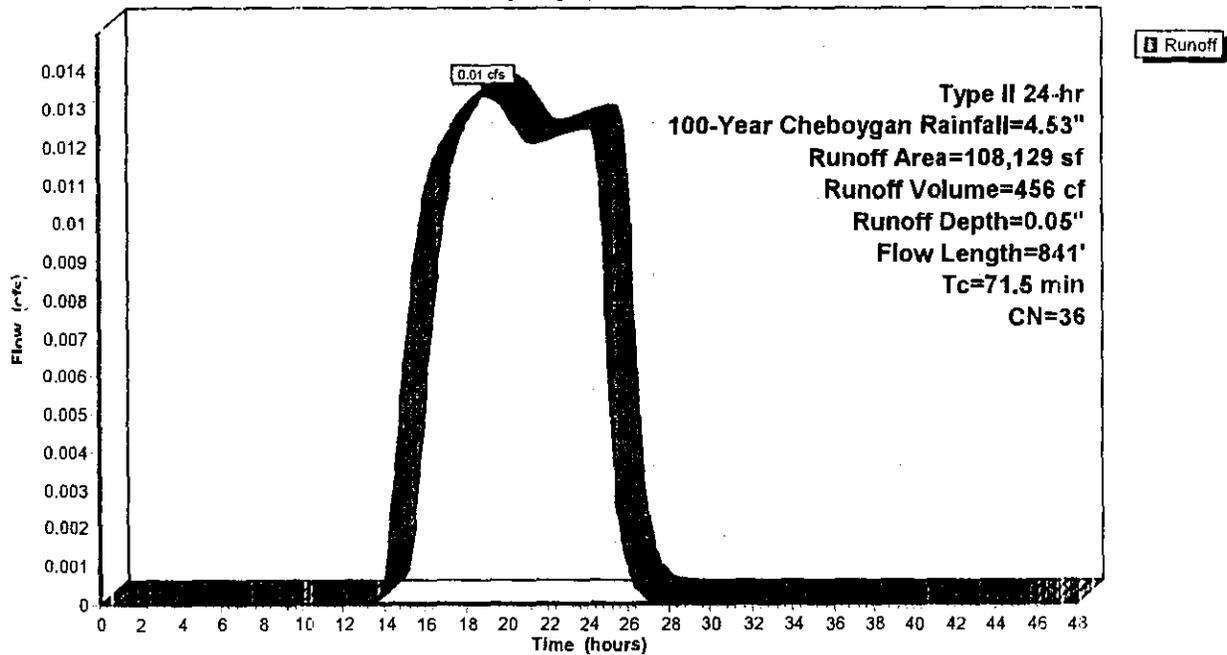
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.080 hrs  
Type II 24-hr 100-Year Cheboygan Rainfall=4.53"

Area (sf)	CN	Description
108,129	36	Woods, Fair, HSG A
108,129		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
45.1	100	0.0050	0.04		Sheet Flow, SHEET - FOREST Woods: Light underbrush n= 0.400 P2= 2.20"
18.9	400	0.0050	0.35		Shallow Concentrated Flow, SC FOREST Woodland Kv= 5.0 fps
7.5	341	0.0230	0.76		Shallow Concentrated Flow, SC FOREST Woodland Kv= 5.0 fps
71.5	841	Total			

**Subcatchment EA1: EXISTING SITE**

Hydrograph



Deborah Tomlinson

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**From:** Brent Shank <mgr@chcrc.com>  
**Sent:** Tuesday, August 06, 2019 4:29 PM  
**To:** Deborah Tomlinson  
**Subject:** Re: Tiger By The Tail - SUP Amendment Application  
**Attachments:** mgr.vcf

Hello,

The applicant has the commercial driveway included in the proposed plans that will be required by the Road Commission.

Thank you,

**Brent Shank, P.E.**

Engineer/Manager  
Cheboygan County Road Commission  
[mgr@chcrc.com](mailto:mgr@chcrc.com)  
(231) 238-7775

On 8/6/2019 3:16 PM, Deborah Tomlinson wrote:

The following is a link to a special use permit amendment application for Ty LaPrairie/Tiger By The Tail: <http://www.cheboygancounty.net/planning--zoning-31/#sect-1093>. Please review the application and site plan and email me any comments prior to Wednesday, August 14, 2019. Thank you!!!

**Debbie Tomlinson**  
**Cheboygan County**  
**Planning & Zoning Department**  
PO Box 70, 870 South Main Street  
Cheboygan, MI 49721  
(231)627-8489 phone  
(231)627-3646 fax  
[debbiet@cheboygancounty.net](mailto:debbiet@cheboygancounty.net)

8

161-035-200-017-00  
BEEBE, DAVID & LONDA H/W  
955 W PIGEON RIVER RD  
AFTON, MI 49705

161-035-200-012-00  
DICUS, CHRISTOPHER  
5064 S STRAITS HWY  
INDIAN RIVER, MI 49749

161-035-200-011-00  
IIWII CARTS, LLC  
12130 BILDER RD  
WOLVERINE, MI 49799

161-035-200-010-03  
SHERMAN, JASON & MELISSA H/W  
7125 FISHER WOODS RD  
INDIAN RIVER, MI 49749

161-035-200-010-02  
PERKINS, GEARITH  
6727 MONA ST  
INDIAN RIVER, MI 49749

161-035-200-016-00  
TOOLEY, HAROLD PAUL  
550 ADRIENNE LN  
ANN ARBOR, MI 48103-1505

161-035-200-015-00  
TOOLEY, HAROLD PAUL  
550 ADRIENNE LN  
ANN ARBOR, MI 48103-1505

161-035-200-013-00  
TIGER BY THE TAIL, LLC  
PO BOX 159  
INDIAN RIVER, MI 49749

161-036-100-006-00  
WILSON, DICK & MAXINE H/W, L/EWPTS;  
5255 S STRAITS HWY  
INDIAN RIVER, MI 49749

161-036-100-005-00  
WILSON, RODGER D & HEIDI R H/W  
5233 S STRAITS HWY  
INDIAN RIVER, MI 49749

161-036-100-004-00  
SMITH, NANCY L  
PO BOX 601  
INDIAN RIVER, MI 49749

161-036-100-003-00  
SMITH, NANCY L  
PO BOX 601  
INDIAN RIVER, MI 49749

161-036-100-002-00  
FULLFORD, BRIAN & CAROLYN H/W  
580 RANCH RD  
INDIAN RIVER, MI 49749

161-036-100-001-01  
LANGE FAMILY LTD, LLC  
PO BOX 906  
INDIAN RIVER, MI 49749

161-035-200-028-00  
TOOLEY, HAROLD PAUL  
550 ADRIENNE LN  
ANN ARBOR, MI 48103-1505

161-035-200-021-00  
TOOLEY, HAROLD PAUL  
550 ADRIENNE LN  
ANN ARBOR, MI 48103-1505

161-035-200-018-00  
TOOLEY, HAROLD PAUL  
550 ADRIENNE LN  
ANN ARBOR, MI 48103-1505

161-035-200-014-00  
TIGER BY THE TAIL, LLC  
PO BOX 159  
INDIAN RIVER, MI 49749

161-035-200-009-00  
BURNETTE, JEFFREY  
7131 FISHER WOODS RD  
INDIAN RIVER, MI 49749-9304

161-035-200-008-00  
BUNKER, GREGORY  
7267 FISHER WOODS RD  
INDIAN RIVER, MI 49749

161-035-200-007-00  
JABLONSKI, JAMES  
7181 FISHER WOODS RD  
INDIAN RIVER, MI 49749

161-035-200-006-00  
SHIER, ROBERT W  
6694 WOODLAND RD  
BRUTUS, MI 49716

161-035-200-002-00  
BUNKER, GREGORY & ELOISE KALKOFEN  
7267 W FISHER WOODS RD  
INDIAN RIVER, MI 49749

161-035-200-017-00  
OCCUPANT  
5220 S STRAITS HWY  
INDIAN RIVER, MI 49721

161-035-200-012-00  
OCCUPANT  
5064 S STRAITS HWY  
INDIAN RIVER, MI 49721

161-035-200-011-00  
OCCUPANT  
5026 S STRAITS HWY  
INDIAN RIVER, MI 49721

161-035-200-010-03  
OCCUPANT  
7125 FISHER WOODS RD  
INDIAN RIVER, MI 49721

161-035-200-010-02  
OCCUPANT  
7047 FISHER WOODS RD  
INDIAN RIVER, MI 49721

161-035-200-016-00  
OCCUPANT  
5208 S STRAITS HWY  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
5184 S STRAITS HWY  
INDIAN RIVER, MI 49721

161-035-200-013-00  
OCCUPANT  
5138 S STRAITS HWY  
INDIAN RIVER, MI 49721

161-036-100-006-00  
OCCUPANT  
5219 S STRAITS HWY  
INDIAN RIVER, MI 49721

161-036-100-005-00  
OCCUPANT  
5233 S STRAITS HWY  
INDIAN RIVER, MI 49721

161-036-100-004-00  
OCCUPANT  
5161 S STRAITS HWY  
INDIAN RIVER, MI 49721

161-036-100-003-00  
OCCUPANT  
5115 S STRAITS HWY  
INDIAN RIVER, MI 49721

161-036-100-002-00  
OCCUPANT  
5097 S STRAITS HWY  
INDIAN RIVER, MI 49721

161-036-100-001-01  
OCCUPANT  
5075 S STRAITS HWY  
INDIAN RIVER, MI 49721

161-035-200-028-00  
OCCUPANT  
7154 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-021-00  
OCCUPANT  
7138 BUNKER RD  
INDIAN RIVER, MI 49721

161-035-200-018-00  
OCCUPANT  
5216 S STRAITS HWY  
INDIAN RIVER, MI 49721

161-035-200-014-00  
OCCUPANT  
5142 S STRAITS HWY  
INDIAN RIVER, MI 49721

161-035-200-009-00  
OCCUPANT  
7131 FISHER WOODS RD  
INDIAN RIVER, MI 49721

161-035-200-008-00  
OCCUPANT  
7135 FISHER WOODS RD  
INDIAN RIVER, MI 49721

161-035-200-007-00  
OCCUPANT  
7153 FISHER WOODS RD  
INDIAN RIVER, MI 49721

161-035-200-006-00  
OCCUPANT  
7171 FISHER WOODS RD  
INDIAN RIVER, MI 49721

161-035-200-002-00  
OCCUPANT  
7450 BUNKER RD  
INDIAN RIVER, MI 49721

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161-035-200-015-00  
OCCUPANT  
7027 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7028 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7037 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7038 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7047 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7048 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7057 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7058 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7103 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7068 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7109 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7078 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7117 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7088 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7127 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7110 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7133 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7118 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7137 JACKSON DR  
INDIAN RIVER, MI 49721

161-035-200-015-00  
OCCUPANT  
7134 JACKSON DR  
INDIAN RIVER, MI 49721

LAW OFFICE OF ROBERT C. KERZKA, P. C. 7380 W. M-68 • P. O. Box 98 • Indian River, MI 49749 • Phone: 231-238-8981 • FAX: 231-238-4545 • e-mail: rkerzka@core.com



RECEIVED FOR RECORD  
MARY ELLEN TRYBAN, CLERK/REGISTER  
CHEBOYGAN COUNTY, MICHIGAN  
01/09/2012 11:46:15 AM

RECEIPT# 1689, STATION 1  
\$25.00 LAND CONTRACT  
\$1.00 TAX CERTIFICATION



LIBER 1192 PAGE 982

### LAND CONTRACT

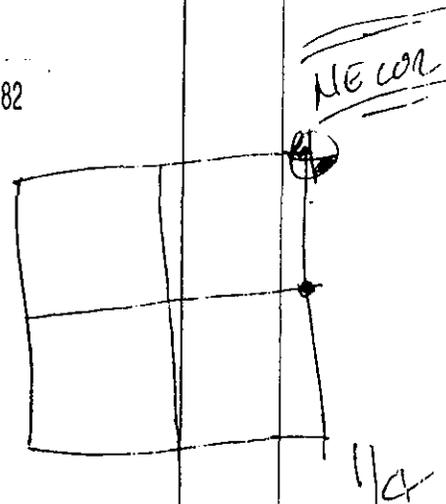
DATE: January 5, 2012

**SELLER:**

Larry J. Renaud, Trustee of the Larry J. Renaud Living Trust,  
P.O. Box 3050  
Indian River, Michigan 49749

**PURCHASER:**

Tiger by the Tail, LLC,  
P.O. Box 159  
Indian River, Michigan 49749



The Seller and Purchaser listed above do hereby agree that the Seller shall sell and convey to the Purchaser the land described below together with all structures located on said land pursuant to the terms and conditions set forth herein.

**LAND:**

Land in the Township of Tuscarora, Cheboygan County, Michigan described as follows:

PARCEL 1: Commencing at the Northeast corner of Section 35, T35N, R3W; thence South 0°04' East 658.14 feet; thence North 88°57' West 48.04 feet to the Westerly right-of-way of Highway U.S. 27 and the Point of Beginning of this description; thence North 88°57' West 610.42 feet; thence South 0°01'55" East 205.00 feet; thence South 88°30' East 610.83 feet to the Westerly right-of-way line of Highway U.S. 27; thence Northerly along said right-of-way line 205.00 feet to the Point of Beginning of this description; being a part of the NE 1/4 of the NE 1/4 of Section 35, T35N, R3W. 161-035-200-014-00 ✓

PARCEL 2: Commencing at the Southeast corner of the NE 1/4 of the NE 1/4 of Section 35, T35N, R3W; thence North 660.00 feet to a stake for a starting point; thence North 165.00 feet to a stake; thence West 660.00 feet to a stake; thence South 165.00 feet to a stake; thence East to the Point of Beginning; being a part of the NE 1/4 of the NE 1/4 of Section 35, T35N, R3W. 161-035-200-013-00 ✓

This transfer is subject to easements, reservations and restrictions of record including building and use restrictions of record and any other item of record.

#### TERMS AND CONDITIONS

1. That the *purchase price* of the subject property shall be in the amount of Fifty Five Thousand Dollars (\$55,000.00).
2. That the *down payment* shall be in the amount of zero (\$0).
3. That the *remaining balance* of Fifty Five Thousand Dollars (\$55,000.00) shall be payable as follows:
  - 3.1 That the unpaid balance shall bear *interest* at the rate of Five and one-half (5.5%) percent per annum.

I hereby certify that for the five years preceding date of said instrument there are no tax liens or taxes held by the State for any unpaid taxes, except such taxes as may be in the process of collecting.

1/9 2012 Rachel C. Kallala, CTR  
Cheboygan County Treasurer  
Ret # 23959

### Cheboygan County Equalization Department



**Parcel #: 161-035-200-014-00**

**Property Address**

5142 S STRAITS HWY

**Owner Information**

TIGER BY THE TAIL LLC  
P.O. BOX 159  
INDIAN RIVER, MI, 49749

**General Information**

<b>Property Class:</b>	200	<b>Assessed Value 2014:</b>	40,300
<b>School District:</b>	16050	<b>Taxable Value 2014:</b>	15,240
<b>Homestead %:</b>	0	<b>Assessed Value 2013:</b>	15,000
<b>Lot / Page:</b>	1192/982	<b>Taxable Value 2013:</b>	15,000
<b>Total Acres:</b>	2.87		

**Sale Information**

<b>Date of Sale:</b>	01/05/2012	<b>Sale Price:</b>	\$55,000
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**Legal Description**

COM AT NE COR OF SEC 35, T35N,R3W; TH S 0D 4M E 658.14FT; TH N 88D 57M W 48.04FT TO WLY R/W LI OF HWY 27 & POB; TH N 88D 57M W 610.42FT; TH S 0D 1M 55S E 205FT; TH S 88D 30M E 610.83FT TO WLY R/W LI OF HWY 27; TH NLY ALG R/W LINE 205FT TO POB, PT OF NE 1/4 OF NE 1/4. 856/070;1060/888;1179/600; 1192/982



**Cheboygan County Equalization Department****Parcel #: 161-035-200-013-00****Property Address**

5138 S STRAITS HWY

**Owner Information**TIGER BY THE TAIL LLC  
4378 WESTWAY DR  
INDIAN RIVER, MI, 49749**General Information**

<b>Property Class:</b>	400	<b>Assessed Value 2014:</b>	16,500
<b>School District:</b>	16050	<b>Taxable Value 2014:</b>	15,240
<b>Homestead %:</b>	0	<b>Assessed Value 2013:</b>	15,000
<b>Liber / Page:</b>	1192/982	<b>Taxable Value 2013:</b>	15,000
<b>Total Acres:</b>	2.5		

**Sale Information**

<b>Date of Sale:</b>	01/05/2012	<b>Sale Price:</b>	\$0
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**Legal Description**

COM AT SE COR OF NE1/4 OF NE1/4, SEC 35, T35N,R3W; TH N 660FT TO STK FOR STARTING POINT; TH N 165FT TO A STK; TH W 660FT TO A STK; TH S 165FT TO A STK; TH E TO POB, PT OF NE1/4 OF NE1/4. 856/070;1060/888;1179/600; 1192/982



# CHEBOYGAN COUNTY PLANNING AND ZONING 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

<b>Item:</b> An Amendment to a Special Use Permit to construct two additional Indoor Storage Facilities and an outdoor boat storage area in a Commercial Development (D-CM) zoning district, per Sections 6.3.16 and 6.3.14, respectively.	<b>Prepared by:</b> Jennifer Merk
<b>Date:</b> August 15, 2019	<b>Expected Meeting Date:</b> August 21, 2019

### GENERAL INFORMATION

**Applicant and Contact:** Ty LaPrairie

**Phone:** 231-238-9315

**Property Owner(s):** Tiger by the Tail, LLC

**Property Location(s):** 5142 and 5138 S. Straits Highway, Tuscarora Township

**Requested Action:** Approval of an amendment to a Special Use Permit to construct two Indoor Storage Facilities and an outdoor boat storage area in a Commercial Development (D-CM) zoning district.

### BACKGROUND INFORMATION

Indoor storage facilities and boat storage are uses that require a special use permit in the Commercial Development (D-CM) zoning districts. Although boat storage is not defined in Article 2, the use is permitted with a Special Use Permit per Zoning Ordinance Amendment #88 (2010).

Indoor Storage Facility is defined in Article 2 (Definitions) as follows:

#### **INDOOR STORAGE FACILITY**

Any structure that is limited to indoor storage, for a fee, of goods, materials, or personal property which may provide individual renters to control individual storage spaces. No other commercial activities shall be allowed.

The applicant is proposing to rent individual units and offer space for lease for outdoor boat storage. Although boat storage is not defined in Article 2, the land use is permitted with a Special Use Permit (per Zoning Ordinance Amendment #88 [2010]). The Site Plan submitted with the application stated that “outside storage/staging of boats, snowmobiles, etc. is

proposed” but after speaking to the applicant only boat storage is planned for the outside storage area.

The applicant owns two parcels accessed off S. Straits Highway in Tuscarora Township directly north of the Indian River Mobile Home Park. A Special Use Permit for two indoor storage facilities was approved on October 7, 2015, (“All Purpose Storage”) and an amendment to the Special Use Permit was approved on May 2, 2018 to construct one additional indoor storage facility. The indoor storage facilities were constructed on the southerly parcel.

Currently, there are three indoor storage facilities on the southerly parcel. The eastern half of the northerly parcel has been cleared. As noted above, two indoor storage facilities and an outdoor area for boat storage are proposed for the parcel to the north, as well as a stormwater detention basin and commercial driveway.

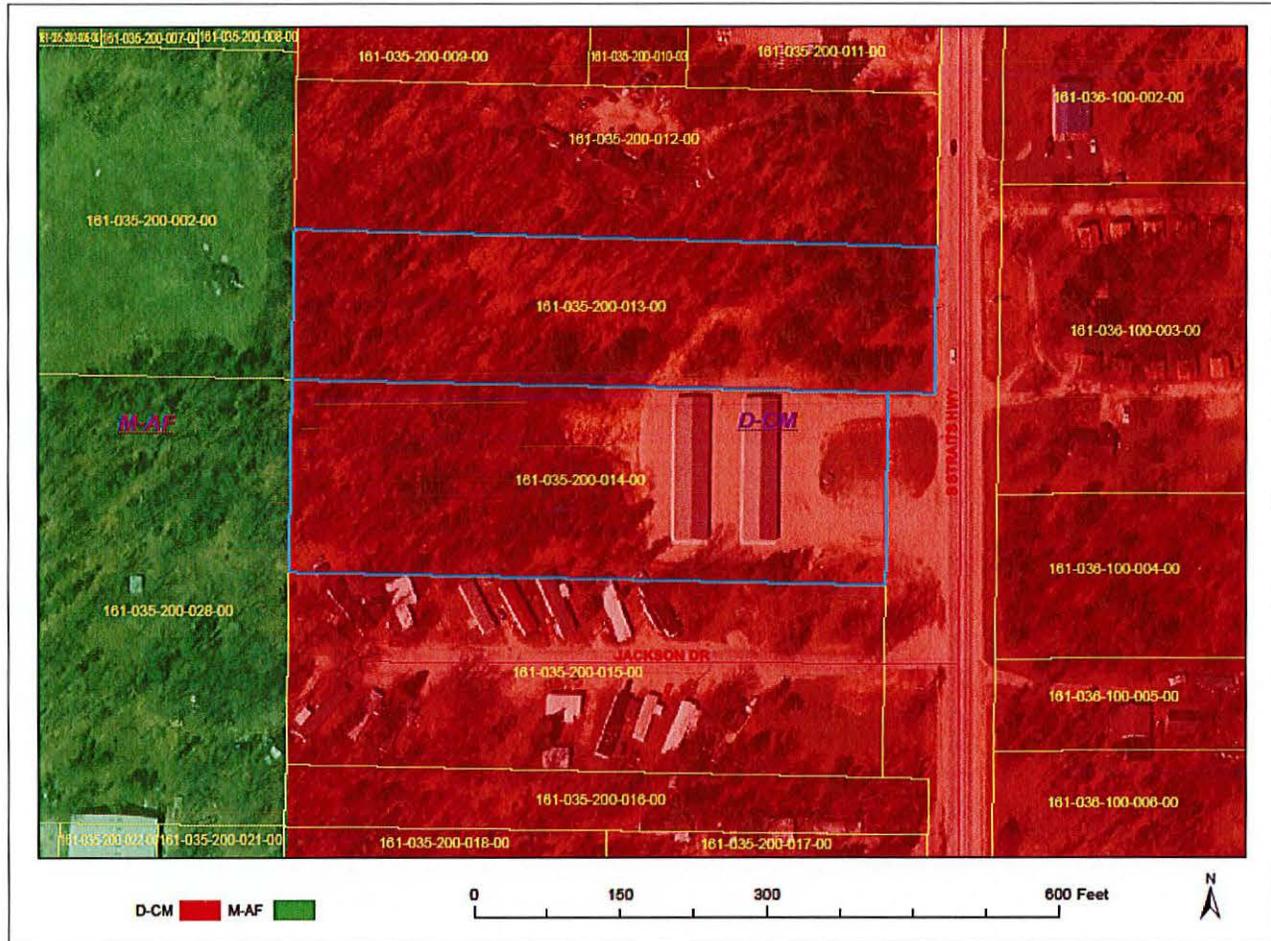


Fig. 1: Zoning of the subject parcel (at center) and surrounding properties  
Red=Commercial Development (D-CM)  
Green=Agriculture and Forestry Management (M-AF)

**Surrounding Zoning:**

Commercial Development (D-CM) zoning districts are located to the north, east, and south. Agriculture and Forestry Management (M-AF) zoning are located west of the subject property.

**Surrounding Land Uses:**

Residential land uses exist directly to the north and south (Indian River Mobile Home Park) with residential uses mixed with commercial uses to the north and east. Commercial uses are

largely to the west.

**Environmentally Sensitive Areas (steep slopes, wetlands, woodlands, stream corridor, floodplain):**

No environmentally sensitive areas have been identified on the subject properties.

**Public Comment:**

No public comments have been received as of the date of this report.

**Historic Buildings/Features:**

There are no known historic buildings on the subject properties.

**Traffic Implications:**

The site is located off of S. Straits Highway. The proposed addition of two indoor storage facilities and outdoor boat storage area will increase trip generation, but is unlikely generate significant traffic impacts.

**Parking:**

The Zoning Ordinance does not provide for minimum parking requirements for indoor storage facilities or boat storage.

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

There are two existing driveways off S. Straits Hwy. that access the southerly parcel, the applicant's property and business. A commercial driveway is proposed to provide access to the northerly parcel's proposed indoor storage facilities and boat storage area.

**Signs:**

An existing wall sign facing the S. Straits Highway right-of-way is attached to one of the indoor storage facilities. No additional sign(s) are proposed with this application.

**Fence/Hedge/Buffer:**

No fence, hedge or buffer is required for the proposed uses in the Commercial Development zoning district. The north side of the northerly parcel and western boundary of both parcels include natural buffers/screening of trees and other vegetation.

**Lighting:**

Down directional wall pack lighting is to be placed on the two proposed indoor storage facilities as indicated on sheet 1 of the site plan.

**Stormwater management:**

A stormwater detention basin is proposed on the northerly parcel per the submitted Stormwater Runoff Control Plan developed by Boyne Engineering and Design.

**Review or permits from other government entities:**

Applicable permits from the County's Department of Building Safety and Road Commission will be required.

**Recommendations (proposed conditions):**

- 1. Prior to construction, the applicant shall obtain all applicable building permits from the County's Department of Building Safety.
- 2. Comply with Cheboygan County Road Commission commercial driveway standards for the proposed use.

**Photos of the subject properties:**



**CHEBOYGAN COUNTY PLANNING COMMISSION**  
**SPECIAL USE PERMIT AMENDMENT REQUEST**  
Wednesday, August 21, 2019, 7:00 PM

Applicant

Ty LaPrairie  
P.O. Box 159  
Indian River, MI 49749

Owner

Same (Tiger by the Tail, LLC)

Parcel(s)

5142 S. Straits Highway  
5138 S. Straits Highway  
161-035-200-014-00  
161-035-200-013-00  
Tuscarora Township

**GENERAL FINDINGS**

1. The applicant is seeking an amendment to a Special Use Permit to construct two additional Indoor Storage Facilities that will contain individual rental storage units per section 6.3.16 of the Zoning Ordinance for "All Purpose Storage."
2. The applicant is seeking an amendment to a Special Use Permit to construct an outdoor area designated for boat storage per section 6.3.14.
3. The subject properties (tax parcel nos. 161-035-200-014-00 and 161-035-200-013-00) are zoned Commercial Development (D-CM).
4. A Stormwater Runoff Control Plan has been drafted and submitted as part of the Special Use Permit application.
5. Three (3) indoor storage facilities exist on the eastern half of the southerly parcel (tax parcel no. 161-035-200-014-00).
6. The applicant received approval of a Special Use Permit for two indoor storage facilities on October 7, 2015.
7. The applicant received approval of an amendment to a Special Use Permit on May 2, 2018 to construct one additional indoor storage facility.

**FINDINGS OF FACT UNDER SECTION 18.7 OF THE ZONING ORDINANCE**  
**(STANDARDS FOR SPECIAL LAND USE APPROVAL)**

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 properties subject to the application are located in a zoning district in which the proposed special land use amendment is allowed.
  1. The proposed Special Use amendment regards property located in a Commercial Development (D-CM) zoning district.
  2. The applicant is seeking an amendment to a Special Use Permit for the construction of two additional indoor storage facilities and an outdoor boat storage area. (see Exhibits 3 and 4)
  3. Indoor Storage Facilities and Boat Storage are uses that require a Special use permit in the D-CM zoning districts, per Section 6.3.16 and 6.3.14. (see Exhibit 1)
  - 4.
  5. Standard has been met.
- b. The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole.
  1. Indoor Storage Facilities and Boat Storage are uses which require a Special use permit in the D-CM zoning districts, per Section 6.3.16 and 6.3.14. (see Exhibit 1)

2. The applicant is seeking an amendment to a Special Use Permit for the construction of two additional indoor storage facilities and an outdoor boat storage area. (see Exhibits 3 and 4)
  - 3.
  4. Standard has been met.
- c. The proposed special land use will not involve uses, activities, processes, materials, or equipment, or hours of operation that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public or private highway or seen from any adjoining land owned by another person.
1. The applicant is seeking an amendment to a Special Use Permit for the construction of two additional indoor storage facilities and an outdoor boat storage area. (see Exhibits 3 and 4)
  2. As proposed, the proposed uses will not create a substantially negative impact on other conforming properties in the area.
  - 3.
  4. Standard has been met.
- d. The proposed special land use will be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
1. The applicant is seeking an amendment to a Special use permit for the construction of two additional indoor storage facilities and an outdoor boat storage area. (see Exhibits 3 and 4)
  2. The use as proposed will be constructed, designed, operated and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned. (see Exhibits 4, 5, 6, and 7)
  - 3.
  4. Standard has been met.
- e. The proposed special land use will not place demands on fire, police, or other public resources in excess of current capacity nor increase hazards from fire or other dangers to the subject property or adjacent properties.
1. The applicant is seeking an amendment to a Special Use Permit for the construction of two additional indoor storage facilities and an outdoor boat storage area. (see Exhibits 3 and 4)
  2. The proposed uses will not place demands of fire, police, or other public resources in excess of current capacity nor increase hazards from fire or other dangers.
  - 3.
  4. Standard has been met.
- f. The proposed special land use shall not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity. Adequate access to the site shall be furnished either by existing roads and highways or proposed roads and highways. Signs, buildings, plantings, or other elements of the proposed project shall not interfere with driver visibility or safe vehicle operation. Entrance drives to the use and to off-street parking areas shall be no less than 25 feet from a street intersection (measured from the road right-of-way) or from the boundary of a different zoning district.
1. The applicant is seeking an amendment to a Special Use Permit for the construction of two additional indoor storage facilities and an outdoor boat storage area for boat storage. (see Exhibits 3 and 4)
  2. Two existing driveways off S. Straits Highway provide adequate access to and from the subject properties. (see Exhibit 4)
  3. A new commercial driveway is to be constructed to provide separate access to the northerly parcel (see Exhibit 4).
  4. The uses as proposed will not generate significant traffic in excess of current capacity on S. Straits Highway.
  - 5.
  6. Standard has been met.

- g. The proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
  - 1. The applicant is seeking an amendment to a Special Use Permit for the construction of two additional indoor storage facilities and an outdoor boat storage area. (see Exhibits 3 and 4)
  - 2. Water and sewer facilities or refuse collection are not necessary for the proposed uses.
  - 3.
  - 4. Standard has been met.
- h. The proposed special land use will comply with all specific standards required under this Ordinance applicable to it.
  - 1. The Special Use Amendment request complies with all the specific standards required under this Ordinance applicable to it and is of the same general character as the uses described in Section 6.3.16 and 6.3.14. (see Exhibit 1)
  - 2.
  - 3. Standard has been met.

**SPECIFIC FINDINGS OF FACT UNDER SECTION 20.10 OF THE ZONING ORDINANCE**  
**(STANDARDS FOR GRANTING SITE PLAN APPROVAL)**

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. Changes to the natural contours of the site are comparatively minor and limited to the construction of the storage facilities and outdoor boat storage area. (see Exhibits 3 and 4)
  - 2.
  - 3. Standard has been met.
- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
  - 1. Minor topographic changes are proposed. (see Exhibits 3 and 4)
  - 2.
  - 3. Standard has been met.
- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
  - 1. A Stormwater Runoff Control Plan has been drafted and submitted by Boyne Engineering and Design that shows a stormwater detention basin on the submitted site plan to be constructed on the northerly parcel. (see Exhibits 3, 4, and 7)
  - 2.
  - 3. Standard has been met.
- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
  - 1. Not applicable. No dwelling units are proposed.

- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
  - 1. A practical means for access by emergency vehicles is provided via two existing access driveways from S. Straits Highway, a proposed commercial driveway from S. Straits Highway to give access to north parcel and internal drive lanes to provide access to storage units and enhance internal circulation. (see Exhibits 3 and 4)
  - 2.
  - 3. Standard has been met.
  
- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
  - 1. All structures would have access to S. Straits Highway. (see Exhibits 3 and 4)
  - 2.
  - 3. Standard has been met.
  
- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
  - 1. Not applicable. No subdivision condominiums or subdivision plats 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. Downward directional light packs are to be placed on the proposed indoor storage facilities. (see Exhibits 3 and 4)
  - 2.
  - 3. Standard has been met.
  
- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.
  - 1. Not applicable. No public 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 the applicable requirements of state and federal statutes and the Cheboygan County Master Plan. (see Exhibit 2)
  - 2.
  - 3. Standard has been met.

**DECISION**

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to approve the amendment to the Special use permit based on the General Findings, Finding of Fact under Section 18.7 and the Specific Findings of Fact under Section 20.10.

**TIME PERIOD FOR JUDICIAL REVIEW**

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

**DATE DECISION AND ORDER ADOPTED**

Wednesday, August 21, 2019

\_\_\_\_\_  
Patty Croft, Chairperson

\_\_\_\_\_  
Charles Freese, Secretary

# CHEBOYGAN COUNTY PLANNING COMMISSION

JBS Contracting, Inc./Dave Fernelius

## Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Special Land Use Permit Application (6 Pages)
4. Site Plan (1 Page)
5. Site Lighting Plan (1 Page)
6. Soil Erosion Plan (1 Page)
7. Driveway Details (1 Page)
8. Warranty Deed (3 Pages)
9. Affidavit of Scrivener's Error (2 Pages)
10. Mailing List (2 Pages)
11. Email from Brent Shank/Cheboygan County Road Commission dated August 6, 2019.
12. Staff Report
- 13.
- 14.

Note: Planning Commission members have exhibits 1 and 2.





# CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

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

Car Dealer; Monday - Friday 8am-6pm, Saturday 9am-2pm, Sunday Closed; 15-20 employees

### 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.

Overall footprint to be the same as existing. Existing

Asphalt will be repaved, and proper drainage for lot will be installed. Addition to parking lot to the South in place of house.

- 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.

Added 10' Green belt along M-27. The rest of the property will remain the same.

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

An Addition to the catch basin for proper site 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.

All fences, walls, barriers, and landscaping is to remain the same.

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

Drives and parking go directly up to building for direct access.

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

Please see site plan for new, existing, and removal of drives on site.

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

N/A

- h. Exterior lighting shall be arranged as follows:

i. It is deflected away from adjacent properties. See Site Lighting Plan

ii. It does not impede the vision of traffic along adjacent streets. See Site Lighting Plan

iii. It does not unnecessarily illuminate night skies. See Site Lighting Plan

SPECIAL LAND USE PERMIT APPLICATION



# CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

SPECIAL LAND USE PERMIT APPLICATION

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.

All drives closing and new will be done as specified in the master plan. Please see Site Plan.

- 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.

All permits has been approved. MDOT permit has been approved. Special Land Use Permit has been Approved.

3. Size of property in sq. ft. or acres: 5.15 Acres

4. Present use of property:  
Automobile Sales and Service

5. SUP Standards:

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

Yes

- 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 this will not have a negative impact.

- c. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public highway or seen from any adjoining land owned by another person? **Explain.** No, this will be a place of business that is in use today.

- d. Will the proposed special land use be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned? **Explain.** \_\_\_\_\_

Yes, the changes being made will increase the opportunity for surrounding properties.

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

No, we will take all the measures to ensure we will not need these demands.

- 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 new drives will be put in place of existing

and water & sewer to remain the same.



# CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

SPECIAL LAND USE PERMIT APPLICATION

- g. Will the proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services? Yes
- 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 [Signature] Date 7/26/19

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

Yes  No

Owner's Signature [Signature] Date 7 26 2019

### FOR PLANNING /ZONING DEPT. USE ONLY

Date Received:	<u>07/30/19</u>	Notes:
Fee Amount Received:	<u>150.00</u>	
Receipt Number:	<u>6868</u>	
Public Hearing Date:	<u>8-21-19</u>	
Planning/Zoning Administrator Approval:		
<u>Jennifer Merk</u> Signature		<u>8-6-19</u> Date

# SPECIAL LAND USE PERMIT APPLICATION

## SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

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

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

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
✓		a. North arrow, scale and date of original submittal and last revision. Site plan is to be drawn at a scale of 1 inch = 100ft. or less.
✓		b. Seal of the registered engineer, architect, landscape architect, surveyor, planner, or other site plan preparer. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations.
✓		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
✓		d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
✓		e. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, stormwater controls, flood plains, and wetlands.
✓		f. Location of existing and proposed buildings and intended uses thereof.
✓		g. Details of entryway and sign locations should be separately depicted with an elevation view.
✓		h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
✓		i. Location, size, and characteristics of all loading and unloading areas.
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)

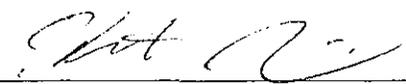
INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
✓		m. Location and specifications for all fences, walls, and other screening features.
✓		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
✓		o. Exterior lighting locations with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

PLEASE LIST THE REQUIREMENT FOR WHICH A WAIVER IS BEING REQUESTED. ALSO PROVIDE AN EXPLANATION/REASON FOR THE WAIVER REQUEST.

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

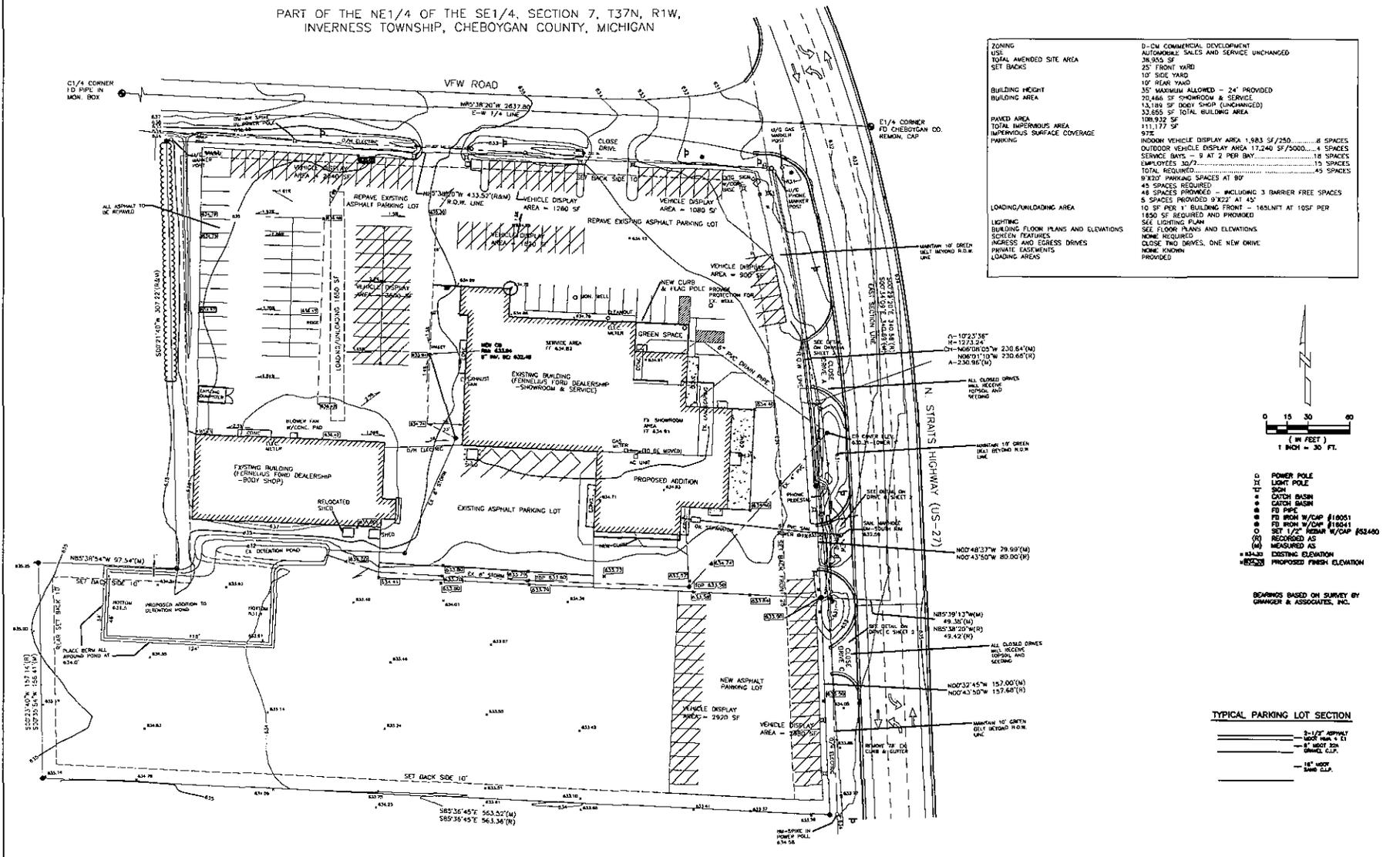
**AFFIDAVIT**

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

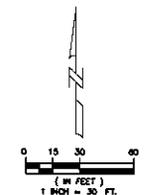
  
 \_\_\_\_\_  
 SIGNATURE

7/25/19  
 \_\_\_\_\_  
 DATE

PART OF THE NE1/4 OF THE SE1/4, SECTION 7, T37N, R1W,  
 INVERNESS TOWNSHIP, CHEBOYGAN COUNTY, MICHIGAN

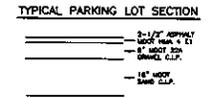


<b>ZONING USE:</b>	D-CM COMMERCIAL DEVELOPMENT
<b>TOTAL AMENDED SITE AREA:</b>	26,955 SF
<b>SET BACKS:</b>	25' FRONT YARD 10' SIDE YARD 10' REAR YARD
<b>BUILDING HEIGHT:</b>	35' MAXIMUM ALLOWED - 24' PROVIDED
<b>BUILDING AREA:</b>	70,466 SF SHOWROOM & SERVICE 13,189 SF BODY SHOP (UNCHANGED)
<b>PAVED AREA:</b>	33,665 SF TOTAL BUILDING AREA
<b>TOTAL IMPERVIOUS AREA:</b>	109,932 SF
<b>IMPERVIOUS SURFACE COVERAGE:</b>	111,177 SF
<b>PARKING:</b>	9,822 SPACES AT 80' INDOOR VEHICLE DISPLAY AREA 1,983 SF/250'..... 8 SPACES OUTDOOR VEHICLE DISPLAY AREA 17,240 SF/2000'..... 4 SPACES SERVICE BAYS - 9 AT 2 PER BAY..... 18 SPACES EMPLOYEES 30/7..... 15 SPACES TOTAL REQUIRED..... 45 SPACES 9,822 SPACES PROVIDED INCLUDING 3 BARRIER FREE SPACES 45 SPACES REQUIRED
<b>LOADING/UNLOADING AREA:</b>	5 SPACES PROVIDED 9'X32' AT 45' 10 SF PER 1' BUILDING FRONT - 165LNT AT 10SF PER 1550 SF REQUIRED AND PROVIDED
<b>LIGHTING:</b>	SEE LIGHTING PLAN SEE FLOOR PLANS AND ELEVATIONS SCREEN FEATURES ACCESS AND ESCAPE DRIVES PRIVATE EASEMENTS LOADING AREAS
<b>NOISE:</b>	NOISE REQUIRED CLOSE FND DRIVEN, ONE NEW DRIVE NONE TOWN PROVIDED



- POWER POLE
- ⊕ LIGHT POLE
- ⊕ SIGN
- ⊕ CATCH BASIN
- ⊕ FB PIPE
- ⊕ FB IRON W/CAP #10051
- ⊕ FB IRON W/CAP #18041
- SET 1/2" REBAR W/CAP #52400
- RECORDED AS (R)
- MEASURED AS (M)
- ⊕ EXISTING ELEVATION
- ⊕ PROPOSED FINISH ELEVATION

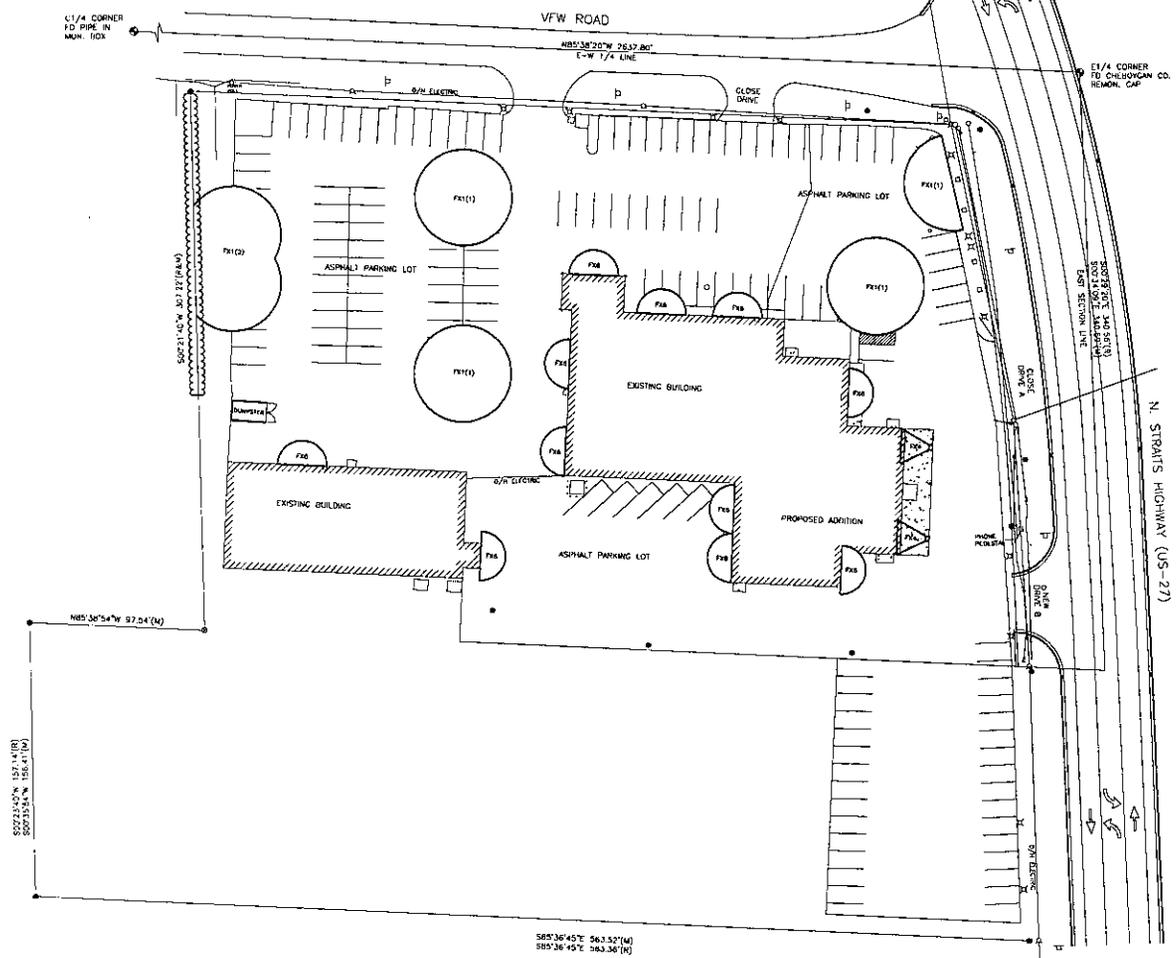
BEARINGS BASED ON SURVEY BY GRANGER & ASSOCIATES, INC.



DATE	REVISIONS	DATE	REVISIONS	CLIENT	ENGINEERS - SURVEYORS	TITLE	SCALE: 1"=30'
FEB. 7, 2019	ORIGINAL ISSUE			JBS CONTRACTING INC. (FERNELIUS FORD DEALERSHIP)	225 S. Main Street Charlevoix, Michigan 49721 231-627-2765	SITE PLAN	SHEET 1 OF 2 DRAWN BY: AJG JOB NO. C7830-00
FEB. 14, 2019	ADD ASPHALT SHADING/CLOSED DRIVE NOTE						

4

PART OF THE NE1/4 OF THE SE1/4, SECTION 7, T37N, R1W,  
 INVERNESS TOWNSHIP, CHEBOYGAN COUNTY, MICHIGAN



- LIGHTING FIXTURE LEGEND**
- FX1(1) - AREA LIGHT LED - SINGLE FIXTURE
  - FX1(2) - AREA LIGHT LED - DOUBLE FIXTURE
  - FX4 - FLOOD LIGHTING; ACCENT LIGHT FOR DISPLAY VEHICLES, NOT DIRECTED UP ABOVE BUILDING
  - FX6 - WALL MOUNTED DOWN LIGHTING

**SITE LIGHTING PLAN**  
 SCALE: NOT TO SCALE

JBS JOB NUMBER:	
DRAWING NAME: SITE LIGHTING PLAN	
DRAWN BY:	
CHECKED BY:	
DATE: 2.25.19	

**FERNELIUS FORD**  
 CHEBOYGAN, MICHIGAN

**JBS Contracting Inc.**  
 1630 COVER PARKWAY  
 MT. PLEASANT, MI 48859  
 FAX 248.333.7752-38272

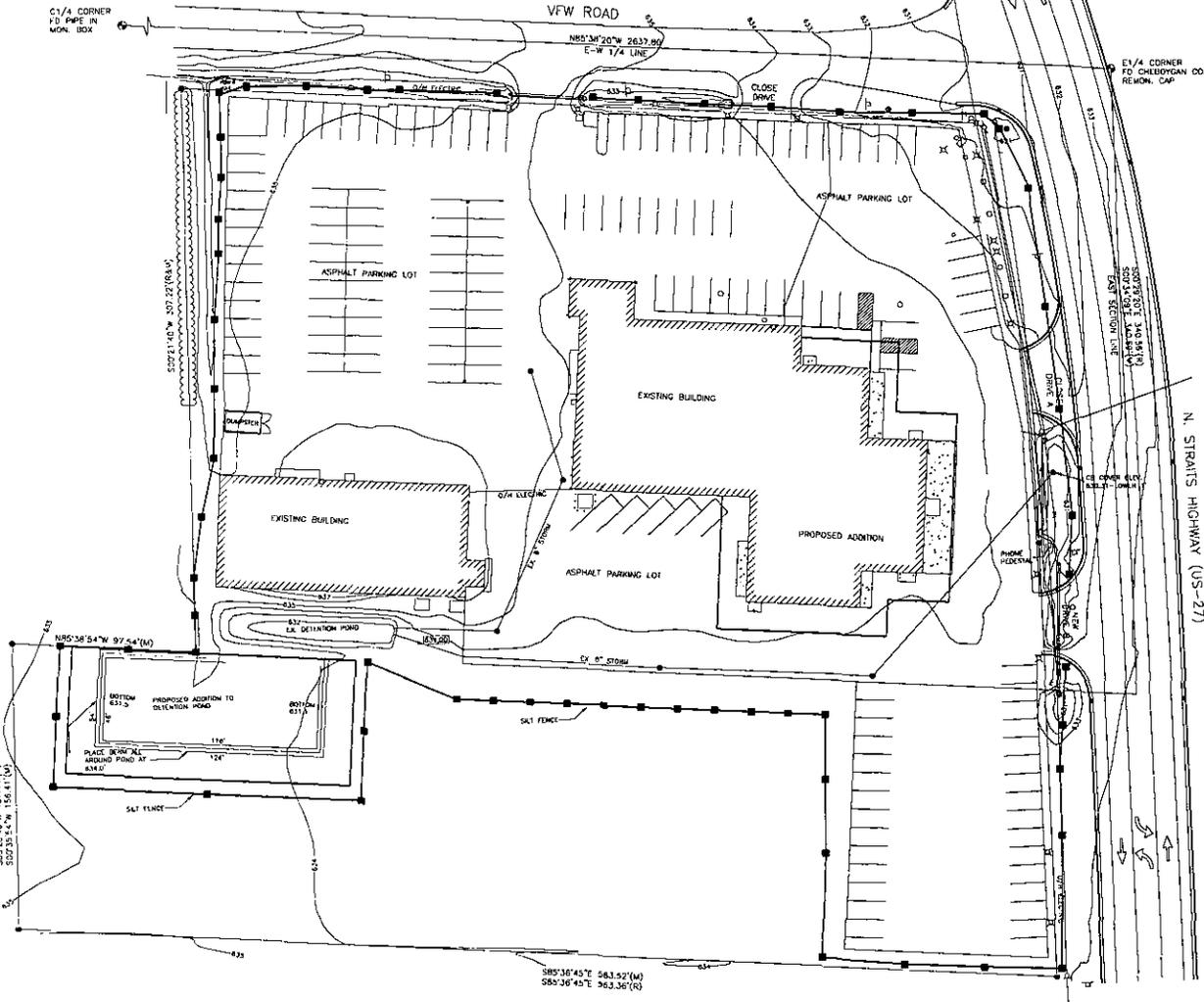
COMMERCIAL/INDUSTRIAL  
 CONSTRUCTION

SCALE:  
 N.T.S.

**C3**



PART OF THE NE1/4 OF THE SE1/4, SECTION 7, T37N, R1W,  
INVERNESS TOWNSHIP, CHEBOYGAN COUNTY, MICHIGAN



**SOIL EROSION PLAN**

SCALE: 1" = 30'

**MICHIGAN**  
SOIL EROSION & SEDIMENTATION CONTROL  
**GUIDEBOOK**  
FEBRUARY 1975 FIGURE 2



**PERMANENT SEEDING GUIDE**

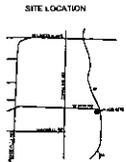
PERMANENT SEEDING TYPE	SEEDING RATE (LBS/1000 SQ YD)	SEEDING METHOD	SEEDING TIME
1. BARE SOIL	10-15	Hand	Spring
2. EXPOSED SOIL	10-15	Hand	Spring
3. EXPOSED SOIL	10-15	Hand	Spring
4. EXPOSED SOIL	10-15	Hand	Spring
5. EXPOSED SOIL	10-15	Hand	Spring

**TEMPORARY SEEDING GUIDE**

TEMPORARY SEEDING TYPE	SEEDING RATE (LBS/1000 SQ YD)	SEEDING METHOD	SEEDING TIME
1. BARE SOIL	10-15	Hand	Spring
2. EXPOSED SOIL	10-15	Hand	Spring
3. EXPOSED SOIL	10-15	Hand	Spring
4. EXPOSED SOIL	10-15	Hand	Spring
5. EXPOSED SOIL	10-15	Hand	Spring

- CONSTRUCTION PHASES**
1. PHASE 1: EXISTING BUILDING FUNDATION, STORM SEWER & DRAINAGE CONTROL MEASURES. PLACE SILT FENCE (PRIOR TO COMMENCEMENT OF WORK) PRIOR TO ANY EXCAVATION & PLACE GEOTEXTILE FABRIC ON ALL EXCAVATION.
  2. PHASE 2: MAJOR CONSTRUCTION. SLOPE CONTROL MEASURES.
  3. PHASE 3: GENERAL CONSTRUCTION & RESTORATION. PLACE SILT FENCE, SURFACE PROTECTIVE AREA AND PERMANENT SEEDING PRIOR TO END OF WORK.

- GENERAL NOTES**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  4. PERMANENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.



**SOIL EROSION & SEDIMENTATION CONTROL PLAN**  
MICHIGAN UNIFIED KEYING SYSTEM

**SEEDING ZONES**

KEY	DETAIL	CHARACTERISTICS	A	B	C	D	E	F	G
1	PERMANENT SEEDING	1. BARE SOIL	*	*	*	*	*	*	*
5	PERMANENT SEEDING	2. EXPOSED SOIL	*	*	*	*	*	*	*
14	PERMANENT SEEDING	3. EXPOSED SOIL	*	*	*	*	*	*	*
18	PERMANENT SEEDING	4. EXPOSED SOIL	*	*	*	*	*	*	*
36	PERMANENT SEEDING	5. EXPOSED SOIL	*	*	*	*	*	*	*
54	PERMANENT SEEDING	6. EXPOSED SOIL	*	*	*	*	*	*	*

**LINE TYPE LEGEND**

**OWNER**

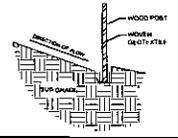
**LOCAL DESCRIPTIONS**

**NOTES**

**SILT FENCE INSTALLATION**



3 WORKING DAYS BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
FOR THE LOCATION OF UNDERGROUND FACILITIES



JBS JOB NUMBER: 17-0000000000  
DRAWING DATE: 11/24/2017  
REVIEWED BY: [Signature]  
FIELD SUPERVISOR: [Signature]  
DATE: 7-26-17

FERNELIUS FORD  
CHEBOYGAN, MICHIGAN

COMMERCIAL/INDUSTRIAL  
CONSTRUCTION

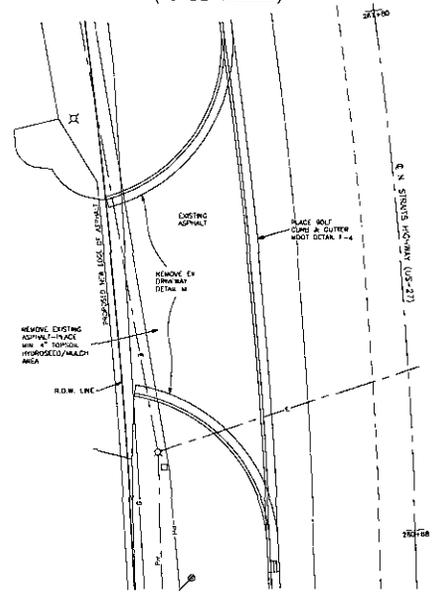
JBS Contracting Inc.  
1450 COVEY PARKWAY  
P.O. BOX 100  
P.O. BOX 100  
P.O. BOX 100  
P.O. BOX 100

SCALE:  
1" = 30'

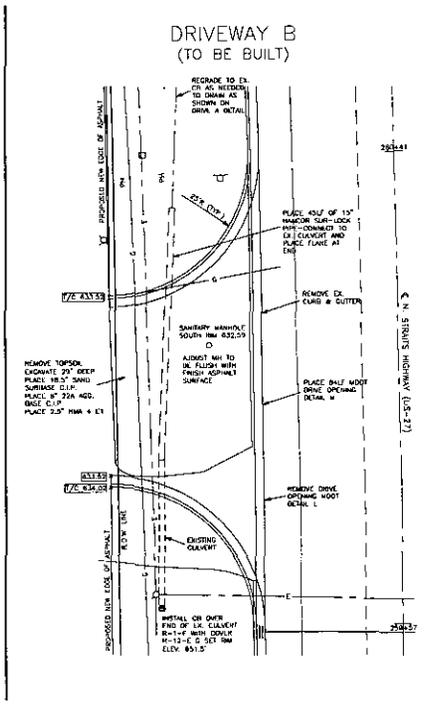
C4

FERNELIUS FORD

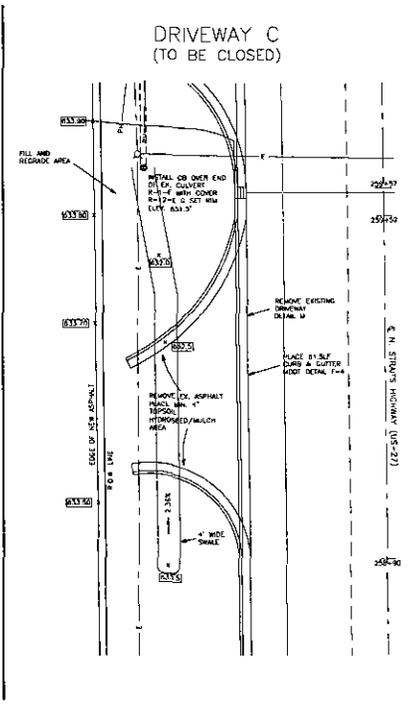
DRIVEWAY A  
(TO BE CLOSED)



DRIVEWAY B  
(TO BE BUILT)



DRIVEWAY C  
(TO BE CLOSED)



DATE FEB. 7, 2010	REVISIONS ORIGINAL ISSUE	DATE	REVISIONS	CLIENT JIBS CONTRACTING INC. (FERNELIUS FORD DEALERSHIP)	ENGINEER Granger and Associates, Inc. Engineers • Surveyors 224 S. Main Street Chubbuck, Michigan 49721 231-527-3763	TITLE DRIVEWAY DETAILS	SCALE: 1"=30' SHEET 2 OF 2 DRAWN BY: AJG JOB NO. C7830-00
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RECEIVED FOR RECORD  
MARY ELLEN TRYBAN, CLERK/REGISTER  
CHEBOYGAN COUNTY, MICHIGAN  
08/20/2015 11:23:50 AM

RECEIPT# 2989, STATION 1  
\$20.00 WARRANTY DEED  
\$5.00 TAX CERTIFICATION



LIBER 1288 PAGE 943

**WARRANTY DEED**

The Grantor(s) **TROMBLE BAY FARMS II, LLC**, a Michigan Limited Liability Company, by **RICK A. TROMBLE**, its Manager/Member, whose address is 5299 Tromble Drive, Cheboygan, MI 49721,

Convey(s) and Warrant(s) to **CHEBOYGAN FORD LAND, LLC**, a Michigan Limited Liability Company, whose address is 5299 Tromble Drive, Cheboygan, MI 49721,

The following described premises situated in the Township of Inverness, County of Cheboygan, and State of Michigan, to-wit:

Parcel 1: Commencing at the East 1/4 corner of Section 7, T37N, R1W; thence South 00° 29' 20" East along the East line of said Section a distance of 340.56 feet; thence North 85° 38' 20" West 49.42 feet to the Westerly right of way line of Highway-M27; thence North 00° 43' 50" East along said right of way line 80.00 feet to the point of beginning of this description; thence Northwesterly along the curved right of way line of said Highway-M27 with a chord bearing North 06° 01' 10" West 230.66 feet to the Southerly right of way line of a County Road; thence North 85° 38' 20" West along said right of way line 433.52 feet; thence South 00° 21' 40" West 307.22 feet; thence South 85° 38' 20" East 280.82 feet; thence North 00° 43' 50" West 80.00 feet; thence South 85° 38' 20" East 180.00 feet to the Point of Beginning, being a part of the NE 1/4 of the SE 1/4, Section 7, T37N, R1W.

Commonly referred to as 10459 N. Straits Highway, Cheboygan, MI  
Tax Parcel #092-007-400-009-02

**AND**

Parcel 2: Commencing at the East 1/4 corner of Section 7, T37N, R1W; thence south 00° 28' 20" East along the East line of said Section, a distance of 340.56 feet; thence North 85° 38' 20" West 49.42 feet to the Westerly right-of-way line of Highway M-27 and the Point of Beginning of this description; thence North 00° 43' 50" West along said right-of-way line 80.00 feet; thence North 85° 38' 20" West 180.00 feet; thence South 00° 43' 50" East 80.00 feet; thence South 85° 38' 20" East 180.00 feet to the Point of Beginning ; being a part of the NE 1/4 of the SE 1/4 of Section 7, T37N, R1W.

Commonly referred to as 10429 N. Straits Highway, Cheboygan, MI  
Parcel No. 092-007-400-009-03

**AND**

Parcel B: Part of the NE 1/4 of the SE 1/4, Section 7, T37N, R1W described as follows: Commencing at the East 1/4 corner of Section 7, a distance of 340.56 feet; thence North 85° 38' 30" West 49.01 feet to the Westerly Right of Way of M-27 Highway and the Point of Beginning; thence North 85° 38' 32" West 560.26 feet; thence South 00° 23' 40" West 157.14 feet; thence

MACARTHUR LAW FIRM  
TIMOTHY P. MACARTHUR  
ATTORNEY AT LAW  
9911 N. STRAITS HWY.  
CHEBOYGAN, MICHIGAN  
49721

Notary Public for the State of Michigan  
My commission expires on 08/31/2016  
I, Timothy P. MacArthur, do hereby certify that for the five years preceding the date of this instrument there are no tax liens or taxes due by the State for any unpaid taxes, except such as may be in the process of collection.



South 85° 36' 45" East 563.36 feet to the Westerly Right of Way of M-27 Highway; thence North 00° 43' 50" West 157.68 feet to the Point of Beginning.

Parcel No. 092-007-400-011-00  
Commonly referred to as: 10407 N. Straits Highway, Cheboygan, MI

Subject to rights of the public and of any governmental unit in any part of the land taken, used, or deeded for street, road or highway purposes.

Subject to building and use restrictions, reservations, easements, limitations and conditions of record, if any.

Subject to oil, gas, and mineral rights and reservations of every kind and nature, and all rights pertinent thereto.

Subject to any provisions contained in any Instruments of record which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.

This property may be located in the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected under the Michigan Right to Farm Act.

The Grantor also grants to the Grantee the right to make all legally feasible divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This deed is given for the consideration of less than \$100. Therefore this instrument is exempt from Michigan Transfer Tax pursuant to MCL 207.505(5)(a) and 207.526(6)(a).

In consideration of the sum of less than \$100.00 Dollars.

Dated this 1<sup>st</sup> Day of July, 2015.

TROMBLE BAY FARMS II, LLC  
a Michigan Limited Liability Company

By: RICK A. TROMBLE,  
Its: Member & Manager

MACARTHUR LAW FIRM  
TIMOTHY P. MACARTHUR  
ATTORNEY AT LAW  
9911 N. STRAITS HWY.  
CHEBOYGAN, MICHIGAN  
49721

(231) 627-3163  
FAX (231) 627-6558

STATE OF MICHIGAN            |  
  |            ss.  
COUNTY OF CHEBOYGAN       |

On this 1<sup>st</sup> day of July, 2015, before me, a notary public in and for said county, personally appeared TROMBLE BAY FARMS II, LLC, a Michigan Limited Liability Company, by RICK A. TROMBLE, its Manager/Member, personally known to me or having produced a driver's license or other sufficient proof of identification, who executed the foregoing instrument and acknowledged the same to be his free



act and deed.

Timothy P. MacArthur  
Timothy P. MacArthur, Notary Public  
Cheboygan County Michigan  
My commission expires: 03-23-2017  
Acting in Cheboygan, Michigan

Tax Parcel Code: 092-007-400-009-02; 092-007-400-009-03 ;  
092-007-400-011-00

When recorded return to:  
Grantees

Send subsequent tax bills to:  
Grantees

This instrument drafted by and return to:

**MacArthur Law Firm**  
Timothy P. MacArthur ✓  
Attorney at Law  
9911 N. Straits Highway  
Cheboygan, MI 49721  
(231) 627-3163

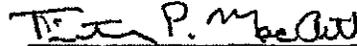
MACARTHUR LAW FIRM  
TIMOTHY P. MACARTHUR  
ATTORNEY AT LAW  
9911 N. STRAITS HWY.  
CHEBOYGAN, MICHIGAN  
49721

(231) 627-3163  
FAX (231) 627-6558

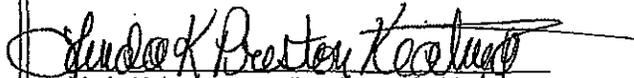


5) That this Affidavit of Scrivener's Error is being recorded to correct the error contained in said recorded Warranty Deed and for no other purpose.

FURTHER, Deponent sayeth not.

  
TIMOTHY P. MacARTHUR

On this 5<sup>th</sup> day of May, 2018, before me, a notary public in and for said county, personally appeared TIMOTHY P. MacARTHUR, personally known to me or having produced a driver's license or other sufficient proof of identification, who executed the foregoing instrument and acknowledged the same to be his free act and deed.

  
Linda K. Preston Keating, Notary Public  
Cheboygan County, MI  
My Commission expires: 02/21/2021  
Acting in Cheboygan County, MI

Drafted by and return to:

**MacARTHUR LAW FIRM**  
Timothy P. MacArthur  
Attorney at Law  
9911 N. Straits Highway ✓  
Cheboygan, MI 49721  
(231) 627-3163

MACARTHUR LAW FIRM  
TIMOTHY P. MACARTHUR  
ATTORNEY AT LAW  
1911 N. STRAITS HWY.  
CHEBOYGAN, MICHIGAN  
49721

(231) 627-3163  
FAX (231) 627-6556



LIBER 1359 PAGE 87

092-007-200-073-00  
VESEY, CHRISTOPHER M  
19224 WOODSIDE DR  
HARPER WOODS, MI 48225

092-008-300-001-00  
HARVEY, BOBBIE  
2261 E HOTCHKISS RD  
BAY CITY, MI 48706

092-007-400-009-01  
TAYLOR, DARL & MARY JO H/W  
3431 N BLACK RIVER RD  
CHEBOYGAN, MI 49721

095-007-400-009-05  
CHEBOYGAN FORD LAND, LLC  
PO BOX 289  
CHEBOYGAN, MI 49721

092-007-400-004-00  
TAYLOR, DARL & MARY JO H/W  
3431 N BLACK RIVER RD  
CHEBOYGAN, MI 49721

092-007-400-005-00  
YODER, JEFFREY A & MELISSA M H/W  
838 E VFW RD  
CHEBOYGAN, MI 49721

092-007-400-009-03  
CHEBOYGAN FORD LAND, LLC  
PO BOX 289  
CHEBOYGAN, MI 49721

092-007-400-011-00  
CHEBOYGAN FORD LAND, LLC  
PO BOX 289  
CHEBOYGAN, MI 49721

092-007-400-011-01  
BOUCARD, DONALD & CAROL H/W  
10385 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-007-400-011-02  
TAYLOR, DARL & MARY JO H/W  
3431 N BLACK RIVER RD  
CHEBOYGAN, MI 49721

092-007-400-012-00  
NEUMAN, KEVIN, TTEE & RONALD & BRENDA  
2929 CEDAR BEACH RD  
CHEBOYGAN, MI 49721

092-008-300-001-01  
KIEFER, DAVID & DIANE H/W; BRENDA  
6235 ANAVISTA DR  
FLINT, MI 48507-3882

092-008-300-001-02  
KIEFER, DAVID & DIANE H/W; BRENDA  
6235 ANAVISTA DR  
FLINT, MI 48507-3882

092-008-300-002-04  
JERNIGAN, MATTHEW & MICHELE H/W  
PO BOX 255, 10124 FISHER LAKE RD  
SAINT HELEN, MI 48656

092-008-300-003-01  
PANIK, JOSEPH & MICHELLE H/W  
10400 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-008-300-003-00  
PANIK, JOSEPH & MICHELLE H/W  
10400 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-008-300-005-00  
SQUAREDJ, LLC  
3875 BONTER CT  
CHEBOYGAN, MI 49721

092-007-200-040-00  
SCHRYER PROPERTIES, LLC  
10645 N STRAITS HWY  
CHEBOYGAN, MI 49721-9077

092-007-200-047-00  
DDC ENTERPRISES, INC  
10595 N STRAITS HWY, STE 301  
CHEBOYGAN, MI 49721-9005

092-007-200-042-00  
MARTINCHEK, JOEL & AUDREY H/W  
11506 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-007-200-043-00  
LITZNER, AUDREY P & PATRICIA  
170 RIVERSIDE DR  
CHEBOYGAN, MI 49721

092-007-200-044-00  
NORTHERN SHORE INVESTMENTS, LLC  
989 EAST VFW RD  
CHEBOYGAN, MI 49721

092-008-300-004-00  
KOECHLE, MARTIN & CATHERINE H/W  
PO BOX 487  
CHEBOYGAN, MI 49721

092-008-300-007-00  
DOBIAS, MARK; TIMOTHY DOBIAS; THOMAS  
15206 LOUIS MILL DR  
CHANTILLY, VA 20151

092-007-200-072-00  
VESEY, CHRISTOPHER M  
19224 WOODSIDE DR  
HARPER WOODS, MI 48225

092-007-200-073-00  
OCCUPANT  
10520 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-008-300-001-00  
OCCUPANT  
10480 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-007-400-009-01  
OCCUPANT  
590 E VFW RD  
CHEBOYGAN, MI 49721

095-007-400-009-05  
OCCUPANT  
10459 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-007-400-004-00  
OCCUPANT  
800 E VFW RD  
CHEBOYGAN, MI 49721

092-007-400-005-00  
OCCUPANT  
838 E VFW RD  
CHEBOYGAN, MI 49721

092-007-400-009-03  
OCCUPANT  
10429 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-007-400-011-00  
OCCUPANT  
10407 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-007-400-011-01  
OCCUPANT  
10385 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-007-200-072-00  
OCCUPANT  
10542 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-007-400-012-00  
OCCUPANT  
10351 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-007-200-044-00  
OCCUPANT  
989 E VFW RD  
CHEBOYGAN, MI 49721

092-008-300-001-02  
OCCUPANT  
10490 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-008-300-007-00  
OCCUPANT  
10352 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-008-300-003-01  
OCCUPANT  
10402 N STRAITS HWY UNIT 1  
CHEBOYGAN, MI 49721

092-008-300-003-00  
OCCUPANT  
10396 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-008-300-005-00  
OCCUPANT  
10392 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-008-300-004-00  
OCCUPANT  
1065 MOORE AVE  
CHEBOYGAN, MI 49721

092-007-200-047-00  
OCCUPANT  
10585 N STRAITS HWY  
CHEBOYGAN, MI 49721

092-007-200-042-00  
OCCUPANT  
817 E VFW RD  
CHEBOYGAN, MI 49721

092-007-200-043-00  
OCCUPANT  
887 VFW RD  
CHEBOYGAN, MI 49721

Deborah Tomlinson

---

**From:** Brent Shank <mgr@chcrc.com>  
**Sent:** Tuesday, August 06, 2019 4:29 PM  
**To:** Deborah Tomlinson  
**Subject:** Re: Dave Fernelius - SUP Amendment Application  
**Attachments:** mgr.vcf

Hello,

No comment on the Fernelius application.

Thank you,

**Brent Shank, P.E.**

Engineer/Manager

Cheboygan County Road Commission

[mgr@chcrc.com](mailto:mgr@chcrc.com)

(231) 238-7775

On 8/6/2019 3:17 PM, Deborah Tomlinson wrote:

The following is a link to a special use permit amendment application for Dave Fernelius: <http://www.cheboygancounty.net/planning--zoning-31/#sect-1093>. Please review the application and site plan and email me any comments prior to Wednesday, August 14, 2019. Thank you!!!

**Debbie Tomlinson**

***Cheboygan County***

***Planning & Zoning Department***

PO Box 70, 870 South Main Street

Cheboygan, MI 49721

(231)627-8489 phone

(231)627-3646 fax

[debbiet@cheboygancounty.net](mailto:debbiet@cheboygancounty.net)



# CHEBOYGAN COUNTY PLANNING AND ZONING 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/](http://www.cheboygancounty.net/planning/)

## STAFF REPORT

<b>Item:</b> An Amendment to a Special Use Permit to improve and expand the existing asphalt parking lot and construct an additional stormwater catch basin in a Commercial Development (D-CM) zoning district.	<b>Prepared by:</b> Jennifer Merk
<b>Date:</b> August 14, 2019	<b>Expected Meeting Date:</b> August 21, 2019

### GENERAL INFORMATION

**Applicant and Contact:** JBS Contracting, Inc. /Hunter Nivison

**Phone:** 989-772-9272

**Property Owner(s):** Dave Fernelius

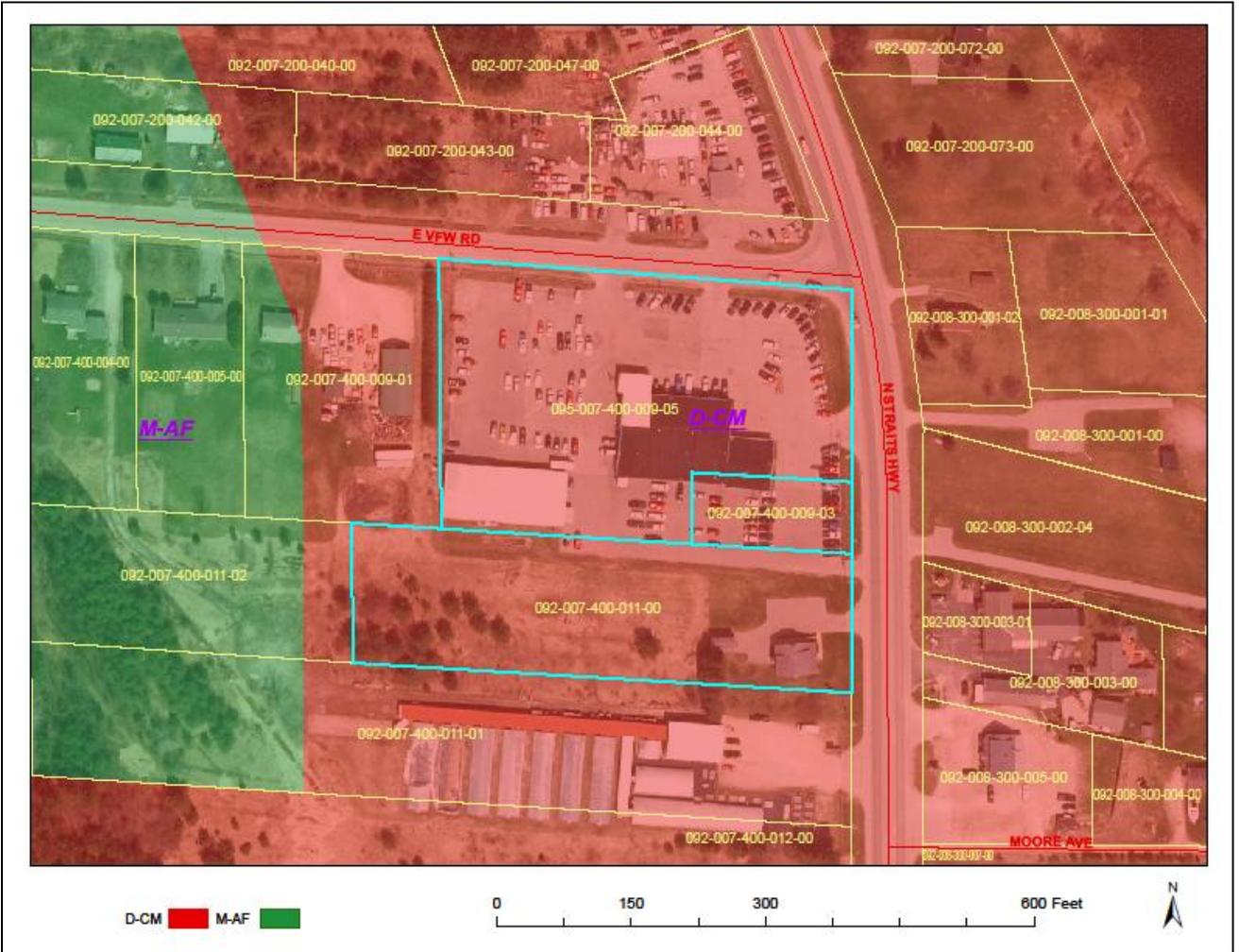
**Property Location(s):** 10407, 10429 and 10459 North Straits Highway (US-27) in Inverness Township

**Requested Action:** Approval of an Amendment to a Special Use Permit to improve and expand the existing asphalt parking lot and construct an additional stormwater catch basin in a Commercial Development (D-CM) zoning district.

### BACKGROUND INFORMATION

The Fernelius Ford automobile dealership complex is comprised of three parcels located at the intersection of VFW Road and North Straits Highway (US-27) in Inverness Township. This Amendment request intends to improve/repave the existing parking lot, expand the parking lot to the south and add a stormwater catch basin to the west of the existing dealership building.

A Special Use Permit to construct an addition to the dealership portion of the complex was approved on April 3, 2019. A Sign Permit for wall signs was approved shortly thereafter on June 7, 2019.



*Fig. 1: Zoning of the subject properties (at center) and surrounding area  
 Red=Commercial Development (D-CM)  
 Green=Agriculture and Forestry Management (M-AF)*

**Surrounding Zoning:**

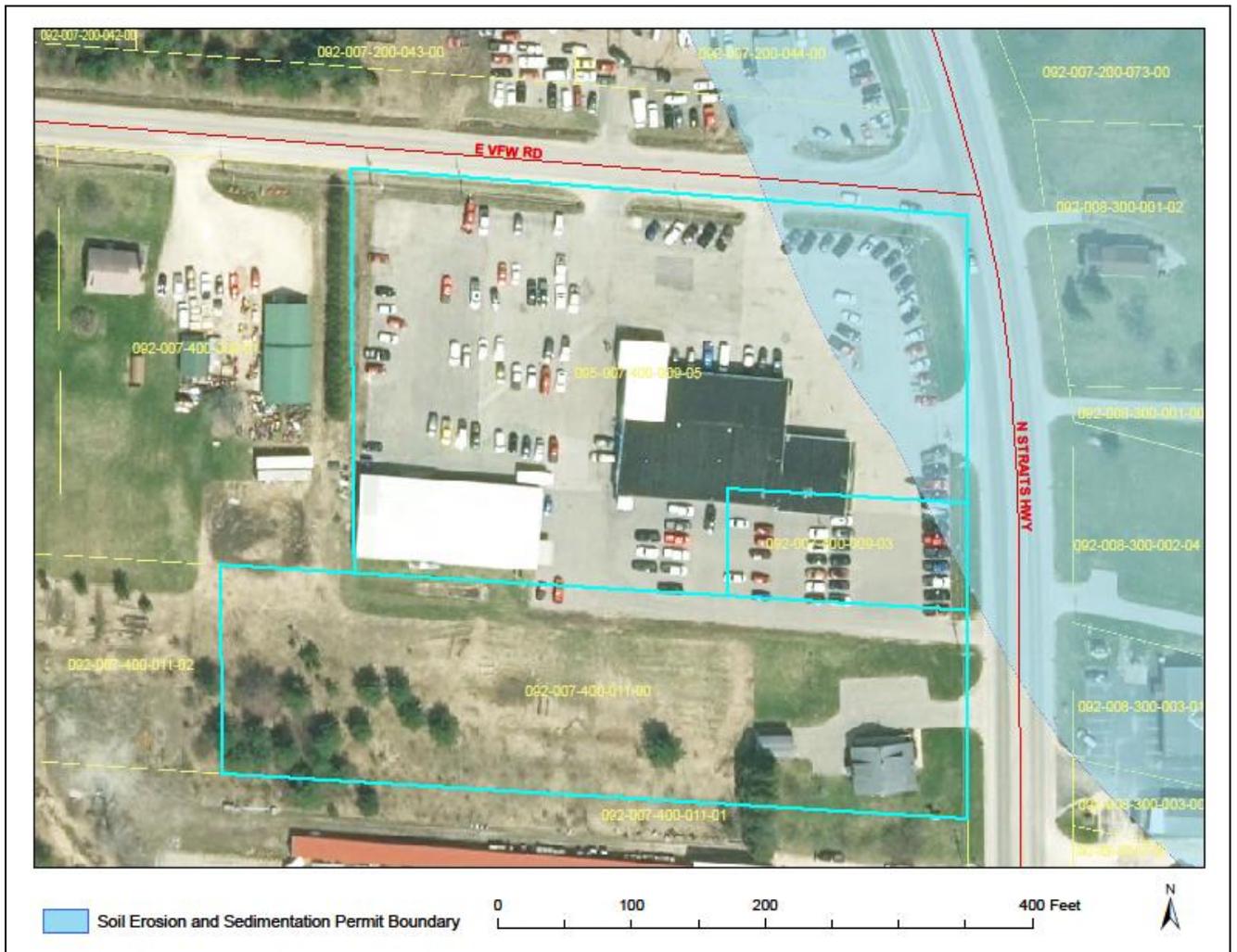
Commercial Development (D-CM) zoning districts are located to the north, east, south and immediately west of the subject properties.

**Surrounding Land Uses:**

Land uses to the north and south are commercial. Land uses to the east include commercial and residential with some vacant riverfront property. A mix of residential and commercial uses are to the west.

**Environmentally Sensitive Areas (steep slopes, wetlands, woodlands, stream corridor, and floodplain):**

The northeastern portion of the subject properties is within 500-feet of the Cheboygan River; therefore, a Soil and Sedimentation Pollution Control Permit is required.



*Fig. 2: Shaded area at right within 500-ft. of Cheboygan River*

**Historic Buildings/Features:**

There are no known historic buildings or historic features on the subject properties.

**Traffic Implications:**

Access management refers to the design and management of entry and exit points such as driveways between roadways and adjacent properties. Poor access management is typically most obvious along primary roads or highways that accommodate various commercial developments. Such routes exhibit numerous separate driveway cuts located too close to one another, thus raising safety concerns by impeding traffic flow, for example. Developing effective access management strategies that are conscious of safety requires considering the location of driveways in the context of current and future access needs and nearby intersections.

The submitted site plan indicates that the two existing access driveways along North Straits Highway will be replaced by a new two-way driveway (also off North Straits Highway). Of the two existing two-way driveways off VFW Road, one will remain open and unchanged while the other will be closed. By reducing the number of access points along the North Straits Highway and VFW Road frontages as proposed, overall traffic safety near to the Fernilius Ford complex should improve.

**Parking:**

Per Section 17.4 of the Zoning ordinance (Off-street Parking for Motor Vehicles), the following parking spaces are required for the auto dealership (boldfaced):

- **All uses require 1 (one) parking space per 2 (two) employees.**  
(Thirty (30) employees total/2 = 15 parking spaces)
- **One (1) space per 5,000 sq.-ft. of outdoor display area.**  
(17,240 sq. ft. of outdoor display area/5,000 sq.-ft. = 4 parking spaces)
- **One (1) parking space per 250 sq.-ft. of indoor display area.**  
(1,983 sq. ft. of indoor display area/250 sq. ft. = 8 parking spaces)
- **Two (2) parking spaces per service bay for automobile repair garages.**  
(9 service bays x 2 = 18 parking spaces)

The development is required to have 45 parking spaces. Forty-six (46) spaces including three (3) barrier free spaces are indicated on the submitted site plan.

According to Section 17.4.8.i of the Zoning Ordinance, space for all necessary loading and unloading operations for any commercial, industrial or other use must be provided in addition to the required off-street parking spaces. Furthermore, loading and unloading space shall be provided in the rear yard in the ratio of at least ten (10) square-feet per linear foot of front building wall. The owner/applicant indicates that there is 165 linear feet of building frontage and has correspondingly provided 1,650 square-feet of loading/unloading space.

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

As noted, access will be provided via one existing two-way driveway off VFW Road and by the construction of a new two-way driveway off North Straits Highway.

**Signs:**

A Sign Permit was approved on June 7, 2019 for wall signs. No additional signs are proposed as part of this application.

**Fence/Hedge/Buffer:**

Per section 17.4.4 of the Zoning Ordinance, a 10-foot wide grass or landscaped buffer must be maintained between the front lot line (or right-of-way) and the parking area for off-street parking in the front yard. Per the submitted site plan a 10- foot wide grass buffer is to be installed beyond the right-of-way line from North Straits Highway.

**Lighting:**

No new lighting is proposed. Lighting on buildings and lots unchanged from previously approved plan.

**Stormwater management:**

An additional catch basin is proposed west of the existing dealership building to ensure adequate drainage. The previously approved expansion to an existing stormwater retention area on the south side of the development will increase onsite retention capacity.

**Review or permits from other government entities:**

Building permit review by the Department of Building Safety and revision of the submitted Soil and Sedimentation Pollution Control Permit (or submittal of a new permit application). Any construction or work within the Michigan Department of Transportation (MDOT) right-of-way would require commercial driveway/right-of-way permits from said agency.

**Recommendations (proposed conditions):**

1. Prior to construction, obtain building permits as applicable from the County's Department of Building Safety.
2. Prior to construction, as directed by staff, revise the submitted Soil and Sedimentation Pollution Control Permit or submit a new application.
3. Prior to construction, obtain applicable commercial driveway/rights-of-way permits from MDOT.

**CHEBOYGAN COUNTY PLANNING COMMISSION**  
**SPECIAL USE PERMIT AMENDMENT REQUEST**  
Wednesday, August 21, 2019, 7:00 PM

Applicant

JBS Contracting, Inc.  
PO Box 370  
Mount Pleasant, MI 48804

Owner

Dave Fernelius  
PO Box 289  
Cheboygan, MI 49721

Parcels

10459 N. Straits Hwy.  
10429 N. Straits Hwy.  
10407 N. Straits Hwy.  
095-007-400-009-05  
092-007-400-009-03  
092-007-400-011-00  
Inverness Township

**GENERAL FINDINGS**

1. The applicant and owner are seeking an amendment to a Special Use Permit to improve/repave the existing parking lot, expand the existing parking lot to the south and add a stormwater catch basin west of the existing auto dealership building.
2. The subject properties (parcel nos. 095-007-400-009-05, 092-007-400-009-03 and 092-007-400-011-00) are located in a Commercial Development (D-CM) zoning district.
3. The applicant and owner received approval for a Special Use Permit to construct an addition to the existing auto dealership on April 3, 2019.
4. A Sign Permit for wall signs for the auto dealership was approved on June 7, 2019.

**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 properties subject to the application are located in a zoning district in which the proposed special use is allowed.
  1. The subject properties are located in a Commercial Development (D-CM) zoning district.
  2. The applicant and owner are seeking an amendment to a Special Use Permit to improve and expand the auto dealership parking lot and construct an additional catch basin. (see Exhibits 3 and 4)
  3. The applicant and owner received approval for a Special Use Permit to construct an addition to the existing motor vehicle repair and/or sales facility on April 3, 2019.
  4. Motor vehicle repair and/or sales facilities are Permitted with a Special Use Permit in the D-CM zoning districts. (see Exhibit 1)
  - 5.
  6. Standard has been met.
- b. The proposed special 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 and owner received approval for a Special Use Permit to construct an addition to existing motor vehicle repair and/or sales facility on April 3, 2019.
  2. The applicant and owner are seeking an amendment to a Special Use Permit to improve and expand the auto dealership parking lot and addition of a catch basin. (see Exhibits 3 and 4)
  - 3.
  4. Standard has been met

- c. The proposed special 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 and owner received approval for a Special Use Permit to construct an addition to existing motor vehicle repair and/or sales facility on April 3, 2019.
  - 2. The applicant and owner are seeking an amendment to a Special Use Permit to improve and expand the auto dealership parking lot and addition of a catch basin. (see Exhibits 3 and 4)
  - 3.
  - 4. Standard has been met.
  
- d. The proposed special 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 and owner received approval for a Special Use Permit to construct an addition to existing motor vehicle repair and/or sales facility on April 3, 2019.
  - 2. The applicant and owner are seeking an amendment to a Special Use Permit to improve and expand the auto dealership parking lot and addition of a catch basin. (see Exhibits 3 and 4)
  - 3. The proposed use will be designed and constructed so as not to diminish the opportunity of surrounding properties to be used and developed as zoned. (see Exhibits 3, 4, 5, 6 and 7)
  - 4.
  - 5. Standard has been met
  
- e. The proposed special 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 and owner received approval for a Special Use Permit to construct an addition to existing motor vehicle repair and/or sales facility on April 3, 2019.
  - 2. The applicant and owner are seeking an amendment to a Special Use Permit to improve and expand the auto dealership parking lot and addition of a catch basin. (see Exhibits 3 and 4)
  - 3. There will not be demands placed 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. (see Exhibit 3)
  - 4.
  - 5. Standard has been met.
  
- f. The proposed special 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. Signs, buildings, plantings, or other elements of the proposed project shall not interfere with driver visibility or safe vehicle operation. Entrance drives to the use and to off-street parking areas shall be no less than 25 feet from a street intersection (measured from the road right-of-way) or from the boundary of a different zoning district.
  - 1. The applicant and owner are seeking an amendment to a Special Use Permit to improve and expand the auto dealership parking lot and addition of a catch basin. (see Exhibits 3 and 4)
  - 2. Previously approved access to the auto dealership properties will be from existing two-way driveway from VFW Road and new two-way driveway established from N. Straits Highway. (see Exhibit 4 and 7)
  - 3.
  - 4. Standard has been met.
  
- g. The proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
  - 1. The use will be served by private water system and public sewer facilities. (see Exhibit 3 and 4)
  - 2.
  - 3. Standard has been met.

- h. The proposed special land use will comply with all specific standards required under this Ordinance applicable to it.
  - 1. The Special Use amendment request complies with all specific standards required under this Ordinance applicable to it. (see Exhibit 1)
  - 2.
  - 3. Standard has been met

### **SPECIFIC FINDINGS OF FACT UNDER SECTION 20.10 OF THE ZONING ORDINANCE**

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

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
  - 1. Minor changes to the overall contours of the site are proposed due to improving/repaving the existing asphalt parking lot, expanding asphalt parking lot and installing proper drainage. (see Exhibits 3 and 4)
  - 2.
  - 3. Standard has been met.
- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
  - 1. Minor topographic modifications are proposed due to repaving existing asphalt parking lot, expanding asphalt parking lot and installing proper drainage. (see Exhibits 3 and 4)
  - 2. A ten foot wide grass buffer is to be installed beyond the right-of-way line from N. Straits Highway per section 17.4.4. (see Exhibits 3 and 4)
  - 3.
  - 4. Standard has been met.
- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
  - 1. An additional catch basin is proposed to be installed west of the car dealership building. (see Exhibits 3 and 4)
  - 2. Addition to existing detention basin was approved as part of project on April 3, 2019.
  - 3.
  - 4. Standard has been met.
- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
  - 1. Not applicable. No dwellings 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 vehicles is provided via an access driveway off N. Straits Hwy and VFW Roads. (see Exhibits 3, 4 and 7)
  - 2.
  - 3. Standard has been met.

- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
  - 1. The structures on the subject property are provided access to N. Straits Hwy and VFW Roads. (see Exhibits 3 and 4)
  - 2.
  - 3. Standard has been met.
- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
  - 1. Not applicable. No subdivision plats or subdivision condominiums are proposed.
- h. Exterior lighting shall be arranged as follows: i. It is deflected away from adjacent properties, ii. It does not impede the vision of traffic along adjacent streets and iii. It does not unnecessarily illuminate night skies.
  - 1. No new exterior lighting is proposed nor have changes been made to locations of exterior lighting. Exterior lighting is deflected away from adjacent properties and does not impede vision of traffic and does not unnecessarily illuminate night skies. (see Exhibits 3 and 5)
  - 2.
  - 3. Standard has been met.
- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.
  - 1. Not applicable. No public 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 the applicable requirements of state and federal statutes and the Cheboygan County Master Plan. (see Exhibit 2)
  - 2.
  - 3. Standard has been met

**DECISION**

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to approve the amendment to the Special Use Permit based on the General Findings, Finding of Fact under Section 18.7 and the Specific Findings of Fact under Section 20.10.

**TIME PERIOD FOR JUDICIAL REVIEW**

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

**DATE DECISION AND ORDER ADOPTED**

Wednesday, August 21, 2019

\_\_\_\_\_  
Patty Croft, Chairperson

\_\_\_\_\_  
Charles Freese, Secretary