

CHEBOYGAN COUNTY PLANNING COMMISSION

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CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, MAY 15, 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: Jen Merk, Mike Turisk
GUESTS: Eric Boyd, Carl Muscott, Bob Lyon, Brent Marlatt, Russell Crawford, Cheryl Crawford, John Moore, Mike Peltier, Jim Burke, Steve Warfield

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 April 17, 2019 Planning Commission minutes were presented. **Motion** by Ms. Johnson, seconded by Mr. Kavanaugh, to approve the meeting minutes as presented. Motion carried unanimously.

PUBLIC HEARING AND ACTION ON REQUESTS

TUSCARORA TOWNSHIP – Requests an amendment to a special use permit to construct a roof over existing hockey/skating rink; pavilion for summer activities such as family reunions, protection from inclement weather, roller blading and other recreational uses (Section 9.3.4.). The property is located at 5454 S. Straits Hwy., Tuscarora Township, section 35, parcel #161-035-200-031-03 and is zoned Agriculture & Forestry Management (M-AF) and Commercial Development (D-CM).

Mr. Turisk reviewed the background information contained in the staff report. Discussion was held.

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

Motion by Mr. Freese, seconded by Mr. Kavanaugh, to grant the topography waiver request. Motion carried unanimously. The Planning Commission reviewed and approved the General Findings, the Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Kavanaugh, seconded by Mr. Freese, to approve the special use permit based on the General Findings, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 subject to meeting the Department of Building Safety requirements. Motion carried unanimously.

BRENT AND ERICA MARLATT - Requests a special use permit to construct an Indoor Storage Facility (Sections 6.3.16). The parcels are located at 4579 S. Straits Hwy. and 4599 Van Etten Court, Tuscarora Township, section 25, parcels #161-025-300-013-01 and #161-025-300-013-02 and are zoned Commercial Development (D-CM) and Agriculture and Forestry Management (M-AF). The proposed Indoor Storage Facility will be located in the Commercial Development Zoning District (D-CM).

Mr. Turisk reviewed the background information contained in the staff report.

Ms. Croft asked for public comments. Mr. Prevo stated that he as a petition signed by 5 residents from Van Etten Court who are in opposition of this proposed use for indoor storage. Mr. Prevo stated his concerns about the storage building being located next to his bedroom as his property is adjacent to where Mr. Marlatt plans to build. Mr. Prevo stated that this

property should be used for low income housing. Mr. Prevo stated his concerns regarding a private road being used as a commercial access for the storage unit. Mr. Prevo stated his concerns regarding there being a safety hazard as there is no turn around for large trucks.

Mr. Muscott stated Van Etten Court it is a private easement and the property owner of Van Etten Court could put up a fence and deny access. Mr. Muscott stated that some of the traffic issues could be resolved if the driveway to the west is moved closer to South Straits Highway. Discussion was held. Public comment closed.

Motion by Mr. Freese, seconded by Mr. Kavanaugh, to grant the topography waiver request. Motion carried unanimously. The Planning Commission reviewed and approved the General Finding, the Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to approve the special use permit based on the General Findings, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 with the following conditions:

1. Department of Building Safety requirements be met
2. Move entrance to the west end
3. Evergreen screening to be planted on the east end of the parcel in the fall
4. Hours of operation to be 6:00am to 10:00pm

Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Johnson, Delana), 1 Nay (Ostwald), 0 Absent

MATT WHITENER/WHITEWOOD INC – Requests a site plan review for a proposed change of use from salon to Bar and Restaurant with production and consumption of alcohol product on site, proposed patio and food trucks that includes an existing coffee shop and real estate office. The property is located at 3798 S. Straits Hwy., 3792 S. Straits Hwy. and 3842 S. Straits Hwy., Tuscarora Township section 24, parcels 161-024-400-230-12, parcels 161-024-400-230-13, parcels 161-024-400-230-14 and parcels 161-024-400-230-15 and is zoned Commercial Development (D-CM).

Ms. Merk reviewed the background information contained in the staff report. Discussion was held.

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

Motion by Mr. Freese, seconded by Mr. Kavanaugh, to grant the topography waiver request. Motion carried unanimously. The Planning Commission reviewed and approved the General Findings and the Specific Findings of Fact Under Section 20.10. Motion by Mr. Kavanaugh, seconded by Mr. Freese, to approve the site plan based on the General Findings and the Specific Findings of Fact Under Section 20.10 with the following conditions:

1. District Health Department #4 requirements be met
2. Additions or changes to the approved site plan will require submission of an application for a site plan review amendment

Motion carried unanimously.

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

Mr. Freese reviewed the problems he feels should be addressed regarding inaccuracies in the GIS zoning maps.

STAFF REPORT

Mr. Turisk reviewed the subjects he had identified prior to his sick leave which he stated he would be addressing as priority items in future Planning Commission meetings. Mr. Turisk presented information on three classes to be available in the near future that would satisfy mandatory Planning Commission training requirements.

PLANNING COMMISSION COMMENTS

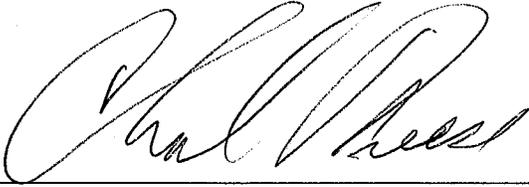
No comments.

PUBLIC COMMENTS

Mr. Muscott stated his concerns regarding there being no size limit for a private storage buildings in a Commercial District when adjacent or close to Residential, Village Center or Village Center Overlay zoning districts. Discussion was held.

ADJOURN

Motion by Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:45pm.

A handwritten signature in cursive script, appearing to read "Charles Freese", written in black ink. The signature is positioned above a horizontal line.

Charles Freese
Planning Commission Secretary