

CHEBOYGAN COUNTY PLANNING COMMISSION

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CHEBOYGAN COUNTY PLANNING COMMISSION MEETING WEDNESDAY, JUNE 4, 2014 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill, Jazdzyk
ABSENT: None
STAFF: Scott McNeil
GUESTS: Matthew Hanel, Susan Cardillo, Robert Easterbrook, Bob Lyon, Madalynne Thompson, Bev Wilbur, John Wilbur, Dave Thompson, Ken Ginop, Anita Ginop, Judy Ostwald, John Moore, John F. Brown, Tony Matelski, Russ Crawford, Cheryl Crawford, Timothy Trahey, Mike Roper, C. Maziasz, Josh Main, Chris Ogden, Jennifer Ogden, Rory Reinke, William Carver, Dana Carver, Linda S. Krawczyk, Mark Simon, Greg Nye

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 May 21, 2014 Planning Commission minutes were presented. **Motion** by Mr. Churchill, seconded by Mr. Ostwald, to approve the meeting minutes as presented. Motion carried unanimously.

PUBLIC HEARING AND ACTION ON REQUESTS

Joshua Martin

Requests a Special Use Permit for a school. (Section 9.3.3.) The property is located at 9910 Wildwood Rd., Mentor Township, section 4, parcel #200-004-300-001-00 and is zoned Agriculture and Forestry Management (M-AF).

Mr. McNeil stated schools and educational institutions are uses that are allowed with a special use permit in the Agriculture and Forestry Management zoning district. Mr. McNeil stated the applicant will utilize an existing structure that is 26ft. x 48ft. and there will be up to 30 students and 3 instructors. Mr. McNeil stated the use is 5 days per week during the daytime hours. Mr. McNeil stated the site plan provides for adequate parking.

Ms. Lyon asked for the purpose of having a chain across the driveway. Mr. Martin stated there are two driveways and the one with the chain is not the main driveway. Mr. McNeil stated this driveway should be drawn on the site plan.

Mr. Freese stated 1 parking space for every 10 students is fine for a high school or grade school but this parking requirement is not adequate for this type of school. Mr. Freese noted there is plenty of parking for 1 car per student with the other roads being used. Discussion was held. Mr. Freese stated the site plan should be revised.

Ms. Croft asked for public comments. Ms. Cardillo stated she lives in Warren Michigan and owns the property at 6262 W. Gularski Road. Ms. Cardillo stated she owns 50 acres that is adjacent to Mr. Martin's property. Ms. Cardillo stated this property has been in the family name since the 1920's. Ms. Cardillo stated her grandfather built the buildings on the property with stones from nearby fields. Ms. Cardillo stated this land has been passed down through the generations and they will continue to pass it down to the next generation. Ms. Cardillo stated this is no longer a working farm and they want to preserve it as it was in the 1920's. Ms. Cardillo stated she is concerned with Mr. Martin's true intent. Ms. Cardillo asked why the applicant did not look into proper permits. Ms. Cardillo stated that Mr. Martin is President and CEO of Northern Cairns and he has this type of operation in other areas. Ms. Cardillo stated that her research tells her that Northern Cairns will most likely

expand and could encompass the 99 acres that Mr. Martin purchased. Ms. Cardillo is concerned with the influx of people, activity and road travel that will increase in the area and the effects it could have on the surroundings. Ms. Cardillo stated that she prefers that this use be done at another location and not in her back yard.

Ms. Thompson stated she owns property at 10200 Wildwood Rd. Ms. Thompson stated that the proposal focuses on classroom training but the website states there will be hands on training and real life scenarios. Ms. Thompson stated that this business also does customized training which could lead to classes outside of the proposed training. Ms. Thompson noted that the applicant estimates that there will be no more than 12 courses per year but once the special use permit is issued he will have free reign to add as many courses as he will need. Ms. Thompson does not believe this use belongs in a residential community as it is not a residential activity. Ms. Thompson stated this use will disturb the peace, wildlife and the property values.

Mr. Hanel stated he also owns the property at 10200 Wildwood Road. Mr. Hanel agreed with Ms. Thompson's statements.

Ms. Ogden stated she lives at 10105 Wildwood Road. Ms. Ogden stated that Mr. Martin came to her house and introduced himself. Ms. Ogden stated that from the conversation she understood that he was building a family hunting camp. Ms. Ogden stated she purchased her property and built a home because it is zoned Agriculture/Forestry. Ms. Ogden stated this is an area for single family dwellings. Ms. Ogden stated she would like to maintain the integrity of Agriculture/Forest land with single family dwellings.

Ms. Krawczyk stated she lives at 10030 Wildwood Road and agrees with the previous public comments that were made. Ms. Krawczyk stated she would like to address the honesty concept. Ms. Krawczyk stated they bought the property and then introduced themselves to the neighbors and claimed that they wanted the property for a hunting camp. Ms. Krawczyk stated they began fixing the residence and then after a while there were 10-15 cars at the site during the week. Ms. Krawczyk stated her concerns about the use starting without a permit. Ms. Krawczyk stated she regularly has deer by her deck and recently she hasn't seen deer. Ms. Krawczyk stated she purchased her property to raise her family in a peaceful setting. Ms. Krawczyk stated it appears that there will be a lot of people traipsing through the woods. Ms. Krawczyk asked where the people will be staying if classes are being held for 5 days. Ms. Krawczyk stated her concerns regarding camping on this parcel.

Mr. Martin stated he was not aware that there would be this much opposition when he met everyone two years ago. Mr. Martin stated he did not know at that time what he planned to do with the property. Mr. Martin stated he did not know that he should present a business plan and model to his neighbors. Mr. Martin stated he is going through the necessary steps to bring this business to Cheboygan County. Mr. Martin stated he has been doing this for years at Camp Daggett. Mr. Martin stated he put the maximum number of 30 on the application but he does not believe he has ever had that big of a class. Mr. Martin stated that there are routinely 12 in a class. Mr. Martin stated that classes are maxed out at 12 as they are not able to get clinical time for ambulance rotation. Mr. Martin stated they teach wilderness medicine and EMS. Mr. Martin stated these are professional people coming from the military and park service. Mr. Martin stated he is surprised that people would not want this in their back yard. Mr. Martin stated that he talked to Mr. McNeil about the term school not being a good depiction of this use as it is not run Monday thru Friday every week of the year. Mr. Martin stated it is 12 weeks a year if they run 12 classes. Mr. Martin stated he does not utilize the back 40 acres of the property.

Mr. Easterbrook stated the concept is great and it is nice to know that this kind of training is taking place. Mr. Easterbrook believes that it is not needed at this location. Mr. Easterbrook asked why this school can't be moved to a location that allows this use. Mr. Easterbrook stated this is urban and noted that urban is taking over rural. Mr. Easterbrook stated that 62% of Americans live in urban areas and it is getting worse. Discussion was held. Mr. Easterbrook stated this is already being done in many parts of the state. Mr. Easterbrook questioned why does it have to be done here.

Mr. Wilbur stated he lives at 10100 Wildwood Road. Mr. Wilbur stated he bought this 10 acre parcel 11 years ago for the peace and quiet. Mr. Wilbur stated he would like to keep it that way.

Mr. Simon stated he lives at 10030 Wildwood Road. Mr. Simon stated he is concerned about the wear and tear on the road. Mr. Simon stated there are troubles with the road currently and with the additional traffic it will be worse. Mr. Simon stated there have been several accidents on this road due to the poor condition of the road. Ms. Ogden questioned who will pay for dust control.

Mr. Nye stated he lives at 10341 Wildwood Road and agrees with the previous comments that have been made. Mr. Nye stated that he and his wife moved to this location for the peace and quiet. Mr. Nye stated this parcel is across the road from the Wildwood pathway parking lot that is used by bikers and hikers for the quiet and serenity of the area.

Mr. Ogden stated he has 5 children and he is concerned about the increase of traffic and about cars speeding on the road.

Public comment closed.

Mr. Kavanaugh stated the Planning Commission needs more information on what will be done outside. Mr. Kavanaugh asked if there will be a problem with restricting classes to indoors only. Mr. Martin stated he has been running this wilderness medical training program at Camp Daggett for 14 years. Mr. Martin stated there has always been approximately the same amount of volume of courses each year. Mr. Martin stated he has another job as a nurse practitioner at McLaren also. Mr. Martin stated all of the people that teach have other jobs as well. Mr. Martin stated that he does not have the capability to expand and he does not believe there is a market for the rapid expansion that is feared. Mr. Martin explained that the term school is not an accurate depiction of what is done. Mr. Martin stated he prefers the term seminar as they are short in duration and they are not the same students. Mr. Martin stated that the students are professionals such as government employees (park service, forest service, etc.).

Ms. Lyon asked how many seminars will be held each year. Mr. Martin stated 12. Ms. Lyon asked how long does a seminar last. Mr. Martin stated the longest course that he runs is 12 days but the students are not there 3 of the days. Mr. Martin explained that the students would be in the building for 9 days and they are not there on the weekend as they are at clinicals. Mr. Martin stated that the students would not be housed at this location.

Mr. Kavanaugh asked for Mr. Martin to explain a typical day for the student. Mr. Martin stated the students come from all over the world. Mr. Martin stated the students shop at the local stores, eat at the local restaurants and lodge at the local motels. Mr. Martin stated the students are required to meet certain health requirements so they use the local health clinics for the tests. Mr. Martin stated the students arrive between 8:00am - 9:00am and there will be break between 12:30pm - 1:00pm for lunch. Mr. Martin stated he does not provide lunch as he does not have Health Department approval to cook meals. Mr. Martin stated the second part of the day is reserved for simulations and routines outside depending on the weather. Mr. Jazdyk asked if the exterior training will be done on the premises. Mr. Martin stated yes it will be done on the 99 acres that he owns. Mr. Jazdyk asked what type buffer zones there will be for the outside routines. Mr. Martin stated that there is state property to the south, east and to the north of his property. Mr. Lyon asked if there will be scenarios with ATV's or snowmobiles. Mr. Martin stated no. Mr. Kavanaugh asked if there would be any concerns with restricting the outdoor activities to the front parcel. Mr. Martin stated he does not want to restrict himself on his own property but realistically he does not see a problem with the restriction. Discussion was held. Ms. Croft asked how late the classes will last. Mr. Martin stated they generally end between 5:00pm - 6:00pm. Mr. Martin stated sometime the classes end earlier or they may end later. Mr. Martin stated he does not run the class after dark for safety reasons. Mr. Freese asked if it would be acceptable to restrict the use to the 60 acre parcel with a 150ft. buffer on the west side. Mr. Martin stated he would have no problem with this restriction. Mr. Freese asked if the hours of operation being restricted to daylight hours but not later than 7:30pm would be acceptable. Mr. Ostwald asked if a microphone or megaphone will be used outside or are you able to just talk normal. Mr. Martin stated 99% of the time you are able to talk normal. Mr. Martin stated there is a military medicine course that is held at Camp Grayling that requires a megaphone. Mr. Martin stated a megaphone is used to simulate gun fire. Mr. Kavanaugh asked if this course would be held one time a year. Mr. Martin stated this course would be held one time a year at the maximum. Mr. Martin stated this course is generally held on base. Mr. Churchill asked if it would be acceptable to restrict the use of ATV's and snowmobiles. Discussion was held. Mr. Borowicz noted that Mr. Martin and his family could bring in 9 ATV's and run them all hours of the day and night. Mr. Borowicz noted that this would have a higher impact than the proposed use. Ms. Lyon noted that this would only be 108 days out of the year if there are 12 seminars held in a year and each seminar is 9 days long. Mr. Jazdyk stated there will not be a lot of traffic due to this use. Mr. Kavanaugh stated he visited the site as a Health Department representative and the water, sewage and parking looked good. Mr. Kavanaugh stated he did not know about the outside training so it is good that the outside training was discussed. Mr. Jazdyk stated his concerns about additional restrictions being placed on this use. Discussion was held regarding restricting the use of ATV's and snowmobiles.

Motion by Mr. Borowicz, seconded by Mr. Bartlett, to grant the topography waiver request. Motion carried unanimously.

The Planning Commission reviewed and approved the General Findings. The Planning Commission reviewed and approved 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. Churchill, to approve the special use permit based on the General Findings, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 with the following restrictions:

1. Hours of operation are from 8:00am to 7:30pm with outdoor activities limited to daylight hours
2. Activities restricted to the front 60 acres
3. 150ft buffer on the west side

4. ATV/snowmobile trainings are to be done on state land

Ms. Lyon stated she is not in favor of restricting Mr. Martin's business to the 60 acre parcel. Ms. Lyon stated she agrees with having a restriction of a 150ft. buffer on the west side. Ms. Lyon is concerned that Mr. Martin will not be able to use his property. Mr. Kavanaugh stated he can use the property for hunting and riding ATV's. Mr. Kavanaugh stated he will not be able to use it for the business. Mr. Jazdyk noted that Mr. Martin can come back at any time to amend his application. Motion carried unanimously. Discussion was held.

Anita Ginop/Cindy Bowen

Requests a Site Plan Review for a farm market, per approved use variance. The property is located at 11695 W. M-68 Highway, Tuscarora Township, Section 7, parcel #161-007-300-002-01 and is zoned Lake and Stream Protection (P-LS).

Mr. McNeil presented an aerial photo of the property and noted that a use variance to operate a farm market was approved for this parcel. Mr. McNeil stated the proposed location of the farm market is in a Lake and Stream Protection zoning district. Mr. McNeil stated in the Agriculture/Forestry zoning district there would have been provisions under the Right to Farm Act that would have allowed this use to take place. Mr. McNeil noted that the generally accepted practices that have been developed under the Right to Farm Act relative to farm markets would still allow the Planning Commission to review parking requirements and signage. Mr. McNeil stated the Planning Commission has reviewed this issue in the Lake and Stream Protection zoning district and there will be a public hearing that would remedy this situation. Mr. McNeil stated that the proposed amendment would change this zoning from Lake and Stream Protection to Agriculture/Forestry. Mr. McNeil stated that the public hearing will be held on July 7, 2014. Mr. McNeil stated farm markets have parking requirements and site plan review is required. Mr. McNeil reviewed the site plan and the detailed site plan.

Ms. Ginop stated this is currently a hay field and she is trying to operate under the cottage law.

Mr. Freese stated the Zoning Board of Appeals granted a use variance for this activity which legal counsel does not like. Mr. Freese stated this could not have been approved with the way the regulation is written without the use variance being granted. Discussion was held.

Mr. Kavanaugh asked if Ms. Ginop will be the only employee. Ms. Ginop stated her husband will also be considered an employee. Mr. Kavanaugh asked if facilities are available for water and sewage. Ms. Ginop stated she lives within walking distance of this parcel.

Ms. Croft asked for public comments. Mr. Brown stated this parcel shouldn't be zoned Lake and Stream Protection. Mr. Brown stated a drainage ditch and pond for the farm shouldn't be considered Lake and Stream Protection. The Planning Commission explained that they are working on amendment to correct this issue. Mr. Carver stated a farm market is a great idea. Public comment closed.

Board held discussion. Mr. Kavanaugh stated this is a good location for a farm market.

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

The Planning Commission reviewed and approved the General Findings. The Planning Commission reviewed and approved 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. Borowicz, to approve the site plan based on the General Findings and the Specific Findings of Fact Under Section 20.10. Motion carried unanimously.

UNFINISHED BUSINESS

CIP Presentations from Cheboygan County Building Maintenance Department and Cheboygan County Road Commission.

Mr. Roper stated the projects they are working on are paid for by state and federal funds and they have to match it 20%. Mr. Roper stated they are working on Mann Road this year and there have been a lot of public requests to work on Devereaux Lake Road next year. Mr. Roper stated he did not know if all of the work would be completed on Devereaux Lake Road next year and noted that it would depend on funding. Mr. Roper stated there is not much left of Club Road and Onaway Road to patch. Mr. Roper stated it costs a lot of money to patch. Mr. Roper stated there has been some thought about turning it into gravel as it is cheaper to maintain. Mr. Roper stated the road would actually be smoother than it is right now. Mr. Roper stated East Mullett Lake Road is in bad shape. Mr. Roper noted that this road has a lot of traffic. Mr. Roper stated there is not enough money to do what should be done as the roads are terrible in the county.

Mr. Jazdyk asked if there will be a millage request that will come through for Cheboygan County roads. Mr. Roper stated

there is a separate plan for that money and it will not affect this plan. Mr. Roper stated there has been approval for the Cheboygan County Board of Commissioners to have the millage request on the August 5, 2014 for 1 mil for primary road maintenance and construction. Mr. Roper stated it will not be used for equipment. Mr. Roper stated the newest truck is from 2007 and there are pickup trucks with 300,000 miles that are still being used daily. Mr. Jazdyk asked why the 1 mil. would not be used on the high priority projects that are included in the Capital Improvement Plan. Mr. Roper stated there is funding approved for these projects already. Mr. Roper stated the additional funding will be for additional projects that are also important. Mr. Roper explained that if the millage is passed they are able to bid the projects locally and get lower costs. Mr. Roper stated they do not have to meet federal guidelines. Discussion was held.

Mr. Mason stated a 30ft. x 30ft. heated addition to the existing pole building is proposed for record storage. Mr. Mason stated we will lose the storage area in the basement of the Doris Reid building due to the remodel. Ms. Lyon asked if this will be considered a special construction if the records have to be stored for life. Mr. Mason stated it will have to be fire proof, completely sealed and heated. Ms. Lyon asked if the records can be digitized. Mr. Mason explained that Probate Court has been scanning records but it was rejected during a recent inspection by the state. Mr. Mason stated the Clerk has documents that they have to keep. Mr. Mason stated it would be a big expense to scan the many plans that are kept in storage. Discussion was held. Mr. Churchill asked if the 30ft. x 30ft. would be sufficient storage space. Mr. Mason stated storage space in the Doris Reid Building is approximately 200sf. and the proposed addition would be 900sf. Mr. Mason stated this should be sufficient for at least 5 years but hopefully will last 10-15 years.

Mr. Mason stated at the Fairgrounds there will be a roof over the arena and the back restrooms will be remodeled. Mr. Mason stated portable bleachers for the grounds are needed.

Mr. Mason stated the latest estimate is \$80,000-\$90,000 to upgrade the electronics and the controllers on the elevator. Mr. Jazdyk asked if these are recommended updates to the elevator or will the elevator be shut down if it is out of compliance. Mr. Mason stated it wouldn't be shut down but it is a matter of finding the parts to repair the elevator.

Discussion on zoning ordinance amendment regarding signs

Mr. McNeil stated this amendment is being brought back to the Planning Commission due to a recent ruling regarding walls signs by the Zoning Board of Appeals. Mr. McNeil stated in the most recent amendment wall signs would be based on the amount of square footage area of the wall of a commercial building that faces the street. Mr. McNeil stated the number of signs were limited to every 50 lineal feet. Mr. McNeil stated that due to the Zoning Board of Appeals ruling he is recommending that this be changed to allow 300sf of wall signage based on size and there is no restriction as to the number of signs. Mr. McNeil stated this is the only change since the last discussion regarding the sign amendment. Mr. McNeil stated there was a comment from Mr. Matelski regarding grandfathering signage that is non-conforming. Mr. McNeil reviewed this with legal counsel and it would be possible if the Planning Commission wanted to adjust the non-conforming signage language. Discussion was held. Mr. Freese stated this would be similar to a non-conforming building being torn down and having to conform when rebuilt. Mr. Kavanaugh stated he is interested in making this change. Mr. Kavanaugh referred to a commercial building in Indian River with signage that existed for 15 years and the new owner wants to use the same amount of signs on the same building. Mr. Freese noted it is a new business moving into the building. Mr. Kavanaugh stated the building has not changed and he would not have a problem with the signs. Mr. Kavanaugh stated the proposed use is not an intensive use. Mr. Kavanaugh stated he does not have a problem with grandfathering signage that existed for 15 years and the business wants to keep the same number of signs. Mr. Matelski stated without the grandfathering clause the amendment will not pass. Ms. Lyon stated she would like clarification of the vision of what we want signage to look like. Mr. Kavanaugh stated everyone has a different idea of what signage should look like. Discussion was held. Mr. Churchill asked what timeframe should be considered for grandfathering. Mr. Kavanaugh believes it should be 15 years or a reasonable amount of time. Mr. Borowicz noted that it should go back to before there was a sign ordinance. Mr. Borowicz asked how we can require that it be changed if zoning approval was received or if there was no sign ordinance at the time. Mr. Kavanaugh stated that site plan review was not required years ago and signs were not reviewed. Mr. Kavanaugh stated there are only a few of these types of situations and if the year is set right it will eliminate these issues. Mr. McNeil questioned if we can effectively establish a number of years. Mr. McNeil stated he could try to identify signs that would be non-conforming under the proposed ordinance. Mr. Bartlett questioned if the Planning Commission wants to add more expense to a new business owner who wants to move his business into an existing building and require that he change the signage. Mr. Bartlett does not believe there should be any restriction. Mr. Bartlett stated the business in Indian River is a perfect example. Mr. Kavanaugh stated this will only affect the business owner that wants the same signs. Mr. Kavanaugh stated that it doesn't have to be 15 years he is just trying to get around that signs that were put up without site plan review. Mr. Kavanaugh stated they should be grandfathered. Mr. McNeil stated there may not be many of these types of situations as the proposed sign amendment is generous. Mr. McNeil noted that zoning ordinance does not allow window signs and he believes this should be addressed. Mr. Borowicz stated that we should not require that the sign requirements be met when there were no requirements years ago when the building was built and the

signs were put up. Mr. McNeil stated he can develop language to allow the non-conformities to continue. Mr. Jazdyk asked if there are a lot of people who object to the number and size of signs. Mr. Freese stated there have been several Zoning Board of Appeals cases of people wanting more signage than what was allowed. Mr. Jazdyk stated if the community doesn't care about the signage then he is okay with it. Discussion was held. Ms. Croft asked if the Planning Commission wants to accept the change that Mr. McNeil made or should he also address non-conforming signs. The Planning Commission agreed that non-conforming signs should be addressed also.

NEW BUSINESS

No comments.

STAFF REPORT

Mr. McNeil stated a letter was received from Otsego County providing notification that they are updating their Master Plan.

Mr. McNeil stated that we will stop receiving camping surveys on June 15th. Mr. McNeil noted that he will try to have the information compiled by the June 18th Planning Commission meeting.

PLANNING COMMISSION COMMENTS

Mr. Kavanaugh stated there are people who are concerned about their property and it is discussed at every meeting. Mr. Kavanaugh stated he is considering making a motion to forward that packet of information to legal counsel to have their questions answered. Discussion was held.

Mr. Kavanaugh suggested holding a work session with Mr. Schell regarding enforcement issues. Mr. Kavanaugh stated these enforcement issues need to be address or the ordinance should be amended. Mr. McNeil suggested also reviewing enforcement procedures and what the ordinance allows for penalties. Ms. Croft asked if anyone is addressing zoning enforcement. Mr. McNeil stated yes but his time is divided between zoning and building. Mr. McNeil noted that he has addressed some zoning enforcement issues. Mr. Borowicz stated the Planning Commission's position has been that if it can't be enforced then it should be changed. Discussion was held.

Mr. Kavanaugh referred to Mr. Martin's request and noted that it is not a very intense use. Mr. Kavanaugh noted you can see how people feel about their property in Agriculture/Forestry Management zoning district. Mr. Kavanaugh stated they moved to these areas so they would not have a commercial business near them. Mr. Kavanaugh stated the impact of the business is important to the adjacent property owners. Mr. Kavanaugh stated is easy to say that certain restrictions are acceptable but it is different to the property owners that live nearby. Ms. Lyon and Mr. Churchill agreed with Mr. Kavanaugh. Mr. Jazdyk stated that sometimes these issues just need to be talked out. Mr. Jazdyk suggested allowing public comments again after the Planning Commission holds their discussion. Mr. Kavanaugh stated the answer is not to prolong the public comments but explain the public comment procedure and to allow the public to submit their questions to the clerk, chairperson or Mr. McNeil. Mr. Kavanaugh stated then the Planning Commission can then ask the questions. Mr. Borowicz suggested allowing the public to submit questions prior to the meeting. Discussion was held. Mr. Jazdyk stated he received positive comments about the way public comments were received for the Griswold Mountain conditional rezoning request.

Ms. Lyon stated in Onaway a new school just opened and it is the Industrial Arts Institute. Ms. Lyon stated it is very impressive. Ms. Lyon stated this school will help Cheboygan County and Presque Isle County.

PUBLIC COMMENTS

Discussion was held regarding the proposed sign amendment.

Mr. Carver stated the Planning Commission may see a 15 year old's first car that is being repaired in a driveway as junk. Mr. Carver stated this is something that the 15 year old may be working on with his father and is not considered junk to them.

Mr. Nye stated a lot of the public's concerns are that if the applicant is allowed to do what he is doing what will happen in the future and will he expand beyond what he should. Discussion was held.

Ms. Carver referred to the sign amendment and suggested that the Planning Commission do research as there have been people winning cases over signs due to the 1st amendment. Ms. Carver stated the Planning Commission can only address safety items and should be careful when addressing aesthetics. Ms. Carver stated she cares less what signs are on the side of a building as long as they are selling a good service/product and taking care of the people. Ms. Carver stated this is marketing and should be left alone.

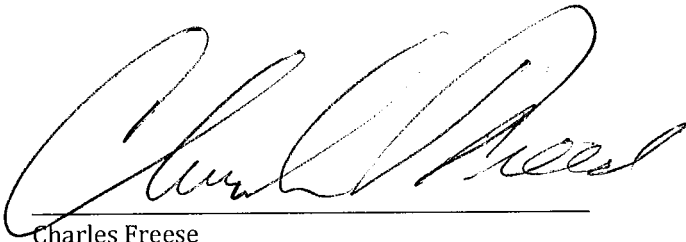
Ms. Carver requested the Planning Commission look at the camping enforcement history. Ms. Carver stated the 3 three pages are complaints and the last 5 pages are duplicate complaints. Ms. Carver reviewed the 46 complaints. Ms. Carver stated her concerns that there was an increase in the number of camping complaints in 2011. Ms. Carver stated we should stop restricting what people do that brings people to Cheboygan County. Ms. Carver stated she contacted (by telephone and by letter) many of the people who had complaints filed against them and she believes only 19 of the 46 complaints are valid.

An audience member stated the line of definition should be whether or not the campground is charging a fee. The audience member stated if the campground is not charging the people, they should be able to do what they want.

Mr. Reinke encouraged the Planning Commission to do what it can when reviewing the rules and regulations. Mr. Reinke stated we can't afford to lose any more businesses and we should do our best to support businesses any way we can. Mr. Reinke stated if we are just going to regulate for regulation's sake then we are doing an injustice to our community.

ADJOURN

Motion by Mr. Borowicz to adjourn. Motion carried. Meeting was adjourned at 9:23pm.

A handwritten signature in cursive script, appearing to read "Charles Freese", written over a horizontal line.

Charles Freese
Planning Commission Secretary