



CHEBOYGAN COUNTY PLANNING COMMISSION

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

**CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING
WEDNESDAY, DECEMBER 21, 2016 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

PUBLIC HEARING AND ACTION ON REQUESTS

- 1.) **Mike Sturgill / Precision Forestry Inc.** – Requests a Special Use Permit Amendment for a vehicle and equipment repair and maintenance building. (Section 7.3.10.) The property is located at 5708 Commerce Blvd., Tuscarora Township, section 30, parcel #162-030-300-001-04, 162-030-300-001-05, 162-030-300-001-06 and 162-030-300-001-07 and is zoned Light Industrial Development (D-LI).

UNFINISHED BUSINESS

1. Review of use terminology relative to Assembly Halls and Clubs

NEW BUSINESS

1. Review of use terminology relative to Barber Shops, Beauty Shops and Bars With Entertainment

STAFF REPORT

PLANNING COMMISSION COMMENTS

PUBLIC COMMENTS

ADJOURN

CHEBOYGAN COUNTY PLANNING COMMISSION

Mike Sturgill/Precision Forestry- **Revised 11/22/16**

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Notice of Planning Commission Meeting (1 Page)
4. Special Use Permit Application (6 Pages)
5. Mailing List (2 Pages)
6. Site Plan (1 Page)
7. Elevation Drawing (1 Page)

The following items were added to the exhibit list on 11/20/16:

8. Email dated 11/21/16 from David Carpenter, Tuscarora Township Fire Chief (1 Page)

The following items were added to the exhibit list on 11/22/16:

9. Email dated 11/22/16 from Brent Shank, Cheboygan County Road Commission Engineer/Manager (1 Page)
- 10.
- 11.

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
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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.

trucks parking, unloading and loading wood, leaving trailers parked overnight. approx. 8 employees involved from time to time 24 hrs a day. All employees will be there only on a temporary basis and not stationed there.

Site Plan Standards. 11-4 to New building for maintenance of trucks and equipment owned by Precision Forestry.

PLEASE EXPLAIN HOW YOUR REQUEST MEETS EACH OF THE FOLLOWING STANDARDS

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

No change to existing contours. No reshaping to site

- 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.

Minimal tree removal - No soil removal - No topo modifications

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

No changes existing 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.

N/A

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

EMERGENCY ACCESS FROM Commerce Blvd.

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

Access from Commerce Blvd.

- 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. YES

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

iii. It does not unnecessarily illuminate night skies. YES



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SPECIAL LAND USE PERMIT APPLICATION

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

N/A

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

YES.

3. Size of property in sq. ft. or acres: 12.4 AC.

4. Present use of property: VACANT

5. SUP Standards:

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

YES. LIGHT INDUSTRIAL.

- 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. STORAGE & WAITING OF TRUCKS AND LOGS.

- c. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public highway or seen from any adjoining land owned by another person? Explain. SEE ITEM B

- 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. SURROUNDING

PROPERTY ZONED LIGHT INDUSTRIAL -

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

NO - SEE ANSWER TO ITEM B.

- 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 - COMMERCIAL BLDG.

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.
NA		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.
NA		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
NA		m. Location and specifications for all fences, walls, and other screening features.
NA		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.
NA		q. Elevation drawing(s) for proposed commercial and industrial structures.
	✓	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
NA		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.

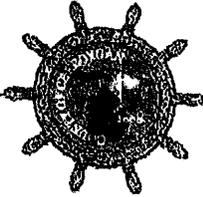
<u>SECTION</u>	<u>REASON FOR WAIVER REQUEST</u>
D	no change to topography or existing grades.

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.

Mike Stang
SIGNATURE

11-4-16
DATE



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

- g. Will the proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services? FACILITIES IN BUILDING ARE REQUIRED BY HEALTH DEPT.
- 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 Mike Stungil Date 11-4-16

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

Yes No

Owner's Signature Mike Stungil Date 11-4-16

Date Received:	<u>11-4-16</u>	Notes:
Fee Amount Received:	<u>1176.00</u>	
Fee for Permit:	<u>633.00</u>	
Final Fee Received:	<u>1212.00</u>	

Signature [Signature] Date 11/15/16

16-162-030-100-004-00
CHAMPAGNE, PETER; LARRY CHA
834 TITTABAWASSEE
SAGINAW MI 48604

16-162-030-300-001-21
TUSCARORA, TOWNSHIP OF
PO BOX 220
INDIAN RIVER MI 49749

16-162-030-100-004-03
INDIAN RIVER HOTEL REAL ESTAT
4098 HOWE ROAD
WAYNE MI 48184

16-162-030-300-001-25
MACKSOOD, THOMAS TRUST
4381 ROLSTON RD
LINDEN MI 48451

16-162-030-100-004-04
WILTSE, GARY A ET UX
1146 CAMELOT DR
PINCKNEY MI 48169

16-162-030-100-005-00
CRUMLEY CREEK ESTATES, LLC
PO BOX 847
INDIAN RIVER MI 49749

16-162-030-300-001-03
TUSCARORA, TOWNSHIP OF
PO BOX 220
INDIAN RIVER MI 49749

16-162-030-300-001-04
PRECISION FORESTRY, INC
4285 S COUNTY LINE RD
ONAWAY MI 49765

16-162-030-300-001-05
PRECISION FORESTRY, INC
4285 S COUNTY LINE RD
ONAWAY MI 49765

16-162-030-300-001-06
PRECISION FORESTRY, INC
4285 S COUNTY LINE RD
ONAWAY MI 49765

16-162-030-300-001-07
PRECISION FORESTRY, INC
4285 S COUNTY LINE RD
ONAWAY MI 49765

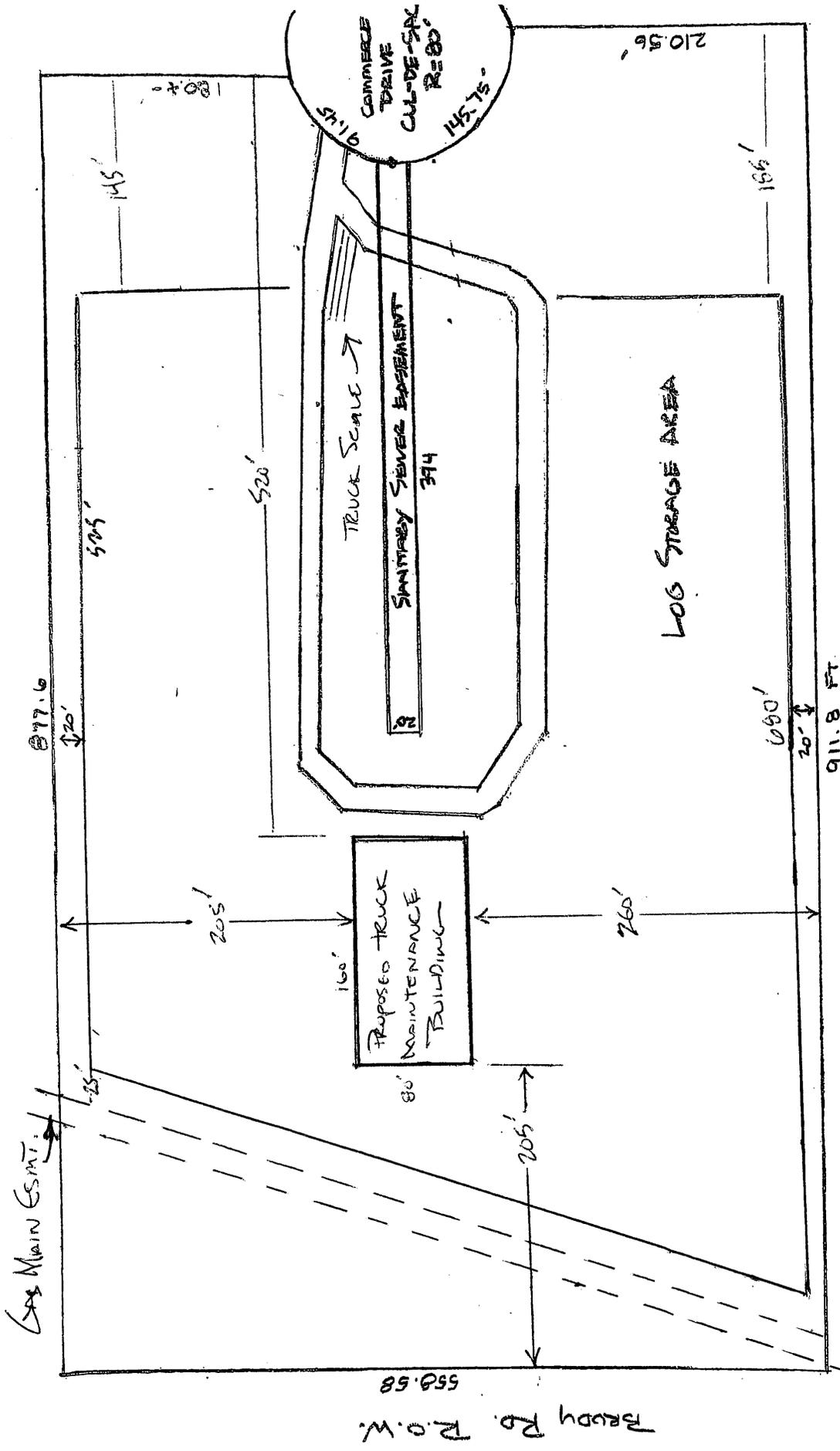
16-162-030-300-001-20
TUSCARORA, TOWNSHIP OF
PO BOX 220
INDIAN RIVER MI 49749

16-162-030-100-004-00
OCCUPANT
4499 TAHOE LN
INDIAN RIVER, MI 49749

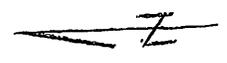
16-162-030-100-004-03
OCCUPANT
4375 BRUDY RD
INDIAN RIVER, MI 49749

16-162-030-300-001-03
OCCUPANT
4649 BRUDY RD

16-162-030-300-001-06
OCCUPANT
5708 COMMERCE BLVD
INDIAN RIVER, MI 49749

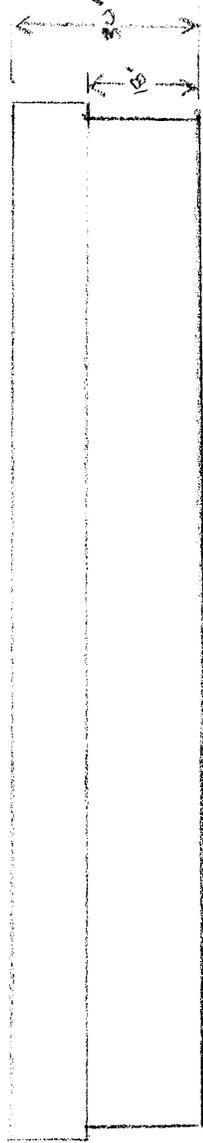


• Mike Sturgill
 Mike Sturgill
 Precision Forestry
 11-15-16

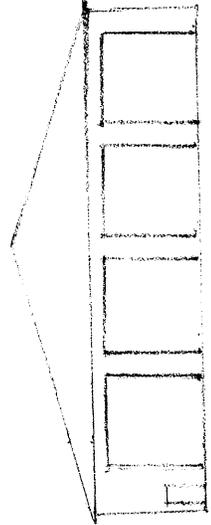


SCALE 1" = 100'

4



Side view



End view

SUBMITTED BY
MIKE STANFORD
11-4-16

Deborah Tomlinson

From: Dave Carpenter [<mailto:dpcarpenter@voyager.net>]
Sent: Monday, November 21, 2016 9:03 AM
To: Deborah Tomlinson
Subject: Re: Precision Forestry - Special Use Permit Application

Hi Deb,

I don't see any major concerns in regards to the Fire Department. If you have any questions please feel free to contact me.

Thanks,

David Carpenter
Fire Chief

Deborah Tomlinson

From: Brent Shank [<mailto:mgr@chcrc.com>]

Sent: Tuesday, November 22, 2016 10:34 AM

To: Deborah Tomlinson

Subject: Re: Precision Forestry - Special Use Permit Application

Debbie,

Precision Forestry has an existing commercial driveway. No changes required from the Road Commission.

Thank you,

Brent Shank

Engineer/Manager

Cheboygan County Road Commission

mgr@chcrc.com

(231) 238-7775



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

STAFF REPORT

Item: Amendment of a Special Use Permit for a vehicle and equipment repair and maintenance building. (Section 7.3.10.) in a Light Industrial Development Zoning District. Tuscarora Township	Prepared by: Scott McNeil
Date: December 9, 2016	Expected Meeting Date: December 21, 2016

GENERAL INFORMATION

Applicant:

Mike Sturgill/Precision Forestry

Contact person:

Mike Sturgill

Phone:

989-619-1016

Requested action: Approval of an amendment of a special use permit for construction of an 80 ft. x 160 ft. structure for maintenance of trucks and equipment in a Light Industrial zoning district under Section 7.3.10.

BACKGROUND INFORMATION

Introduction:

The applicant/owner (Mr. Micheal Sturgill/Precision Forestry) is seeking an amendment of a Special Use Permit to construct an 80 ft. x 160 ft. structure for maintenance of trucks and equipment owned by Precision Forestry.

The applicant received approval of a Special Use Permit for a warehouse use at the subject location in order to store logs out of doors and distribute the same in conjunction with a commercial logging operation on February 19, 2014.

The site is located in a Light Industrial Development (D-LI) zoning district. Vehicle and equipment repair is a use requiring a special use permit in this zoning district per section 7.3.10.

Current Zoning: Light Industrial Development District (D-LI)

Surrounding Land Uses: Commercial and vacant to the north, Vacant to the south and east. Brudy Road and I-75 to the west.

Environmentally Sensitive Areas (steep slopes, wetlands, woodlands, stream corridor, floodplain): No environmentally sensitive areas have been identified.

Historic buildings/features: There are no historic features in the subject lots.

Traffic Implications: No traffic increase is expected as a result of the use as proposed.

Parking: There is no required parking space criteria for the proposed use in Section 17.4.. The Planning Commission will need to make an adequate parking determination per section 17.4.1.

Access and street design: (secondary access, pedestrian access, sidewalks, residential buffer, ROW width, access to adjacent properties): Street access to this site is provided from Commerce Blvd.

Signs; No signs are proposed

Fence/Hedge/Buffer: No hedge or buffer is proposed or required.

Lighting: No lighting is proposed

Stormwater management: No change to current Stormwater management is proposed.

Review or permits from other government entities:

Permits from the Department of Building Safety is required. Permits from the Health Department may also be required.

Public comments received

None

Recommendations (proposed conditions)

Comply with applicable requirements of the Department of Building Safety and Health Department

CHEBOYGAN COUNTY PLANNING COMMISSION
SPECIAL USE PERMIT REQUEST
Wednesday, December 21, 2016 7:00 PM

Applicant

Mike Sturgill/Precision Forestry
4285 S. County Line Rd.
Onaway, Mi. 49765

Owner

Mike Sturgill/Precision Forestry
4285 S. County Line Rd.
Onaway, Mi. 49765

Parcel

5708 Commerce Blvd.
Tuscarora Township
162-030-300-001-04
162-030-300-001-05
162-030-300-001-06
162-030-300-001-07

GENERAL FINDINGS

1. The subject property is zoned Light Industrial Development District. (D-LI)
2. The applicant received approval of a special use permit for a warehousing use under Section 7.3.11. on February 19, 2014 to store logs out of doors on the subject lots and distribute the same from the subject lots.
3. The applicant is seeking an amendment of a special use permit for construction of an 80 ft. x 160 ft. structure for maintenance of trucks and equipment owned by Precision Forestry.
4. Vehicle and equipment repair and maintenance, is a use which requires a special use permit in a Light Industrial Development Zoning District under Section 7.3.10.
5. The applicant is seeking a waiver of the topographic survey requirement for site plans.
- 6.
- 7.

FINDINGS OF FACT UNDER SECTION 18.7 OF THE ZONING ORDINANCE

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

- a. The property subject to the application is located in a zoning district in which the proposed special land use is allowed.
 1. The subject property is located in a D-LI Zoning district.
 2. The applicant is seeking an amendment of a special use permit for construction of an 80 ft. x 160 ft. structure for maintenance of trucks and equipment owned by Precision Forestry.
 3. Vehicle and equipment repair and maintenance, is a use which requires a special use permit in a Light Industrial Development Zoning District under Section 7.3.10.
 - 4.
 5. Standard has been met.Or.
 1. Standard has not been met.

- b. The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole.
 - 1. The subject property is located in a Light Industrial Development zoning district.
 - 2. The applicant is seeking an amendment of a special use permit for construction of an 80 ft. x 160 ft. structure for maintenance of trucks and equipment owned by Precision Forestry.
 - 3. The applicant received approval of a special use permit for a warehousing use under Section 7.3.11. on February 19, 2014 to store logs out of doors on the subject lots and distribute the same from the subject lots.
 - 4.
 - 5. The special use will not create a substantially negative impact on the natural resources of the County or the natural environment as a whole.
 - 6.
 - 7. Standard has been met.

Or.

 - 1. The project will create a substantially negative impact on the natural resources of the County or the natural environment as a whole due to.....(see exhibit__)
 - 2.
 - 3. Standard has not been met.

- c. The proposed special land use will not involve uses, activities, processes, materials, or equipment, or hours of operation that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public or private highway or seen from any adjoining land owned by another person.
 - 1. The subject property is located in a Light Industrial Development zoning district.
 - 2. The applicant is seeking an amendment of a special use permit for construction of an 80 ft. x 160 ft. structure for maintenance of trucks and equipment owned by Precision Forestry.
 - 3.
 - 4. The 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. (see exhibits 3 and 4)
 - 5. Standard has been met.

Or.

 - 1. The proposed special land use will 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 and/or noise and/or smoke, and/or fumes, and/or glare, and/or odors due to.....(see exhibit__)
 - 2.
 - 3. Standard has not been met.

- d. The proposed special land use will be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
 - 1. The subject property is located in a Light Industrial Development zoning district.
 - 2. The applicant is seeking an amendment of a special use permit for construction of an 80 ft. x 160 ft. structure for maintenance of trucks and equipment owned by Precision Forestry..
 - 3.
 - 4. The ongoing 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 3 and 4)
 - 5. Standard has been met.

Or.

 - 1.
 - 2. Standard has not been met.

- e. The proposed special land use will not place demands on fire, police, or other public resources in excess of current capacity nor increase hazards from fire or other dangers to the subject property or adjacent properties.
 - 1. The applicant is seeking an amendment of a special use permit for construction of an 80 ft. x 160 ft. structure for maintenance of trucks and equipment owned by Precision Forestry.
 - 2. The applicant received approval of a special use permit for a warehousing use under Section 7.3.11. on February 19, 2014 to store logs out of doors on the subject lots and distribute the same from the subject lots.
 - 3.
 - 4. The use as proposed will not place demands of 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 and 4)
 - 5.
 - 6. Standard has been met.
- Or.
 - 1.
 - 2. Standard has not been met.
- f. The proposed special land use shall not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity. Adequate access to the site shall be furnished either by existing roads and highways or proposed roads and highways. Minor residential streets shall not be used to serve as access to uses having larger area-wide patronage. Signs, buildings, plantings, or other elements of the proposed project shall not interfere with driver visibility or safe vehicle operation. Entrance drives to the use and to off-street parking areas shall be no less than 25 feet from a street intersection (measured from the road right-of-way) or from the boundary of a different zoning district.
 - 1. The subject property is located on Commerce Blvd. which is a County Local Road.
 - 2. The applicant is seeking an amendment of a special use permit for construction of an 80 ft. x 160 ft. structure for maintenance of trucks and equipment owned by Precision Forestry.
 - 3. The use will not cause congestion or increase traffic hazards in excess of current capacity.
 - 4. The site is to be served by a single entrance and exit driveway from Commerce Blvd. which provides adequate access to the site. (see exhibit 4)
 - 5. The access drive is more than 25 ft. from a street intersection.
 - 6.
 - 7. Standard has been met.
- Or.
 - 1.
 - 2. Standard has not been met.
- g. The proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
 - 1. The applicant is seeking an amendment of a special use permit for construction of an 80 ft. x 160 ft. structure for maintenance of trucks and equipment owned by Precision Forestry.
 - 2. The applicant shall comply with applicable requirements of the Health Department relative to water and sewer facilities.
 - 3. The special use is adequately served for refuse collection and disposal facilities.
 - 4.
 - 5. Standard has been met.
- Or.
 - 1. The special use is not adequately served by water and sewer facilities, and refuse collection and disposal facilities. (see exhibit __)
 - 2.
 - 3. Standard has not been met.

- h. The proposed special land use will comply with all specific standards required under this Ordinance applicable to it.
 - 1. The special use complies with all the specific standards required under this Ordinance applicable to it. (see exhibit 3)
 - 2.
 - 3. Standard has been met.
 Or.
 - 1.
 - 2. Standard has not been met.

SPECIFIC FINDINGS OF FACT UNDER SECTION 20.10 OF THE ZONING ORDINANCE

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

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 - 1. Minimal changes to the overall contours of the site are proposed (see exhibit 4)
 - 2.
 - 3. Standard has been met.
 Or.
 - 1.
 - 2. Standard has not been met.

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

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

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

- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
 - 1. A practical means for access by emergency vehicle is provided by an access driveway from Commerce Blvd. (see exhibit 4 and 6)
 - 2.
 - 3. Standard has been met.Or.
 - 1.
 - 2. Standard has not been met.

- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
 - 1. The structure proposed- on the subject property shall have access to Commerce Blvd., which is a County Local Road. (see exhibit 4)
 - 2.
 - 3. Standard has been met.Or.
 - 1.
 - 2. Standard has not been met.

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

- h. Exterior lighting shall be arranged as follows: a. It is deflected away from adjacent properties, b. It does not impede the vision of traffic along adjacent streets and c. It does not unnecessarily illuminate night skies.
 - 1. No new lighting is proposed.
 - 2.
 - 3. Standard has been met.Or.
 - 1.
 - 2. Standard has not been met.

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.
 - 1. This standard is not applicable as public or common ways are not proposed.

- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.
 - 1. The site plan conforms to applicable requirements of state and federal statutes and the Cheboygan County Master Plan. (see exhibit 4 and 6)
 - 2.
 - 3. Standard has been metOr.
 - 1.
 - 2. Standard has not been met.

DECISION

TIME PERIOD FOR JUDICIAL REVIEW

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

DATE DECISION AND ORDER ADOPTED

Wednesday, December 21, 2016

Patty Croft, Chairperson

Charles Freese, Secretary



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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

Date: December 12, 2016

To: Planning Commission

From: Scott McNeil, Planner

Re: Use terminology review; Assembly halls and Clubs

Included with this memo please find listed uses from the zoning ordinance which relate to the subject as reviewed at the most recent meeting. This item is placed on the December 21, 2016 meeting as requested.

As a matter of review will find the zoning district designation in which each of the listed uses is allowed and if a Site Plan Review (SPR) or Special Use Permit (SUP) is required. Also included is the definition for Club from the zoning ordinance and proposed definition for Assembly Hall. There is no definition for assembly hall in the zoning ordinance.

I am offering these use listings to be replaced with the proposed assembly hall use for your consideration. You will note the club use is in bold within the first two use listings. This is to represent that the club use within these use listings are proposed to be replaced with the assembly hall use as proposed to be defined.

Please contact me with questions.

Listed uses relative to Assembly Halls and Clubs

Current Definition:

CLUB

A non-profit organization of persons for special purposes or for the conducting of social, athletic, scientific, artistic, political, or other similar endeavors.

Proposed Definition:

ASSEMBLY HALL

A building or portion thereof in which is used for civic, educational, entertainment, governmental, political, religious or social purposes.

Current Listed use	Zoning districts where allowed
Arcades, bowling alleys, pool or billiard parlors and <i>clubs</i> .	VC-IR, VC-T (SPR) VC-IR-O, VC-T-O (SUP)
Bowling alleys, pool or billiard parlors and <i>clubs</i> .	D-CM, D-VC (SPR)
Churches	D-RS, D-CM, D-LI, D-LI, D-VC, VC-T-RO (SPR)
Churches and parish houses, schools and educational institutions and other municipal buildings, structures and uses.	M-AF (SUP)
Community buildings , public parks and recreational areas, playgrounds and campgrounds.	M-AF, D-RC (SUP)
Educational, municipal, and religious institutions	D-VC, D-RC (SUP)
Educational, municipal, and religious institutions, private clubs	VC-IR, VC-T (SUP)
Private and commercial clubs and lodges with activities in completely enclosed buildings.	D-RC (SUP)
Private clubs and lodges	D-RS, VC-T-O (SUP)

Listed uses relative to Assembly Halls and Clubs, page 2

Current Listed use	Zoning districts where allowed
Public, parochial and private schools, libraries and municipal structures and uses	D-RS, D-CM, D-LI, D-GI, D-RC, VC-T-RO (SPR)
Schools, libraries, churches and municipal structures	P-LS (SUP)
Theaters, excluding drive in theaters.	D-CM, D-VC, D-LI, D-GI, (SPR)
Golf courses, country clubs and sportsmen's associations or clubs.	M-AF, D-RC (SUP)
Campgrounds, camps and clubs for recreational use.	P-LS (SUP)
Golf courses, driving ranges and country clubs.	P-LS (SUP)



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

To: Cheboygan County Planning Commission

From: Scott McNeil, Planner

Subject: Definition to combine barber shop and beauty shops and add a definition for bars with entertainment.

Date: December 13, 2016

Pursuant to discussion at the November 16, 2016 meeting, below please find a proposed definition relative to combining barber shop, beauty shop and spa type uses and an additional definition for bars with entertainment. Also listed below is an updated definition for Health and fitness center and the proposed definition for office.

I will look forward to discussing this matter further with the Planning Commission. Please contact me with questions.

Former proposed definitions.

Beauty shop

An establishment where cosmetology services are offered including hair care, nail care and skin care and where accessory merchandise may also be sold.

Barber shop

An establishment where barbering services are offered and where accessory merchandise may also be sold.

New proposed definition to combine Beauty shop and Barber shop and add spa type uses.

Personal service center

An establishment where barbering, cosmetology and other nonmedical body treatment services may be offered including body massage, nail care and tanning. Associated merchandise may also be sold.

Current proposed definition: Bar

An establishment where alcoholic beverages are primarily served for consumption within a principal building on the premises, where food may also be served and consumed and where hours of operation extend beyond 11:00 PM on any day of the week. Food and beverages may be served outdoors on the premises as an accessory use.

Additional proposed definition: Bar and Night Club

An establishment where alcoholic beverages are primarily served for consumption within a principal building on the premises, where food may also be served and consumed and where hours of operation extend beyond 11:00 PM on any day of the week. Dancing and performance entertainment may also take place at a Night Club. Food and beverages may be served outdoors on the premises as an accessory use.

Updated definition for Health club and fitness center.

Health and fitness center

An establishment where passive or active exercises and/or use of equipment or apparatus for health maintenance and improvement, weight control, muscle building and muscle massage may take place. Associated merchandise and health food may also be sold

Proposed definition for Office.

The use of a building or portion of a building for conducting the affairs of a profession such as architectural, accounting, education, engineering, governmental, insurance, legal, real estate, stock broker and similar services.