



# CHEBOYGAN COUNTY PLANNING COMMISSION

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## CHEBOYGAN COUNTY PLANNING COMMISSION MEETING WEDNESDAY, JANUARY 2, 2013 AT 7:00 P.M. ROOM 135 – COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

**PRESENT:** Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill  
**ABSENT:** Jazdyk  
**STAFF:** Scott McNeil, Steve Schnell  
**GUESTS:** Bob Lyon, John F. Brown, Tony Matelski

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

### APPROVAL OF AGENDA

The meeting agenda was presented. **Motion** by Mr. Borowicz, seconded by Mr. Kavanaugh, to approve the agenda as presented. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

### APPROVAL OF MINUTES

Ms. Croft noted that the December 19, 2012 meeting minutes will be reviewed at the next meeting.

### UNFINISHED BUSINESS

#### Continue Discussion Regarding Proposed Zoning Ordinance Amendment Regarding Signs.

Mr. McNeil stated he has included items that the Planning Commission has requested into the proposed amendment. Mr. McNeil referred to 17.19.2J and asked if a maximum of 33% or 18sf was acceptable for a window sign or if it should be changed. The Planning Commission agreed that this should not be changed.

Mr. McNeil referred to Section 7 and stated window signs will be treated the same as wall signs in regards to whether a permit is or is not required. Mr. McNeil referred to Section 8 and stated this amendment accommodates larger structures and properties with larger amounts of frontage. Mr. McNeil explained the amendment proposes signage based on the amount of lineal footage of a structure that faces a public road. Mr. Freese questioned if Moran Iron Works will meet the new regulations. Mr. McNeil stated he will review the signage at Moran Iron Works.

Ms. Croft asked if this has been reviewed by legal counsel. Mr. McNeil stated yes.

Mr. Kavanaugh questioned how to address off-premise signs advertising Christmas trees. Mr. McNeil stated these types of signs are allowed in Commercial and Industrial districts with a permit. Mr. McNeil stated these types of signs are not allowed in Agriculture/Forestry zoning district. Mr. McNeil stated this can be looked at.

**Motion** by Mr. Freese, seconded by Mr. Borowicz, to schedule a public hearing the sign amendment on February 6, 2013 at 7:00pm in the Commissioners Room. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

#### Discussion Regarding Master Plan Update/Draft Future Land Map Review.

Mr. Schnell reviewed the category description for Rural Commercial Node. Mr. Schnell stated that based on Grant Township's future plans for the corner of Black River Rd. and Twin Lakes Rd. this area could be Commercial, however, if the Planning Commission believes this is a unique area it could be a special kind of Rural Commercial Node. Mr. Schnell stated if the Planning Commission decides to keep Rural Commercial Nodes, these areas are generally described and the details will be decided upon during a rezoning.

Mr. Kavanaugh asked what purpose there would be to allow a Rural Commercial Node where there will most likely be no development in the future such as the Thirsty's Bar on US-23. Mr. Schnell noted that entertainment and eating establishments

would be allowed in this zoning district as a special use permit. Mr. Kavanaugh stated most of the Rural Commercial Nodes fit except the Rural Commercial Node on US-23 by Thirsty's Bar and the Rural Commercial Node on Mullett Burt Road. Discussion was held regarding the future land use being Village Center for Village of Aloha. Mr. Freese stated that the Rural Commercial Nodes should be left as Rural Commercial Node unless or until there is a proposed future change which would require a more detailed definition of what is or is not permitted in a specific node. Discussion was held. Mr. Schnell will leave all of the Rural Commercial Nodes on the map at this time for review by the townships.

Mr. Kavanaugh noted that the Commercial zoning by the bridge on M-33 needs to be rezoned to Residential or Lake and Stream. Mr. Freese noted that the zoning for the marina and restaurant should remain Commercial. Discussion was held regarding what area should be included in the rezoning.

Mr. Schnell referred to the education topic and stated that the Jaycees were interested but not able to find the time to meet with the Planning Commission. Mr. Schnell stated he will try again to schedule the meeting with the Jaycees and the schools. Discussion was held.

#### **NEW BUSINESS**

##### **Annual Meeting: Election of Officers: Chairperson, Vice Chairperson and Secretary**

**Motion** by Mr. Kavanaugh, seconded by Mr. Churchill, to retain to retain the same officers. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdzyk)

##### **Annual Meeting: Scheduling of regular meetings of the Planning Commission for 2013.**

Discussion was held. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to hold the Planning Commission meetings on the first and third Wednesday of each month. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdzyk)

##### **Discussion Of Draft Zoning Ordinance Amendment Re: Administrative Approval Of Site Plan Review And Special Use Permit Amendments For Change In Floor Area Of Structures.**

Mr. McNeil stated currently administrative approval is allowed based on 20% of total floor area. Mr. McNeil stated the Planning Commission expressed their concerns at the last meeting regarding the 20% being based on the total floor area. Mr. McNeil stated the proposed language requires the 20% to be based on the total first floor area only of a structure. Mr. McNeil stated he will have legal counsel review this amendment.

#### **STAFF REPORT**

Mr. Schnell stated he would like to schedule time at the next Planning Commission meeting to discuss the master plan goals and objectives. Discussion was held.

#### **PLANNING COMMISSION COMMENTS**

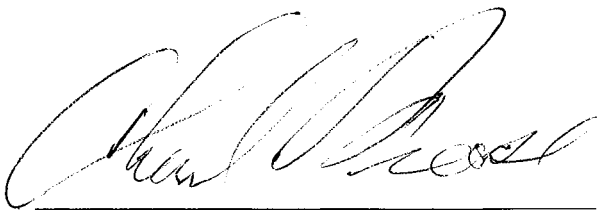
No comments.

#### **PUBLIC COMMENTS**

Mr. Brown stated the townships requested certain areas where they would like to see growth in the next 10 years to be included as a Rural Commercial Node. Mr. Brown asked if the Planning Commission could notify the townships if any proposed Rural Commercial Nodes are removed. Ms. Croft stated that this will be discussed at the future meetings with the townships. Mr. Kavanaugh stated that the Planning Commission tries to include all requests from the township. Mr. Kavanaugh explained that sometimes a township request may not be in the best interest of the county. Discussion was held.

#### **ADJOURN**

**Motion** by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:05pm.



Charles Freese  
Planning Commission Secretary