



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, NOVEMBER 16, 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. **Tuscarora Township** - Requests a Site Plan Review Amendment for relocation of playground equipment structure in an existing township park (Sections 6.2.1., 5.2.1. and 4.2.4.) The property is located at 3471 Club Rd., Tuscarora Township, section 24, parcel #161-131-012-002-00, 161-131-012-003-01 and 161-131-012-003-02 and is zoned Commercial Development (D-CM).

UNFINISHED BUSINESS

1. Recommendations relating to restaurant, auto repair, gas stations and party stores in the Village Center Indian River (VC-IR) and Village Center Indian River Overlay (VC-IR-O) zoning districts.
2. Review of office use subject to discussion relative to Village Center Indian River (VC-IR0 and Village Center Indian River Overlay (VC-IR-O) zoning districts.

NEW BUSINESS

1. Temporary Signs

STAFF REPORT

PLANNING COMMISSION COMMENTS

PUBLIC COMMENTS

ADJOURN

CHEBOYGAN COUNTY PLANNING COMMISSION

Tuscarora Township – Revised 11/15/16

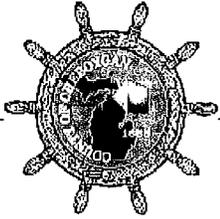
Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Site Plan Review Application (6 Pages)
4. Playground Structure (1 Page)
5. Site Plan (1 Page)

The following items were added to the exhibit list on 11/15/16:

6. E-mail dated 11/07/16 from Dave Carpenter, Tuscarora Township Fire Chief (1 Page)
7. E-mail dated 11/07/16 from Brent Shank, Cheboygan County Road Commission Engineer/Manager (1 Page)
- 8.
- 9.

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.

Municipal Park - Change Location of Playground.

2. 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.

No Change to top on Natural contours.

- 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.

No tree or Soil Removal

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

No Change to Removal of Storm Water

- 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.

No Dwellings

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

Access via Club Road

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

Access via Club Road

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

NA

- h. Exterior lighting shall be arranged as follows:

i. It is deflected away from adjacent properties. NA

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

iii. It does not unnecessarily illuminate night skies. NA

SITE PLAN REVIEW APPLICATION



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 ■ PO Box 70 ■ CHEBOYGAN, MI 49721
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SITE PLAN REVIEW 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.

USE OF TRAIL AND STREET AS DESIRED

- 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: 3.3 ac.

4. Present use of property:

Park

5. 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.

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

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

AFFIDAVIT

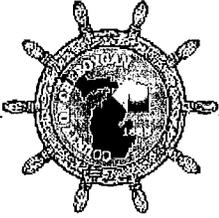
The undersigned affirms that the information and plans submitted in this application are true and correct to the best of the undersigned's knowledge.

Applicant's Signature _____ Date _____

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

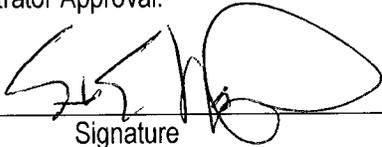
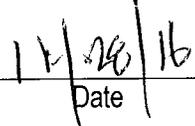
Yes No

Owner's Signature Michael Bilby Date 10/27/16



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PHONE: (231)627-8489 ■ FAX: (231)627-3646

PLANNING/ZONING DEPARTMENT		
Date Received:	10/27/14	Notes:
Fee Amount Received:	\$110.00	
Receipt Number:	5363	
Public Hearing Date:	11/23/16	
Planning/Zoning Administrator Approval:		
 Signature		 Date

SITE PLAN REVIEW APPLICATION

SITE PLAN REVIEW 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 = 100 ft. 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.
NA		i. Location, size, and characteristics of all loading and unloading areas.
✓		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.
✓		l. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

SITE PLAN REVIEW 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.
NA		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
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 Closures to Popularity

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.



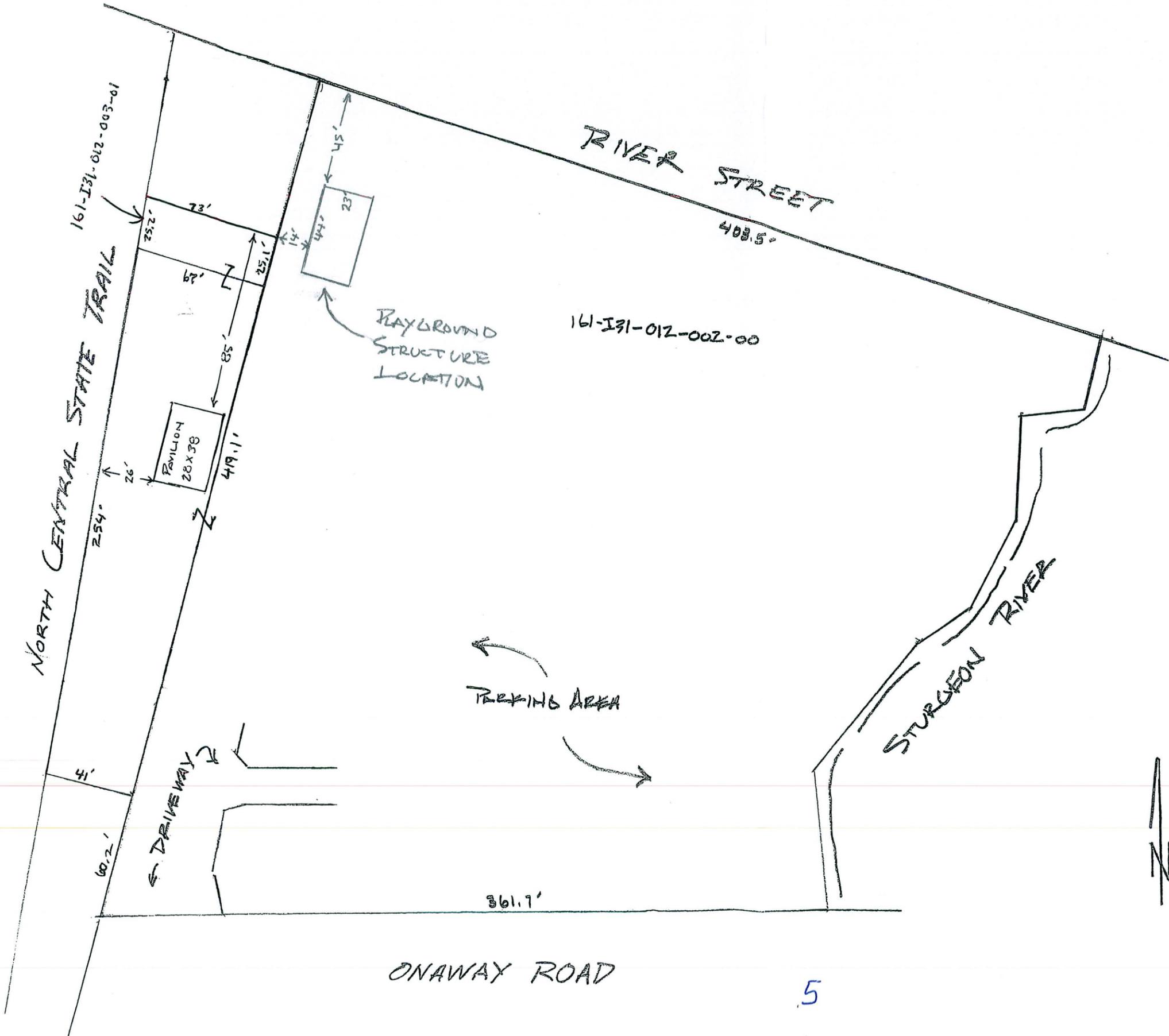
 SIGNATURE

10/27/16

 DATE



TUSCARORA BUNSHIP MARINA PARK
PLAYGROUND STRUCTURE



SITE PLAN AMENDMENT 10/27/16
 TUSCARORA TOWNSHIP
 MARINA PARK SITE DRAWING
 SUBMITTED BY MIKE RIDLEY - SUPERVISOR
 MARCH 31, 2015 - PLAYGROUND AMEND.
 SCALE 1" = 50' May 17, 2016



Deborah Tomlinson

From: Dave Carpenter [<mailto:dpcarpenter@voyager.net>]
Sent: Monday, November 07, 2016 3:30 PM
To: Deborah Tomlinson
Subject: Re: Site Plan Review Application for Tuscarora Township

Hi Deb,

I don't see any major concerns in reference to the "Variance Application" or the Township "Site Plan" for a new playground. If you have any questions please feel free to contact me.

Respectfully,

David Carpenter
Fire Chief

Deborah Tomlinson

From: Brent Shank [<mailto:mgr@chcrc.com>]
Sent: Monday, November 07, 2016 3:50 PM
To: Deborah Tomlinson
Subject: Re: 11/16/16 PC Agenda & Packet

Hello,

No concerns for 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: Site Plan Review Amendment for relocation of playground equipment structure in an existing Township park (Sections 6.2.1., 5.2.1. and 4.2.4.) in a Commercial Development Zoning District.	Prepared by: Scott McNeil
Date: November 4, 2016	Expected Meeting Date: November 16, 2016

GENERAL INFORMATION

Introduction:

Tuscarora Township is seeking site plan review amendment to gain approval for construction of a playground equipment structure in a different location than previously approved. The playground equipment is located at a township park known as Marina Park. Marina Park is located in a Commercial Development zoning district. Marina Park has access from Onaway Road and includes frontage on the Sturgeon River. Municipal structures and uses are permitted uses in a D-CM zoning district under Sections 6.3.1, 5.2.1. and 4.2.4.

The Planning Commission approved a site plan for construction of gazebo structure on April 15, 2015 and approved a site plan amendment of construction of a playground equipment structure on June 1, 2016 within Marina Park. The play ground structure has been built in a different location than the location approved on the June 1 site plan. The applicant is seeking site plan review approval for the current location as indicated on the site plan with the subject application.

Applicant:

Tuscarora Township

Contact person:

Mike Ridley, Township Supervisor

Phone:

231-238-7088

Requested Action:

Site Plan Review to change location of a playground equipment structure in an existing township park.

BACKGROUND INFORMATION

Current Zoning:

Current zoning is Commercial Development District (D-CM)

Surrounding Land Uses: Indian River and Residential to the east, Residential to the north and Commercial and North Central State Trail to the west.

Environmentally Sensitive Areas (steep slopes, wetlands, woodlands, stream corridor, floodplain): The park is located to adjacent to Sturgeon River. The current location of the playground equipment is approximately 295 feet from the river.

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

Traffic Implications

The subject park is existing. The structure is located near the North Central State Trail. A minimal increase in traffic increase is expected as a result of the new playground equipment.

Parking

Section 17.6 requires does not provide parking space standards for parks or public access sites. The playground equipment can be accessed from parking lots located on South Straits Highway and from a parking lot located in the park which is accessed from Onaway Road.

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 Onaway Road.

Signs; No signs are proposed

Fence/Hedge/Buffer

No hedge or buffer is proposed.

Lighting

No exterior lights are proposed.

Stormwater management

No changes to stormwater management are proposed.

Review or permits from other government entities:

Permit from the Cheboygan County Building Safety Department has been issued.

Recommendations (proposed conditions)

None.

CHEBOYGAN COUNTY PLANNING COMMISSION

SITE PLAN REVIEW

Wednesday, November 16, 2016, 7:00 PM

Applicant

Tuscarora Township
3546 S. Straits Hwy.
Indian River , Mi. 49749

Owner

Tuscarora Township
3546 S. Straits Hwy.
Indian River , Mi. 49749

Parcel

Tuscarora Township
161-I31-012-002-00
161-I31-012-003-01
161-I31-012-003-02

GENERAL FINDINGS

1. The subject property is in a Commercial Development zoning district. (D-CM)
2. The owner/applicant received original site plan review approval by the Planning Commission for a 28 ft. x 38 ft. Gazebo addition to a Township Park on April 15, 2015.
3. The owner/applicant received 1 approval for a amendment to a site plan for construction of playground equipment by the Planning Commission on June 1, 2016.
4. The owner/applicant is seeking a site plan review amendment for the playground equipment which has been constructed in a different location within the park than where approved on June 1, 2016.
5. Municipal structures and uses are permitted uses in a D-CM zoning district under Sections 6.3.1, 5.2.1. and 4.2.4.
6. A Site plan review is required per section 20.3.b.
7. The owner/applicant is seeking a waiver to the topography survey requirement.
- 8.

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 3)
 - 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 trees are proposed to be removed. (see exhibit 3)
 2. No topographic modifications are proposed. (see exhibit 3)
 - 3.
 4. 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 site drainage are proposed. (see exhibit 3)
 - 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. Not applicable. No dwellings are proposed. (see exhibit 3)
- 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 via Onaway Road (see exhibit 4)
 - 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 structures on the subject property shall have access to Onaway Road., 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. 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 outdoor lighting is proposed. (see exhibit 3)
 - 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. Not applicable. No public or 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 applicable requirements of state and federal statutes and the Cheboygan County Master Plan. (see exhibit 1 and 2)
 - 2.
 - 3. Standard has been met
- Or.
 - 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, November 16, 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: November 7, 2016

To: Planning Commission

From: Scott McNeil, Planner

Re: Use recommendations relative to Village Center Indian River and Village Center Indian River Overlay zoning districts.

Included with this memo please find a draft memo communication to Tuscarora Township officials dated 11/4/16.

By review of the draft you will note a review issues relating to restaurant uses which were noted from the October 19 meeting held in the Tuscarora Township hall and auto repair, gas stations and party store uses are review separately. You will find draft recommendations following the use review.

I will look forward to review with the Planning Commission at the next regular meeting.

Please contact me with questions.



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DRAFT for PC review 11/04/16

To: Tuscarora Township

From: Cheboygan County Planning Commission

Date:

Subject: Recommendations relating to restaurant, auto repair, gas stations and party stores in the Village Center Indian River (VC-IR) and Village Center Indian River Overlay (VC-IR-O) zoning districts.

This memo shall offer recommendations for amendments to the Village Centre Indian River (VC-IR) and Village Center Indian River Overlay (VC-IR-O) zoning districts. Some of these recommendations relate to subject matter from the October 19, 2016 meeting in Tuscarora Township.

Restaurant uses.

Discussion was held regarding recent restaurant uses that were approved in the Village Center Indian River Overlay district. It was noted that there is no definition in the zoning ordinance for Restaurant. When no applicable definition can be found in the zoning ordinance the a common definition is used. The following is a definition found in the Merriam-Webster on line dictionary:

Restaurant

A business establishment where meals or refreshments may be purchased

Further discussion revealed a need to have additional definitions for different types of restaurants such as dine in, take out, outdoor etc.

The Cheboygan County Planning Commission has been working on new definitions for different use listings related to restaurants. They are as follows:

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. Dancing and entertainment where permitted may also take place at a bar. Food and beverages may be served outdoors on the premises as an accessory use.

Drive-through

An establishment so developed that some portion of its retail or service character is dependent upon providing a driveway approach and staging area specifically designed for motor vehicles so as to serve patrons while in their motor vehicles, rather than within a building or structure, for carry out and consumption or use after the vehicle is removed from the premises.

Mobile Food Unit

A temporary establishment that is a vehicle-mounted food service designed to be readily movable without disassembly where food and beverages are served primarily for consumption off-premises, but may have limited outdoor seating.

Restaurant

An establishment where food and beverages, which may include alcoholic beverages, are served and consumed primarily within a principal building on the premises and where food sales constitute the primary source of the gross sales.

Restaurant, Carry out

An enterprise where food and beverages are served primarily for consumption off premises and may serve food to patrons via a Drive-through and/or a walk-up window. Carry out restaurants may have limited seating (no more than 15 seats) within a building or outdoors.

Restaurant, Drive in

An establishment where food and beverages are prepared in a principal building and served primarily to patrons in vehicles which are parked in an adjoining parking lot. A drive in restaurant may have limited outdoor seating (no more than 15 seats) and may also serve food and beverages for carry out.

Restaurant, Fast food

An establishment where food and beverages are served and consumed within a principal building on the premises and to patrons via a Drive-through. Food and beverages may be served outdoors on the premises as an accessory use.

Recommendations relative restaurant use.

We are recommending that Restaurant use remain as a permitted use in the VC-IR and VC-IR-O districts as currently listed in the zoning ordinance subject to the new definition for restaurant.

We are also recommending to replace the current use listing of Bars and Taverns with Bars as proposed to be defined in the Village Center Indian River (VC-IR) and Village Center Indian River Overlay (VC-IR-O) districts.

Carry out restaurant, drive in restaurant, mobile food unit or fast food restaurant uses are not being recommended for the Village Center Indian River (VC-IR) or Village Center Indian River Overlay (VC-IR-O) districts. Drive through is also not recommended for these zoning districts.

Auto repair, gas stations and party store uses.

The Cheboygan County Planning Commission has also been working on new definitions relating to auto and machinery service and repair, gas stations and party stores. They are as follows:

Car wash

A commercial establishment with facilities provided for cleaning, drying and waxing of motor vehicles.

Motor Vehicle Service Station

A facility primarily operated and designed for the dispensing, and sale of motor fuels, together with the sale of minor accessories and retail items. In addition, such a facility may provide minor motor vehicle servicing, minor repair and maintenance. Motor vehicle service station use does not include any of the following or similar activity: reconditioning of motor vehicles, collision services such as body and frame repair or overall painting of vehicles.

Motor Vehicle Repair Facility

An establishment for the repair of motor vehicles such as automobiles, boats, motor cycles, motor homes, recreational vehicles, tractors and motor vehicle equipment such as farm equipment and trailers. This shall include the sale, installation and servicing of motor vehicle and motor vehicle equipment parts including engine rebuilding. This may include specialty services such as service to brakes, mufflers, tires, body and frame repair and collision repair services including vehicle painting.

Retail sales establishment, Small-scale convenience

A small-scale retail use (5000 square feet or less) that may offer for sale beverages and food items for consumption off the premises, retail items, tangible consumer goods and motor fuel

Recommendations relative to auto repair, gas stations and party store uses.

We are recommending to replace the current use listing of Gasoline service stations and garages with Motor vehicle service station as proposed to be defined and to replace the current use listing of Automobile repair and washing establishments with Motor vehicle repair and Car wash as uses which require a special use permit as proposed to be defined in the Village Center Indian River (VC-IR) district.

Gasoline service station and garage is currently defined as follows:

GASOLINE SERVICE STATION

A place primarily operated and designed for the dispensing, sale, or offering for sale of motor fuels directly to users of motor vehicles, together with the sale of minor accessories.

The current definition and use listing for gasoline service station is proposed to be deleted and replaced with Motor vehicle service station.

Automobile repair and washing establishment is not currently defined and is proposed to be replaced by Motor vehicle repair and Car wash use listings as proposed to be defined.

No other uses related to auto and machinery service and repair are recommended in the VC-IR district. No uses related to auto and machinery service and repair are recommended in the VC-IR-O district. Also, no uses related party stores are being recommended for the VC-IR district or the VC-IR-O zoning district.

Office uses.

Discussion was also held with regard to office uses. The current definition for office was placed in the zoning ordinance along with the amendment that established the Village Center Indian River and Village Center Indian River Overlay Districts. This definition reads as follows:

OFFICE (Rev. 09/28/11, Amendment #92)

The use of a building primarily for conducting the affairs of a business, profession, or service (excluding however any manufacturing or industrial uses) such as financial, legal, insurance, health, real estate, educational, social, and similar services.

Examples of uses approved in the village center districts under the office definition have been beauty salons and health studios. It was noted at the office definition should be reviewed and consideration given to developing other definitions for salons and health studios.

As a result, the Planning Commission will be working definitions related to the office use discussion and will provide recommendations for consideration and future discussion.

As always, The Planning Commission welcomes any comment you may have.



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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PHONE: (231)627-8485 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

Date: November 7, 2016

To: Planning Commission

From: Scott McNeil, Planner

Re: Review of office use subject to discussion relative to Village Center Indian River (VC-IR) and Village Center Indian River Overlay (VC-IR-O) zoning districts.

Discussion was also held with regard to office uses. The current definition for office was placed in the zoning ordinance along with the amendment that established the Village Center Indian River and Village Center Indian River Overlay Districts. This definition reads as follows:

OFFICE (Rev. 09/28/11, Amendment #92)

The use of a building primarily for conducting the affairs of a business, profession, or service (excluding however any manufacturing or industrial uses) such as financial, legal, insurance, health, real estate, educational, social, and similar services.

Examples of uses approved in the village center districts under the office definition have been beauty salons and health studios. It was noted at the office definition should be reviewed and consideration given to developing other definitions for salons and health studios.

As a result the following definitions are offered for consideration:

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.

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.

Health Club and fitness center

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

I will look forward to further discussion on this matter with the Planning Commission.

Please contact me with questions.



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: November 7, 2016

To: Planning Commission

From: Scott McNeil, Planner

Re: Temporary Signs

During the most recent discussion relative to the proposed sign ordinance amendment there was concern expressed that proposed regulation of temporary signs may not allow enough capacity for political signs.

Included with this memo is data created by a survey of political signs along M-27, M33, M68 and Riggsville Road. By review of the information you can see that the average number of signs per parcel with political signs is 2.4. The survey included notation of standard size signs (2 ft. x 1.5ft.) and oversized signs. You will also note that over 90% parcels with political signs had up to 5 signs per parcel. Approximately 15% had oversized signs.

Based on the above information you will find the following language proposed in the amendment relative to temporary signs:

if placed within 30 days of a national or local governmental election, then the total sign surface area of all signs shall be no more than 32 square feet and signs shall be no more than 4 feet in height.

A copy of the amendment document with the new proposed language to address political signs is also included with this memo.

I will look forward to further discussion on this matter with the Planning Commission.

Please contact me with questions.

CHEBOYGAN COUNTY
Zoning Ordinance Amendment # _____

AN ORDINANCE TO AMEND THE CHEBOYGAN COUNTY ZONING ORDINANCE No.
200 TO PROVIDE DEFINITIONS, REGULATIONS AND STANDARDS FOR SIGNS.

THE COUNTY OF CHEBOYGAN, STATE OF MICHIGAN ORDAINS

Section 1. Amendment of Section 17.19.1.

The following definitions within Section 17.19.1 of the Cheboygan County Zoning Ordinance No. 200 are hereby repealed:

Neighborhood identification sign, Noncommercial sign, Off-premise sign, Political sign, and Real Estate Sign.

Section 2. Amendment of Section 17.19.2.

Section 17.19.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows:

17.19.2. SIGNS NOT REQUIRING A ZONING PERMIT

The following signs may be placed in any zoning district without a zoning permit, provided such signs are established in a lawful manner and do not create a nuisance or safety hazard:

- A. Incidental signs, not exceeding 3 square feet of sign surface area.
- B. Any temporary sign constructed using a wire, metal, wood or other support structure capable of being placed in the ground and removed from the ground by a single individual with relative ease subject to the following requirements:
 - 1. There shall be no more than two (2) signs per lot **except as otherwise provided by law and also except if placed within 30 days of a national or local governmental election, then there shall be no more than six (6) signs per lot.**
 - 2. Shall be removed from the lot within sixty (60) days of it's original placement and no more than two (2) days after the subject matter of the sign has expired, **except as otherwise provided by law.**
 - 3. Each sign shall be limited to 8 square feet and no more than 4 feet in height. **except as otherwise provided by law and also except if placed within 30 days of a national or local governmental election, then the total sign surface area of all signs shall be no more than 32 square feet and sign shall be no more than 4 feet in height.**
- C. Governmental signs.
- D. One (1) dwelling owner or occupant name plate per use which is not illuminated and does not exceed an area of two (2) square feet of sign surface area, and may be in addition to any other permitted sign.
- E. Signs that have been approved in conjunction with a valid site plan or PUD.
- F. Any sign authorized pursuant to a written contract between the owner of the lot on which the sign will be located and any third party and placed on the lot for a specified period of time subject to the following requirements:
 - 1. Shall be removed from the lot within thirty (30) days after the subject matter of the sign has expired.
 - 2. Each sign shall be limited to thirty two (32) square feet of sign surface area.
 - 3. There shall be no more than one (1) sign per lot.
- G. Signs on motor vehicles not used primarily for advertising purposes.

H. The use of any balloons, flags, pennants or pinwheels, individually, as a group, or connected to a sign intended to draw attention to a specific event at a specific location subject to the following requirements:

1. Shall not be placed on the lot more than fifteen (15) days before the specific event.
2. Shall be removed from the lot within two (2) days after the specific event is over.

Section 3. Amendment of Section 17.19.3.

Subsection 17.19.3. of the Cheboygan County Zoning Ordinance No 200 is hereby amended to read in its entirety as follows:

17.19.3. PROHIBITED SIGNS

- A. Signs with moving or revolving parts.
- B. Signs affixed to trees, rocks, shrubs, or other natural features.
- C. Signs affixed to any governmental or public utility structure, except incidental signs.
- D. Signs located in the right-of-way of a public sidewalk or highway, unless the governmental body with jurisdiction over the public sidewalk or highway consents in writing to such sign and such sign otherwise meets the applicable sign regulations of this Ordinance.
- E. Signs utilizing vehicles, trucks, vans, trailers or other similar wheeled devices, including those where the wheels have been removed, excluding signs on vehicles that are used in the day to day operations of the business to which the sign pertains.
- F. Signs that interfere with traffic visibility or public services.
- G. Signs with concrete foundations or other solid anchoring devices that project above the surface of the ground and located as to constitute a safety hazard to vehicular traffic. The Planning Commission may rule on the hazard potential of any proposed sign or sign structure and shall prohibit such sign or require a modification upon finding the presence of a safety hazard.

Section 4. Amendment of Section 17.19.5.

Subsection 17.19.5. of the Cheboygan County Zoning Ordinance No 200 is hereby amended to read in its entirety as follows:

17.19.5. VILLAGE CENTER INDIAN RIVER ZONING DISTRICT SIGN REQUIREMENTS

- A. All signs in this district shall be constructed of metal, masonry, wood, or a wood simulator such as molded plastic or routed foam.
- B. For lots which face more than one (1) street, sign requirements of Section 17.19.8 shall apply to each street front.
- C. Signs shall not extend or overhang into the public right of way (ROW), unless they are 11 ft. above the ROW (at their lowest point) and unless the governmental body with jurisdiction of the public sidewalk or right-of-way consents in writing to such sign.
- D. In addition to the maximum sign surface area, all lots shall be allowed a bonus of three (3) square feet of sign surface area for each additional use above one (1). This bonus applies to Projecting, Freestanding, and Wall signs only.

Section 5. Amendment of Section 17.19.5.A.

Subsection 17.19.5.A. of the Cheboygan County Zoning Ordinance No 200 is hereby amended to read in its entirety as follows

17.19.5.A VILLAGE CENTER TOPINABEE SIGN REQUIREMENTS

- A. All signs in this district shall be constructed of metal, masonry, wood, or a wood simulator such as molded plastic or routed foam.
- B. Lots with more than one (1) lot line abutting a public right-of-way may have one (1) permanent sign located on the lot along each public right-of-way, subject to the total size requirements under Section 17.19.8. Provided, however, this provision shall not apply to canopy signs.
- C. Signs shall not extend or overhang into the public right of way (ROW), unless they are 11 ft. above the ROW (at their lowest point) and approved by the governing authority having jurisdiction over the ROW.

Section 6. Amendment of Section 17.19.7.D.

Section 17.19.7.D. of the Cheboygan County Zoning Ordinance No 200 is hereby amended to read in its entirety as follows:

- D. Billboards as defined by the Highway Advertising Act of 1972 (1972 PA 106), that border interstate highways, freeways, or primary highways, as defined in said Act, shall be regulated and controlled by the provisions of such Act, notwithstanding the provisions of this ordinance.

Section 7. Severability.

If any section, clause, or provision of this Ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the validity of the remainder of the Ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 8. Effective Date.

This Ordinance shall become effective eight (8) days after being published in a newspaper of general circulation within the County.

CHEBOYGAN COUNTY

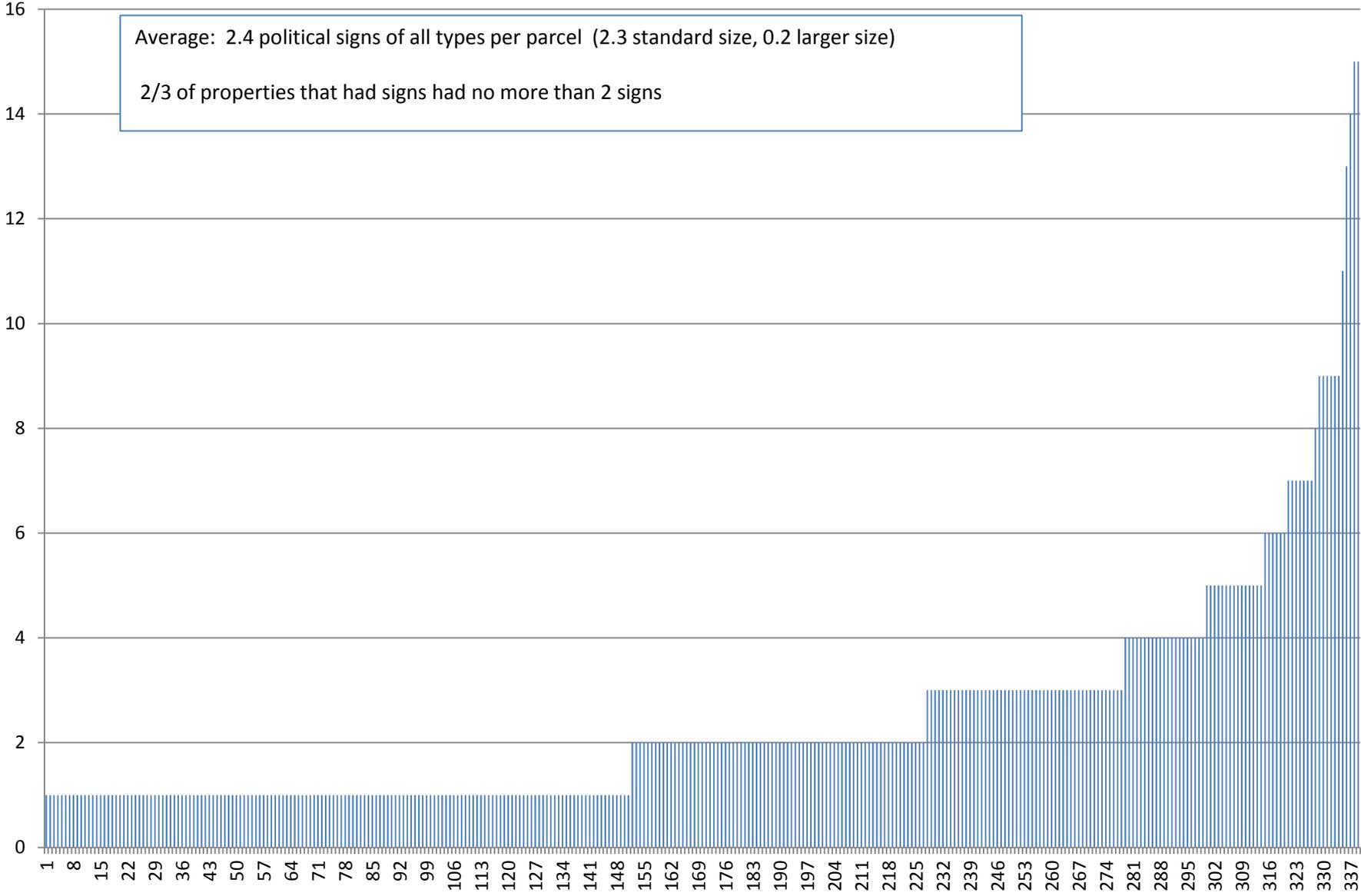
By:
Peter Redmond
Its: Chairperson

By:
Mary Ellen Tryban
Its: Clerk

TOTAL POLITICAL SIGNS PER PARCEL

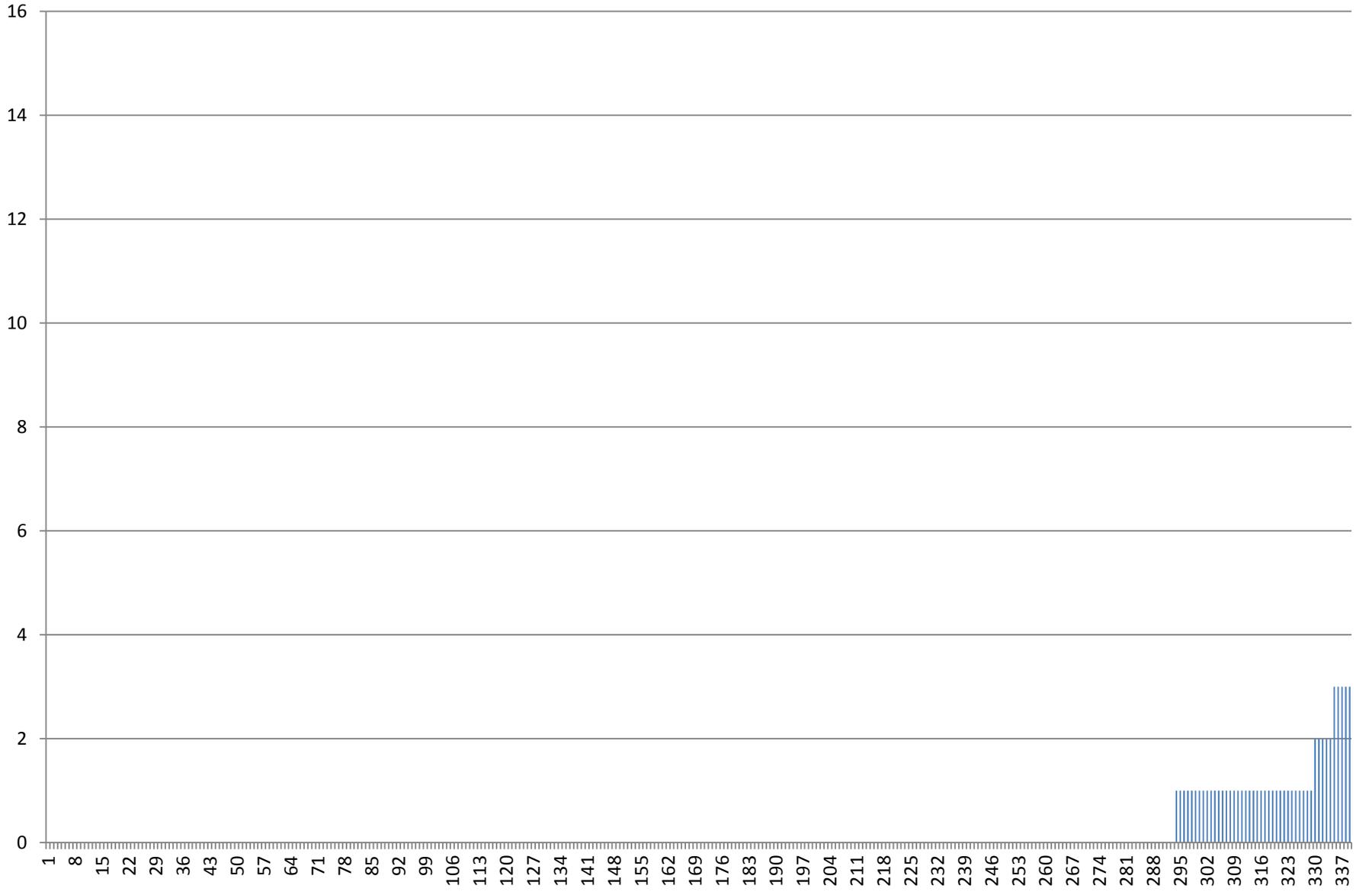
(only counting parcels that had signs)

Average: 2.4 political signs of all types per parcel (2.3 standard size, 0.2 larger size)
2/3 of properties that had signs had no more than 2 signs



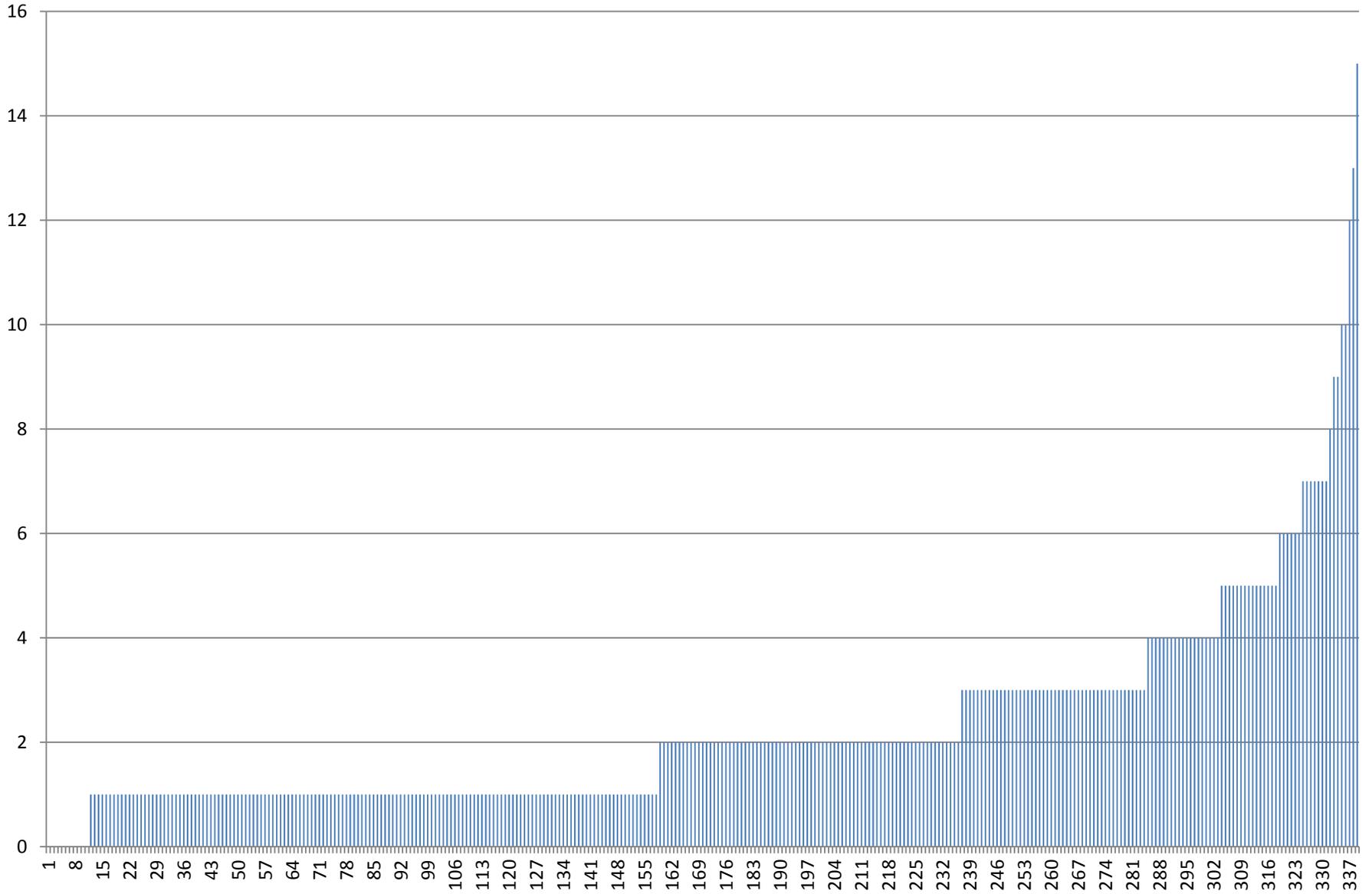
OVERSIZE POLITICAL SIGNS PER PARCEL

(only counting parcels that had signs)



STANDARD SIZE POLITICAL SIGNS PER PARCEL

(only counting parcels that had signs)



Political Sign Inventory

sorted by column "TOTAL"					sorted by column "Large"					sorted by column "standard"				
		Standard	large	TOTAL			Standard	large	TOTAL			Standard	large	TOTAL
M68	Residential	0	1	1	M27	Residential	3	0	3	M33	Residential	1	0	1
M68	Residential	1	0	1	M27	Residential	3	0	3	M33	Residential	1	0	1
M68	Residential	1	0	1	M27	Residential	3	0	3	M33	Residential	1	0	1
M68	Residential	1	0	1	M27	Business	3	0	3	M33	Corner	1	0	1
M68	Residential	1	0	1	M27	Business	3	0	3	M33	Corner	1	1	2
M68	Residential	0	1	1	M27	Business	3	0	3	M33	Corner	1	0	1
M68	Residential	1	0	1	M27	Business	3	0	3	M33	Corner	1	0	1
M68	Residential	1	0	1	M27	Corner	3	0	3	M68	Residential	1	0	1
M68	Residential	1	0	1	M27	Corner	3	0	3	M68	Residential	1	0	1
M68	Residential	1	0	1	M27	Residential	4	0	4	M68	Residential	1	1	2
M68	Residential	1	0	1	M27	Residential	4	0	4	M68	Residential	1	0	1
M68	Residential	0	1	1	M27	Residential	4	0	4	M68	Residential	1	0	1
M68	Residential	1	0	1	M27	Residential	4	0	4	M68	Residential	1	0	1
M68	Residential	1	0	1	M27	Residential	4	0	4	M68	Residential	1	0	1
M68	Business	1	0	1	M27	Residential	4	0	4	M68	Residential	1	0	1
M68	Corner	0	1	1	M27	Residential	4	0	4	M68	Residential	1	0	1
M68	Corner	0	1	1	M27	Residential	4	0	4	M68	Residential	1	0	1
M68	Corner	1	0	1	M27	Residential	4	0	4	M68	Residential	1	0	1
M68	Corner	1	0	1	M27	Residential	4	0	4	M68	Residential	1	0	1
M68	Corner	1	0	1	M27	Corner	4	0	4	M68	Residential	1	0	1
Riggsville	Residential	1	0	1	M27	Residential	5	0	5	M68	Residential	1	0	1
Riggsville	Residential	1	0	1	M27	Residential	5	0	5	M68	Business	1	0	1
Riggsville	Residential	1	0	1	M27	Residential	5	0	5	M68	Corner	1	0	1
Riggsville	Residential	1	0	1	M27	Residential	5	0	5	M68	Corner	1	0	1
Riggsville	Residential	1	0	1	M27	Business	5	0	5	M68	Corner	1	0	1
Riggsville	Residential	1	0	1	M27	Residential	6	0	6	Riggsville	Residential	1	0	1
M27	Residential	1	1	2	M27	Residential	6	0	6	Riggsville	Residential	1	0	1
M27	Residential	1	1	2	M27	Corner	6	0	6	Riggsville	Residential	1	1	2
M27	Business	1	1	2	M27	Residential	7	0	7	Riggsville	Residential	1	0	1
M27	Residential	2	0	2	M27	Residential	7	0	7	Riggsville	Residential	1	0	1
M27	Residential	2	0	2	M27	Corner	7	0	7	Riggsville	Residential	1	0	1
M27	Residential	2	0	2	M27	Residential	9	0	9	Riggsville	Residential	1	1	2
M27	Residential	2	0	2	M33	Residential	1	0	1	Riggsville	Residential	1	0	1

Political Sign Inventory

	sorted by column "TOTAL"					sorted by column "Large"					sorted by column "standard"			
		Standard	large	TOTAL			Standard	large	TOTAL			Standard	large	TOTAL
M27	Residential	2	0	2	M33	Residential	3	0	3	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	5	0	5	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	2	0	2	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	2	0	2	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	3	0	3	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	2	0	2	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	3	0	3	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	3	0	3	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	2	0	2	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	2	0	2	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Business	2	0	2	M33	Residential	1	0	1	M27	Residential	2	0	2
M27	Business	2	0	2	M33	Residential	4	0	4	M27	Residential	2	0	2
M27	Business	2	0	2	M33	Residential	4	0	4	M27	Residential	2	0	2
M27	Business	2	0	2	M33	Residential	4	0	4	M27	Residential	2	0	2
M27	Business	2	0	2	M33	Residential	3	0	3	M27	Business	2	0	2
M27	Business	2	0	2	M33	Residential	1	0	1	M27	Business	2	0	2
M27	Business	2	0	2	M33	Residential	2	0	2	M27	Business	2	0	2
M27	Corner	2	0	2	M33	Residential	1	0	1	M27	Business	2	0	2
M27	Corner	2	0	2	M33	Residential	1	0	1	M27	Business	2	0	2

Political Sign Inventory

sorted by column "TOTAL"					sorted by column "Large"					sorted by column "standard"				
		Standard	large	TOTAL			Standard	large	TOTAL			Standard	large	TOTAL
M33	Residential	2	0	2	M33	Residential	1	0	1	M27	Business	2	0	2
M33	Residential	2	0	2	M33	Residential	1	0	1	M27	Business	2	0	2
M33	Residential	2	0	2	M33	Residential	1	0	1	M27	Corner	2	0	2
M33	Residential	2	0	2	M33	Residential	1	0	1	M27	Corner	2	0	2
M33	Residential	2	0	2	M33	Residential	3	0	3	M27	Residential	2	1	3
M33	Residential	2	0	2	M33	Residential	2	0	2	M27	Residential	2	1	3
M33	Residential	2	0	2	M33	Residential	1	0	1	M27	Residential	2	1	3
M33	Residential	2	0	2	M33	Residential	2	0	2	M27	Residential	2	1	3
M33	Residential	2	0	2	M33	Residential	1	0	1	M27	Business	2	1	3
M33	Residential	2	0	2	M33	Residential	2	0	2	M27	Vacant	2	1	3
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M33	Residential	2	0	2	M33	Residential	1	0	1	M33	Residential	2	0	2
M33	Business	2	0	2	M33	Residential	1	0	1	M33	Residential	2	0	2
M33	Corner	1	1	2	M33	Residential	1	0	1	M33	Residential	2	0	2
M33	Corner	2	0	2	M33	Residential	2	0	2	M33	Residential	2	0	2
M68	Residential	1	1	2	M33	Residential	1	0	1	M33	Residential	2	0	2
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M68	Residential	2	0	2	M33	Residential	1	0	1	M33	Residential	2	0	2
M68	Residential	2	0	2	M33	Residential	1	0	1	M33	Residential	2	0	2
M68	Residential	2	0	2	M33	Residential	5	0	5	M33	Residential	2	0	2
M68	Residential	2	0	2	M33	Residential	3	0	3	M33	Residential	2	0	2
M68	Residential	2	0	2	M33	Residential	1	0	1	M33	Residential	2	0	2
M68	Residential	2	0	2	M33	Residential	2	0	2	M33	Residential	2	0	2
M68	Corner	2	0	2	M33	Residential	2	0	2	M33	Business	2	0	2
Riggsville	Residential	2	0	2	M33	Residential	1	0	1	M33	Corner	2	0	2
Riggsville	Residential	2	0	2	M33	Residential	1	0	1	M68	Residential	2	0	2
Riggsville	Residential	2	0	2	M33	Residential	2	0	2	M68	Residential	2	0	2
Riggsville	Residential	2	0	2	M33	Residential	7	0	7	M68	Residential	2	0	2
Riggsville	Residential	1	1	2	M33	Residential	1	0	1	M68	Residential	2	0	2
Riggsville	Residential	2	0	2	M33	Residential	1	0	1	M68	Residential	2	0	2
Riggsville	Residential	2	0	2	M33	Residential	5	0	5	M68	Residential	2	0	2

Political Sign Inventory

	sorted by column "TOTAL"					sorted by column "Large"					sorted by column "standard"					
		Standard	large	TOTAL			Standard	large	TOTAL			Standard	large	TOTAL		
Riggsville	Residential	2	0	2		M33	Residential	2	0	2		M68	Residential	2	0	2
Riggsville	Residential	2	0	2		M33	Business	2	0	2		M68	Corner	2	0	2
Riggsville	Residential	1	1	2		M33	Corner	1	0	1		Riggsville	Residential	2	0	2
M27	Residential	2	1	3		M33	Corner	5	0	5		Riggsville	Residential	2	0	2
M27	Residential	2	1	3		M33	Corner	5	0	5		Riggsville	Residential	2	0	2
M27	Residential	2	1	3		M33	Corner	5	0	5		Riggsville	Residential	2	0	2
M27	Residential	2	1	3		M33	Corner	1	0	1		Riggsville	Residential	2	2	4
M27	Business	2	1	3		M33	Corner	5	0	5		Riggsville	Residential	2	0	2
M27	Vacant	2	1	3		M33	Corner	2	0	2		Riggsville	Residential	2	0	2
M27	Residential	3	0	3		M33	Corner	3	0	3		Riggsville	Residential	2	0	2
M27	Residential	3	0	3		M33	Corner	1	0	1		Riggsville	Residential	2	0	2
M27	Residential	3	0	3		M68	Residential	3	0	3		Riggsville	Residential	2	1	3
M27	Residential	3	0	3		M68	Residential	1	0	1		M27	Residential	3	0	3
M27	Residential	3	0	3		M68	Residential	3	0	3		M27	Residential	3	0	3
M27	Residential	3	0	3		M68	Residential	1	0	1		M27	Residential	3	0	3
M27	Residential	3	0	3		M68	Residential	6	0	6		M27	Residential	3	0	3
M27	Residential	3	0	3		M68	Residential	3	0	3		M27	Residential	3	0	3
M27	Residential	3	0	3		M68	Residential	2	0	2		M27	Residential	3	0	3
M27	Residential	3	0	3		M68	Residential	2	0	2		M27	Residential	3	0	3
M27	Residential	3	0	3		M68	Residential	2	0	2		M27	Residential	3	0	3
M27	Residential	3	0	3		M68	Residential	3	0	3		M27	Residential	3	0	3
M27	Residential	3	0	3		M68	Residential	2	0	2		M27	Residential	3	0	3
M27	Residential	3	0	3		M68	Residential	4	0	4		M27	Residential	3	0	3
M27	Residential	3	0	3		M68	Residential	1	0	1		M27	Residential	3	0	3
M27	Residential	3	0	3		M68	Residential	1	0	1		M27	Residential	3	0	3
M27	Business	3	0	3		M68	Residential	1	0	1		M27	Residential	3	0	3
M27	Business	3	0	3		M68	Residential	1	0	1		M27	Residential	3	0	3
M27	Business	3	0	3		M68	Residential	2	0	2		M27	Residential	3	0	3
M27	Business	3	0	3		M68	Residential	2	0	2		M27	Business	3	0	3
M27	Corner	3	0	3		M68	Residential	9	0	9		M27	Business	3	0	3
M27	Corner	3	0	3		M68	Residential	3	0	3		M27	Business	3	0	3
M33	Residential	3	0	3		M68	Residential	3	0	3		M27	Business	3	0	3
M33	Residential	2	1	3		M68	Residential	1	0	1		M27	Corner	3	0	3

Political Sign Inventory

	sorted by column "TOTAL"					sorted by column "Large"					sorted by column "standard"			
		Standard	large	TOTAL			Standard	large	TOTAL			Standard	large	TOTAL
M33	Residential	3	0	3	M68	Residential	1	0	1	M27	Corner	3	0	3
M33	Residential	3	0	3	M68	Residential	3	0	3	M27	Residential	3	1	4
M33	Residential	3	0	3	M68	Residential	3	0	3	M27	Residential	3	1	4
M33	Residential	3	0	3	M68	Residential	1	0	1	M27	Vacant	3	1	4
M33	Residential	3	0	3	M68	Residential	1	0	1	M33	Residential	3	0	3
M33	Residential	3	0	3	M68	Residential	1	0	1	M33	Residential	3	0	3
M33	Corner	3	0	3	M68	Residential	4	0	4	M33	Residential	3	0	3
M68	Residential	3	0	3	M68	Residential	2	0	2	M33	Residential	3	0	3
M68	Residential	3	0	3	M68	Residential	1	0	1	M33	Residential	3	0	3
M68	Residential	3	0	3	M68	Residential	3	0	3	M33	Residential	3	0	3
M68	Residential	3	0	3	M68	Residential	1	0	1	M33	Residential	3	0	3
M68	Residential	3	0	3	M68	Business	1	0	1	M33	Corner	3	0	3
M68	Residential	3	0	3	M68	Corner	3	0	3	M68	Residential	3	0	3
M68	Residential	3	0	3	M68	Corner	3	0	3	M68	Residential	3	0	3
M68	Residential	3	0	3	M68	Corner	15	0	15	M68	Residential	3	0	3
M68	Residential	3	0	3	M68	Corner	5	0	5	M68	Residential	3	0	3
M68	Corner	3	0	3	M68	Corner	2	0	2	M68	Residential	3	0	3
M68	Corner	3	0	3	M68	Corner	1	0	1	M68	Residential	3	0	3
M68	Corner	3	0	3	M68	Corner	3	0	3	M68	Residential	3	0	3
Riggsville	Residential	2	1	3	M68	Corner	1	0	1	M68	Residential	3	0	3
Riggsville	Corner	3	0	3	M68	Corner	1	0	1	M68	Residential	3	2	5
M27	Residential	3	1	4	Riggsville	Residential	2	0	2	M68	Residential	3	1	4
M27	Residential	3	1	4	Riggsville	Residential	2	0	2	M68	Residential	3	0	3
M27	Vacant	3	1	4	Riggsville	Residential	2	0	2	M68	Corner	3	0	3
M27	Residential	4	0	4	Riggsville	Residential	2	0	2	M68	Corner	3	0	3
M27	Residential	4	0	4	Riggsville	Residential	1	0	1	M68	Corner	3	0	3
M27	Residential	4	0	4	Riggsville	Residential	1	0	1	Riggsville	Corner	3	0	3
M27	Residential	4	0	4	Riggsville	Residential	2	0	2	M27	Residential	4	0	4
M27	Residential	4	0	4	Riggsville	Residential	2	0	2	M27	Residential	4	0	4
M27	Residential	4	0	4	Riggsville	Residential	1	0	1	M27	Residential	4	0	4
M27	Residential	4	0	4	Riggsville	Residential	2	0	2	M27	Residential	4	0	4
M27	Residential	4	0	4	Riggsville	Residential	2	0	2	M27	Residential	4	0	4
M27	Residential	4	0	4	Riggsville	Residential	1	0	1	M27	Residential	4	0	4

Political Sign Inventory

	sorted by column "TOTAL"					sorted by column "Large"					sorted by column "standard"					
		Standard	large	TOTAL			Standard	large	TOTAL			Standard	large	TOTAL		
M27	Residential	4	0	4		Riggsville	Residential	1	0	1		M27	Residential	4	0	4
M27	Corner	4	0	4		Riggsville	Residential	1	0	1		M27	Residential	4	0	4
M33	Residential	4	0	4		Riggsville	Corner	3	0	3		M27	Residential	4	0	4
M33	Residential	4	0	4		M27	Residential	0	1	1		M27	Residential	4	0	4
M33	Residential	4	0	4		M27	Residential	0	1	1		M27	Corner	4	0	4
M68	Residential	4	0	4		M27	Corner	0	1	1		M27	Residential	4	1	5
M68	Residential	4	0	4		M27	Residential	1	1	2		M33	Residential	4	0	4
M68	Residential	3	1	4		M27	Residential	1	1	2		M33	Residential	4	0	4
Riggsville	Residential	2	2	4		M27	Business	1	1	2		M33	Residential	4	0	4
M27	Residential	4	1	5		M27	Residential	2	1	3		M33	Residential	4	2	6
M27	Residential	5	0	5		M27	Residential	2	1	3		M68	Residential	4	3	7
M27	Residential	5	0	5		M27	Residential	2	1	3		M68	Residential	4	0	4
M27	Residential	5	0	5		M27	Residential	2	1	3		M68	Residential	4	0	4
M27	Residential	5	0	5		M27	Business	2	1	3		M27	Residential	5	0	5
M27	Business	5	0	5		M27	Vacant	2	1	3		M27	Residential	5	0	5
M33	Residential	5	0	5		M27	Residential	3	1	4		M27	Residential	5	0	5
M33	Residential	5	0	5		M27	Residential	3	1	4		M27	Residential	5	0	5
M33	Residential	5	0	5		M27	Vacant	3	1	4		M27	Business	5	0	5
M33	Corner	5	0	5		M27	Residential	4	1	5		M27	Business	5	1	6
M33	Corner	5	0	5		M27	Business	5	1	6		M27	Vacant	5	2	7
M33	Corner	5	0	5		M27	Corner	10	1	11		M33	Residential	5	0	5
M33	Corner	5	0	5		M27	Residential	13	1	14		M33	Residential	5	0	5
M68	Residential	3	2	5		M33	Residential	2	1	3		M33	Residential	5	0	5
M68	Corner	5	0	5		M33	Residential	0	1	1		M33	Corner	5	0	5
M27	Business	5	1	6		M33	Residential	0	1	1		M33	Corner	5	0	5
M27	Residential	6	0	6		M33	Corner	1	1	2		M33	Corner	5	0	5
M27	Residential	6	0	6		M68	Residential	1	1	2		M33	Corner	5	0	5
M27	Corner	6	0	6		M68	Residential	0	1	1		M68	Corner	5	0	5
M33	Residential	4	2	6		M68	Residential	0	1	1		M27	Residential	6	0	6
M68	Residential	6	0	6		M68	Residential	0	1	1		M27	Residential	6	0	6
M27	Vacant	5	2	7		M68	Residential	3	1	4		M27	Corner	6	0	6
M27	Residential	7	0	7		M68	Residential	0	1	1		M27	Residential	6	3	9
M27	Residential	7	0	7		M68	Corner	0	1	1		M27	Vacant	6	3	9

Political Sign Inventory

	sorted by column "TOTAL"						sorted by column "Large"						sorted by column "standard"			
		Standard	large	TOTAL				Standard	large	TOTAL				Standard	large	TOTAL
M27	Corner	7	0	7		M68	Corner	8	1	9		M68	Residential	6	0	6
M33	Residential	7	0	7		M68	Corner	0	1	1		M27	Residential	7	0	7
M33	Residential	7	0	7		Riggsville	Residential	1	1	2		M27	Residential	7	0	7
M68	Residential	4	3	7		Riggsville	Residential	2	1	3		M27	Corner	7	0	7
Riggsville	Corner	7	1	8		Riggsville	Residential	1	1	2		M33	Residential	7	0	7
M27	Residential	6	3	9		Riggsville	Corner	7	1	8		M33	Residential	7	0	7
M27	Vacant	6	3	9		M27	Vacant	5	2	7		M33	Corner	7	2	9
M27	Residential	9	0	9		M33	Residential	4	2	6		Riggsville	Corner	7	1	8
M33	Corner	7	2	9		M33	Corner	7	2	9		M68	Corner	8	1	9
M68	Residential	9	0	9		M68	Residential	3	2	5		M27	Residential	9	0	9
M68	Corner	8	1	9		Riggsville	Residential	2	2	4		M68	Residential	9	0	9
M27	Corner	10	1	11		M27	Residential	6	3	9		M27	Corner	10	1	11
M27	Business	10	3	13		M27	Vacant	6	3	9		M27	Business	10	3	13
M27	Residential	13	1	14		M27	Business	10	3	13		M27	Vacant	12	3	15
M27	Vacant	12	3	15		M27	Vacant	12	3	15		M27	Residential	13	1	14
M68	Corner	15	0	15		M68	Residential	4	3	7		M68	Corner	15	0	15