

**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING**  
**WEDNESDAY, JUNE 22, 2016 AT 7:00PM**  
**ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING**

**Members Present:** Charles Freese, Ralph Hemmer, John Moore, John Thompson,

**Members Absent:** Nini Sherwood

**Others Present:** Scott McNeil, Tony Matelski, Larry Sidell

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

**PLEDGE OF ALLEGIANCE**

Chairperson Freese led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

The agenda was presented. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to accept the agenda as presented. Motion carried. 4 Ayes (Freese, Hemmer, Moore, Thompson), 0 Nays, 1 Absent (Sherwood)

**APPROVAL OF MINUTES**

Minutes from the May 25, 2015 Zoning Board of Appeals meeting were presented. **Motion** by Mr. Hemmer, seconded by Mr. Thompson, to approve the minutes as presented. Motion carried. 4 Ayes (Freese, Hemmer, Moore, Thompson), 0 Nays, 1 Absent (Sherwood)

**PUBLIC HEARING & ACTION ON REQUESTS**

**Larry Sidell** – Requests a 12 month temporary use for outdoor storage of empty waste dumpsters and outdoor parking of waste hauling trucks classified as solid waste transporting units. The property is located at 8627 North Straits Highway, Inverness Township, Section 24, parcel #091-024-200-006-00 and is zoned Commercial Development (D-CM). The Zoning Board of Appeals may permit temporary buildings and uses for periods not exceeding two (2) years, which may be renewed upon request for not more than one (1), one (1) year period pursuant to Section 23.5.2.5. of the Cheboygan County Zoning Ordinance #200.

Mr. McNeil stated that the applicant is requesting a temporary use for outdoor storage of empty waste dumpsters and outdoor parking of waste hauling trucks classified as solid waste transporting units. Mr. McNeil referred to Section 23.5.2.5 and stated the Zoning Board of Appeals can grant temporary uses for up to two years and there is a provision to allow a one year extension. Mr. McNeil stated that the applicant is only requesting 12 months.

Mr. Sidell stated he is looking for a temporary location as he trying to move this business into the industrial park. Mr. Sidell stated that he only plans to be at this location for a couple of months. Discussion was held.

Mr. Thompson asked if the equipment will be empty when it is parked at night. Mr. Sidell stated no. Mr. Sidell stated when the truck is full, he will take it to the landfill.

Mr. Freese asked if there will be offices on the site. Mr. Sidell stated yes. Mr. Freese asked if the dumpsters will be empty when they are stored. Mr. Sidell stated yes. Mr. Freese asked if they will ever be full. Mr. Sidell stated no. Mr. Sidell stated that the current occupants have a dumpster that will have trash in it. Mr. Freese asked how many dumpsters will there be on site. Mr. Sidell stated he did not see having any more than a dozen or so. Mr. Freese asked how many trucks will be on site. Mr. Sidell stated no more than two. Mr. Freese asked what are the proposed hours of operation. Mr. Sidell stated that office hours are Monday through Thursday from 9:00am to 5:00pm and Friday from 9:00pm to 3:00pm. Mr. Sidell stated that currently trash is being picked up on Tuesdays from 7:00am – 2:00pm but this will change as the business grows. Mr. Freese asked for details on cleaning of the dumpsters and the truck. Mr. Sidell stated he will not wash the dumpsters or truck out at this location. Mr. Sidell stated that the truck is emptied out at the landfill. Mr. Sidell stated he plans to be moving out of this location in a couple of months. Mr. Freese asked if the truck will be washed out at any other location. Mr. Sidell stated only at the landfill. Mr. Sidell stated he can take it to the local car wash. Mr. Freese asked how the dumpsters will be washed. Mr. Sidell stated he hasn't had to wash out dumpsters in the past. Mr. Freese asked which landfill Mr. Sidell uses. Mr. Sidell stated MOA (Montmorency, Oscoda, Alpena) Landfill. Discussion was held regarding why Mr. Sidell is not applying for a special use permit.

Mr. Freese asked for public comments. There were no public comments. Public comment closed.

The Zoning Board of Appeals reviewed the General Findings and added "This business (either as a waste hauling business or contractor's yard) could have been approved with a special use permit." as item 5. The Zoning Board of Appeals reviewed and approved the Findings of Fact and the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Moore seconded by Mr. Hemmer, to approve the 12 month temporary use variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4 with the following conditions:

1. Screening of the dumpster location
2. Any leachate that results from the cleaning of the dumpsters or trucks will have to be collected and disposed of in accordance with the State of Michigan regulations District Health Department #4 regulations.
3. The 12 month temporary use variance is granted for one year (April 1, 2016 to April 1, 2017) running with the same time frame as exhibit 3.

Motion carried. 4 Ayes (Freese, Hemmer, Moore, Thompson), 0 Nays, 1 Absent (Sherwood)

**UNFINISHED BUSINESS**

No comments.

**NEW BUSINESS**

No comments.

**ZBA COMMENTS**

No comments.

**PUBLIC COMMENTS**

No comments.

**ADJOURN**

**Motion** by Mr. Moore to adjourn. Motion carried. Meeting adjourned at 7:24pm.



John Thompson, Secretary