

NOTICE
CHEBOYGAN COUNTY PLANNING COMMISSION MEETING AND PUBLIC HEARING
WEDNESDAY, JUNE 15, 2016 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721

- 1.) **Rae Bontekoe – Requests a Special Use Permit** for an Event Venue (Section 9.3.22.). The property is located at 8739 Brudy Road, Ellis Township, section 18, parcel #210-018-400-002-01 and is zoned Agriculture and Forestry Management (M-AF).
- 2.) **An Ordinance to amend the Cheboygan County Zoning Ordinance #200** to add definitions for Camping Cabin, Gardening and Portable Sawmill, update the definitions for Campground and Motel or Motor inn, repeal use classifications for Temporary Mobile Homes, Cabin Colonies, Any development on seasonal roads that requires public services or utilities , Accessory buildings and uses customarily incidental to any of the forgoing and to add requirements for use of Portable Sawmills in the Rural Character/Country Living zoning district.
- 3.) **An Ordinance to amend the Cheboygan County Zoning Ordinance #200** to provide definitions for Non-Residential Use, Planned Project and Residential Use and provide standards and approval requirements for Planned Project uses in zoning districts where Planned Projects are allowed.

Please visit the Planning and Zoning office or visit our website to see the proposed rezoning and the associated drawings and documents. These documents and staff report may be viewed at www.cheboygancounty.net/planning/. Comments, questions, and correspondence may be sent to planning@cheboygancounty.net or Planning & Zoning Department, PO Box 70, 870 South Main St., Rm. 103, Cheboygan, MI 49721, or presented at the meeting

Persons with disabilities needing accommodations for effective participation in the public hearing should contact the Community Development Director at the above address one week in advance to request mobility, visual, hearing or other assistance.

CHEBOYGAN COUNTY PLANNING COMMISSION

Rae Bontekoe

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 (8 Pages)
5. Photos (4 Pages)
6. Boundary Survey With Topographic Detail (1 Page)
7. Site Plan (1 Page)
8. Mailing List (1 Page)
- 9.
- 10.
- 11.
- 12.
- 13.

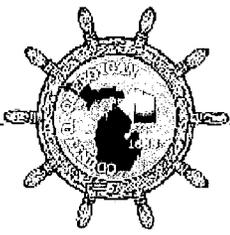
Note: Planning Commission members have exhibits 1 and 2.

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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

PROPERTY LOCATION

Address <i>8739 Brudy Road</i>	City / Village <i>Wolverine, Michigan</i>	Twp / Sec. <i>Ellis Township Section 18</i>	Zoning District
Property Tax I.D. Number <i>210 018400 002 01</i>	Plat or Condo Name / Lot or Unit No. <i>T34N r2w</i>		

APPLICANT

Name <i>Rae Bontekoe</i>	Telephone <i>231-445-2610</i>	Fax <i>☐</i>
Address <i>8739 Brudy Road</i>	City, State & Zip <i>Wolverine, Mi. 49799</i>	E-Mail <i>rabontekoe@gmail.com</i>

OWNER (If different from applicant)

Name <i>Same.</i>	Telephone	Fax
Address	City, State & Zip	E-Mail

PROPOSED WORK

Type (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Change in Use or Additional Use <input type="checkbox"/> Reconstruction <input type="checkbox"/> Relocated Building <input checked="" type="checkbox"/> Sign, Type: <i>hanging</i> <input type="checkbox"/> Other: _____	Building/Sign Information Overall Length: _____ feet Overall Width: _____ feet Floor Area: _____ sq. feet Overall Building Height: _____ feet Sign Area: <i>3-6</i> sq. feet Sign Height <i>~3-6</i> feet
---	---

PROPOSED USE (check all that apply)

<input type="checkbox"/> Single-Family Residence	<input type="checkbox"/> Expansion / Addition	<input type="checkbox"/> Office	<input type="checkbox"/> Agricultural
<input type="checkbox"/> Duplex	<input type="checkbox"/> Garage or Accessory	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Institutional
<input type="checkbox"/> Multi-Family, # of units _____	<input type="checkbox"/> Storage	<input type="checkbox"/> Industrial	<input type="checkbox"/> Utility
<input checked="" type="checkbox"/> Other: <i>Event Venue</i>			

Has there been a Site Plan or Special Use Permit approved for this parcel before? YES NO

If YES, date of approval: _____ Approved Use: _____

Directions to site: *Drive South on I75 from Cheboygan. Take the second Indian River Exit 311. Go East on Hwy 68 across I75. Go South on Brudy Road (first Right after crossing I75) about 5 miles. Turn on the Left side of road.* 4

SPECIAL LAND USE PERMIT APPLICATION

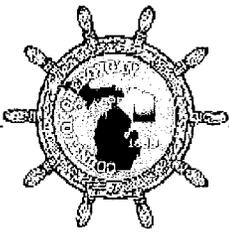
CHEBOYGAN COUNTY PLANNING COMMISSION

Rae Bontekoe

Exhibit List

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2. Cheboygan County Master Plan
3. Notice of Planning Commission Meeting (1 Page)
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6. Boundary Survey With Topographic Detail (1 Page)
7. Site Plan (1 Page)
8. Mailing List (1 Page)
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Note: Planning Commission members have exhibits 1 and 2.



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1. Describe all anticipated activities (e.g. type of business, hours of operation, number of employees, etc). Attach additional sheets if needed.

This will be an event venue using the existing barn, with improvements to bring it up to code, an property.

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.

I plan to keep the barn & land looking as natural as possible and also bring up to code. Parking will be in a field accessed on Brady Road.

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.

yes. I plan on creating a handicap accesible pathway up to barn using stamped concrete to blend w barn & yard/garden.

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

N/A

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.

Barnd's shall be used only inside of barn.

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

Driveway will remain clear of any parked vehicles

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

yes. There will be walkway from barn to driveway to Brady Road.

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

N/A

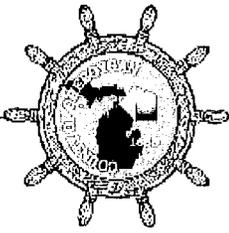
h. Exterior lighting shall be arranged as follows:

i. It is deflected away from adjacent properties. *yes*

ii. It does not impede the vision of traffic along adjacent streets. *N/A in Country setting.*

iii. It does not unnecessarily illuminate night skies. *Lighting will be aimed down.*

SPECIAL LAND USE PERMIT APPLICATION



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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.

yes

- 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: 15.9 acres

4. Present use of property:

Residential

5. SUP Standards:

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

yes?

- 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.** No.

- 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.** Music can be heard by neighbors.

I have spoken with all adjoining property owners. They have all given positive feed back to having this venue open.

- 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.** yes

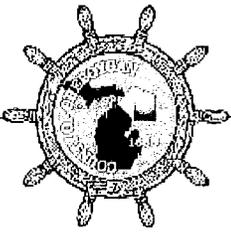
- e. Will the proposed special land use place demands on fire, police, or other public resources in excess of current capacity? **Explain.**

No.

- 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. Water is current well.

I will put in septic system for barn restrooms.

Garbage will be placed in large garbage cans & disposed of thru waste management company.



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SPECIAL LAND USE PERMIT APPLICATION

g. 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 Rae Bontkoe Date 5/8/16

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

Yes No

Owner's Signature Rae Bontkoe Date 5/8/16

FOR PLANNING/ZONING DEPT. USE ONLY

Date Received:	<u>5/13/16</u>	Notes:
Fee Amount Received:	<u>\$ 228.00</u>	
Receipt Number:		
Public Hearing Date:	<u>6/15/16</u>	

Planning/Zoning Administrator Approval:

[Signature]

Signature

5/16/16

Date

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.
	✓	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.
✓ <i>Driveway</i>		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.
	N/A	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
✓		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.
✓		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
✓		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
✓		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.

SECTION

REASON FOR WAIVER REQUEST

e.	not applicable - Project Prevalence

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.

Rae Bontekoe
SIGNATURE

5/8/16
DATE

I am hoping to turn my barn into an event venue to host weddings, graduation parties, family reunions, dances, etc. I plan to be open from mid-May to the end of October every year.

I would hold 1 wedding per weekend initially. I plan on asking music to end by 11:00 p.m. with everyone vacating property by 11:30 -12. Weekday events would end by 10:00 p.m.

Parking will be in a field just north of the barn. It will be accessed off of Brudy road. There will be signage indicating parking for the event. I would hire a contract employee to be a parking attendant. That person would show people where to park and also walk them to their car with flashlight as needed. For people who cannot safely walk thru the field, I will allow them to use my blacktopped driveway for drop off near the barn and handicapped accessible walkway .

Employees would include contract employees only. I plan on hiring up to 5-7 as needed. Their duties would include but is not limited to: yard maintenance people, handyman , assistance for set up and take down, cleaning, fire pit , and parking attendants.

Lighting will be mostly inside the barn, however, I will have some yard lighting. This would include a large light on the front and side of the barn, string lighting around the yard and barn , lighting along pathways , and possibly other solar lights as needed.

Restrooms: There will be 1 women's and 1 men's restroom. They will both be accessible from both ends of the barn and be handicapped accessible. There will be 2 stalls in each restroom.

Garbage collection will be in large plastic garbage cans and be disposed of thru the owner's current garbage collector. It will be stored in the garage until garbage collection day on Wednesdays.

Food and alcohol: All food and alcohol will be required to be served by a licensed caterer.

Insurance: business owner will carry business liability insurance. Clients will also be required to carry an event liability coverage of their own.

Structure: I am planning on re- modeling the barn somewhat, to bring it up to code, accessibility, and safety requirements. This will include adding support beams and posts to support floor, replacing main level floor, making the upper level handicap accessible by adding a deck and concrete walkway to the front of the barn, adding restrooms/septic/ plumbing to lower level, rewiring the entire barn for commercial use, adding lighting and windows.

Over the next few years, I will add improvements as able. This would include landscaping, seating areas, gardens, and a firepit area. There is a large flat area for use if clients desire to set up a tent.

I plan to allow 150 to 250 guests.

Overall, I would like to keep the barn and grounds looking as authentic and natural as possible while providing a beautiful setting for events.

Mary Ellen Tryban
Cheboygan County Clerk/Register of Deeds
 231-627-8866

870 South Main Street
P.O. Box 70
Cheboygan, Michigan 49721

12/28/2016 10:05:11 AM

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12/28/2016 10:05:11 AM

Indexes available 1/2/1935 thru 2/26/2016. Data uploaded 10:05PM 2/28/2016.

Shopping Cart

To view document images (if available), your web browser must allow popup windows from this web site.

MORTGAGE

Liber/Page **01259 / 00849**

Pages **19**

Recorded **6/9/2014 3:40:11 PM**

Signed

Returned **6/18/2014**



Get

READER*

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Add to Cart

Party Type	Party Name
MORTGAGOR	BONTEKOE, RAE
MORTGAGEE	STRAITS AREA FEDERAL CREDIT UNION

Property Description
ELLIS T34N R2W SECTION 18 TOWNSHIP 34N RANGE 02W [UNDEFINED]

Ref To:	Recorded	Instrument Type (Click reference to view details)

Ref From:	Recorded	Instrument Type (Click reference to view details)

Amount Type	Amt	Comment
RECORDING FEE	\$68.00	
MORTGAGE AMOUNT	\$118,400.00	

Return Address
 ATTORNEYS TITLE AGENCY
 31440 NORTHWESTERN HWY STE 100

 FARMINGTON HILLS MI 48334

Comments

8739 BRUDY ROAD
 WOLVERINE, MI 49799

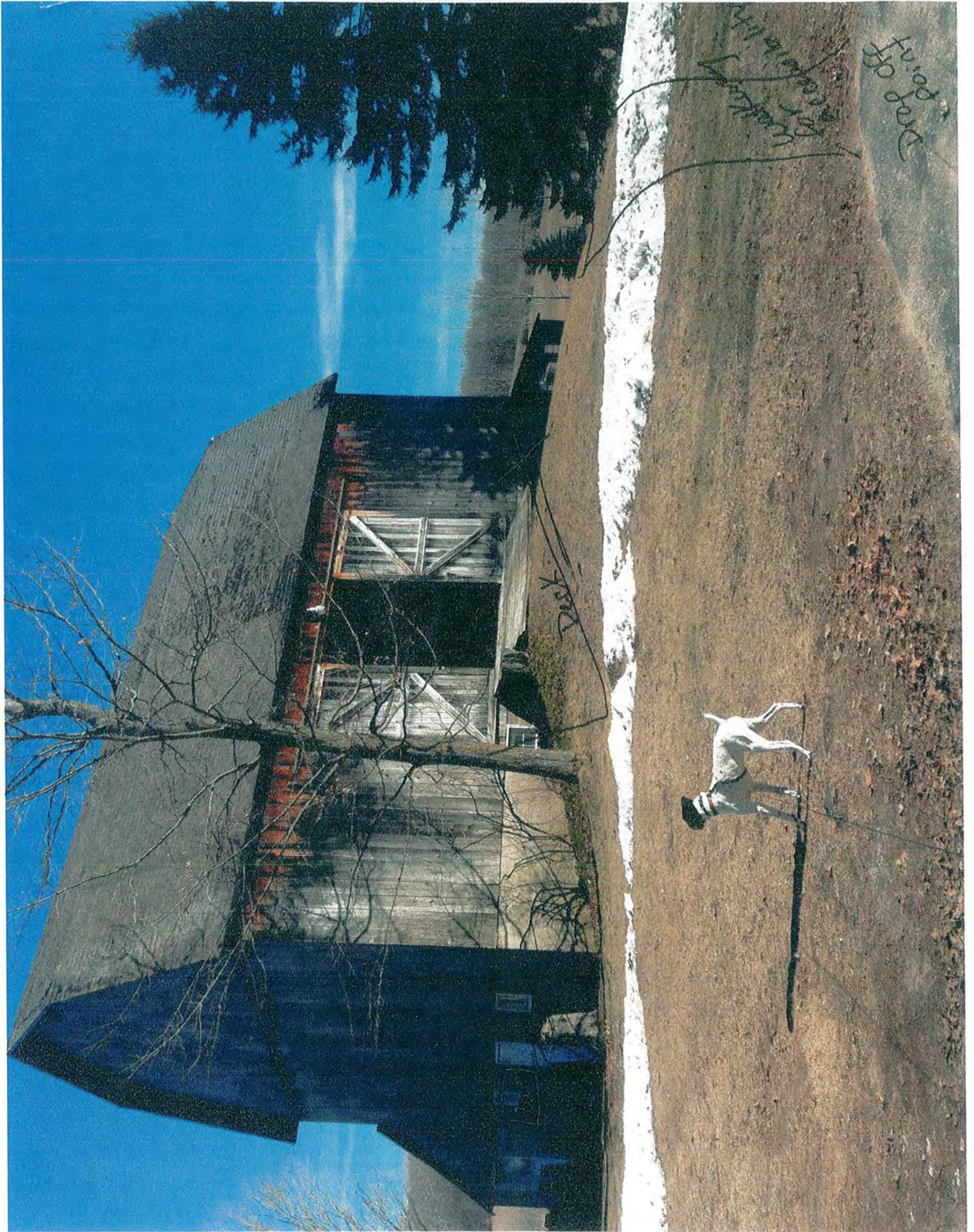


← parking
Tent

Barn

table





Dog off

Kittling

Kittling



Tent area

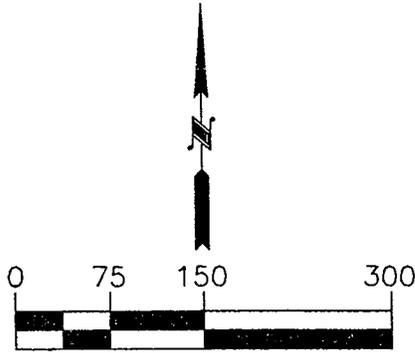
Barn were →

Parking

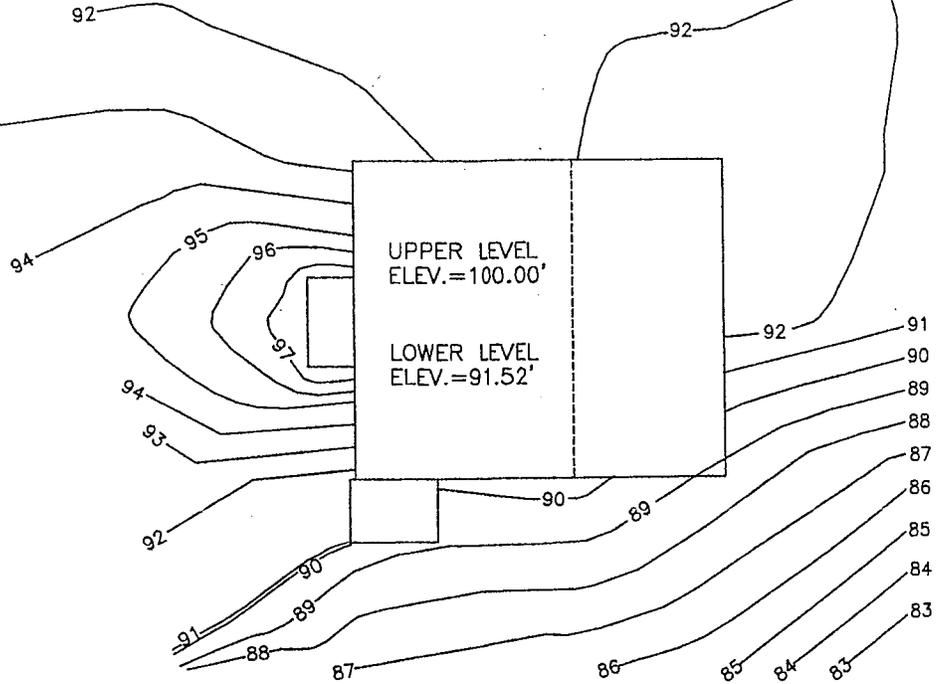
SECTION 18, T34N, R2W,
CHEBOYGAN COUNTY, MICHIGAN

SOUTHEAST
CORNER OF
DRIVEWAY
ELEV.=92.62'

S00°03'30"E 659.93'(M) S00°06'00"E 660.00'(R)



(IN FEET)
1 INCH = 150 FT.



BARN TOPOGRAPHIC DETAIL
SCALE: 1"=30'

- FD IRON W/CAP #27463
- SET 1/2" REBAR W/CAP #52460
- ✱ POWER POLE W/TELEPHONE BOX
- ⊗ BURIED GAS MARKER
- ⊕ WELL

BEARINGS BASED ON THE DEED
OF RECORD.

PROPERTY AS SURVEYED RECORDED
IN LIBER 1273, PAGE 13,
CHEBOYGAN COUNTY RECORDS.



Alan J. Granger

Granger and Associates, Inc.

Engineers • Surveyors

224 S. Main St., Cheboygan, MI 49721

Email: grangerandassociates@gmail.com

231-627-2763

TITLE:

BOUNDARY SURVEY
WITH TOPOGRAPHIC DETAIL

SCALE: 1" = 150'

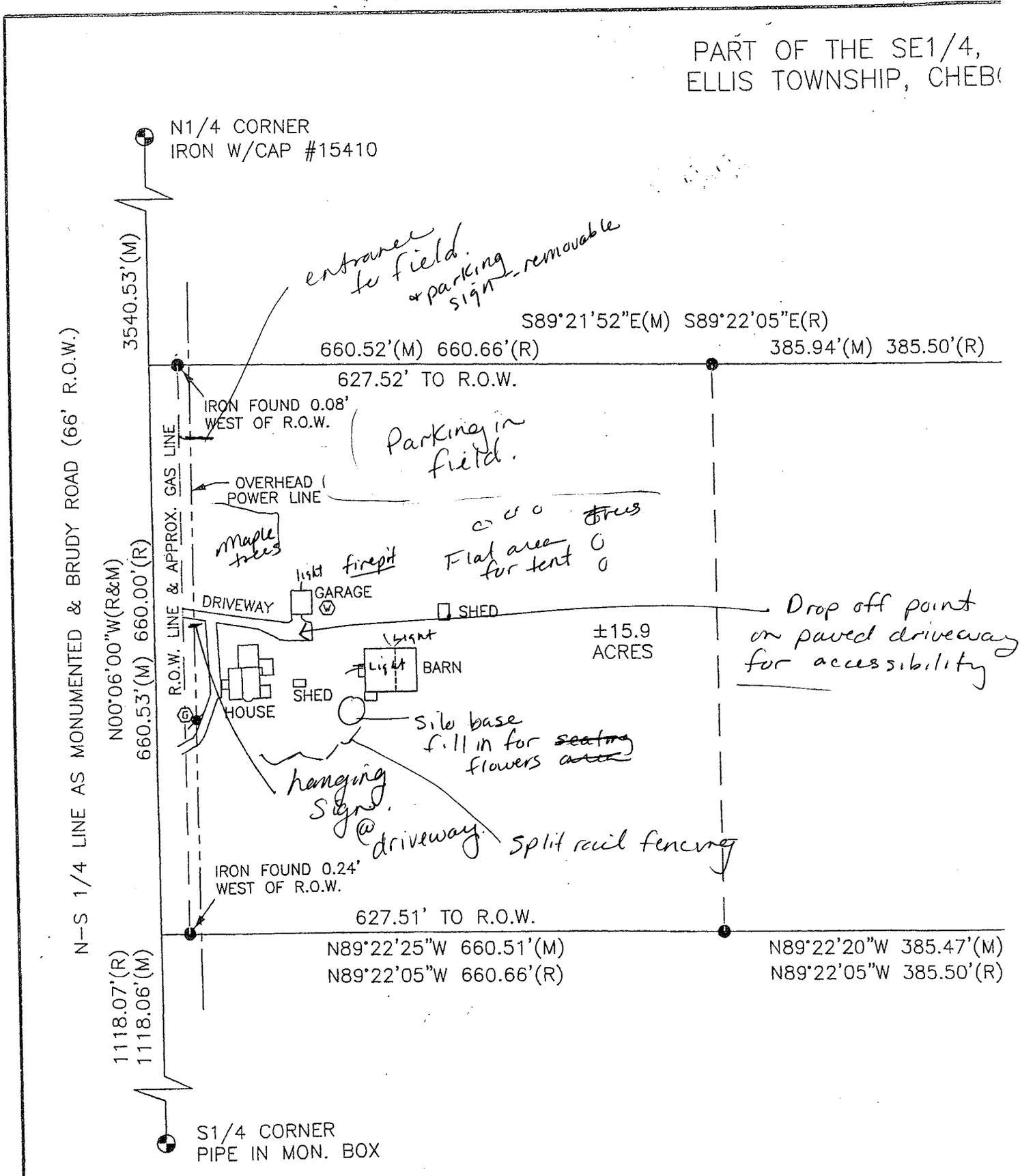
SHEET 1 OF 1

DRAWN BY: JSD

JOB NO.: C7373-00

6

PART OF THE SE1/4,
ELLIS TOWNSHIP, CHEB



DATE	REVISIONS	CLIENT:
APRIL 01, 2016	ORIGINAL ISSUE	RAE BONTEKOE 8739 BRUDY ROAD WOLVERINE, MI 49799
	7	

16-210-018-300-002-04
SHANN, MATTHEW D
8800 BRUDY RD
WOLVERINE MI 49799

16-210-018-300-002-04
OCCUPANT
8800 BRUDY RD
WOLVERINE, MI 49799

16-210-018-300-002-06
MCDOUGALL, DUANE & CYNTHIA
8610 BRUDY RD
WOLVERINE MI 49799

16-210-018-300-002-06
OCCUPANT
8610 BRUDY RD
WOLVERINE, MI 49799

16-210-018-313-121-00
OBOYLE, DARREN & BRIDGET H/W
8914 BRUDY RD
WOLVERINE MI 49799

16-210-018-313-121-00
OCCUPANT
8914 BRUDY RD
WOLVERINE, MI 49799

16-210-018-400-002-01
BONTEKOE, RAE
8739 BRUDY RD
WOLVERINE MI 49799

16-210-018-400-002-01
OCCUPANT
8739 BRUDY RD
WOLVERINE, MI 49799

16-210-018-400-006-00
FLOCK, FRANKLYN JR & SUSAN H/
8829 BRUDY RD
WOLVERINE MI 49799

16-210-018-400-006-00
OCCUPANT
8829 BRUDY RD
WOLVERINE, MI 49799

16-210-018-400-008-00
BLUEMENTHAL, DAVID & JAMIE H/
8475 BELLAVIEW DR
FENTON MI 48430

16-210-018-400-008-00
OCCUPANT
8565 BRUDY RD
WOLVERINE, MI 49799

16-210-018-400-010-00
SANTANGELO, VICTOR &
5229 DUNHAM RD
WOLVERINE MI 49799

16-210-018-400-010-00
OCCUPANT
5229 DUNHAM RD
WOLVERINE, MI 49799

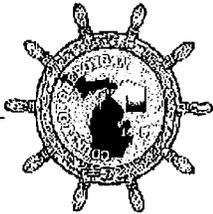
CHEBOYGAN COUNTY PLANNING COMMISSION

John M. Petre – *Revised 05/31/16*

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Site Plan Review Application (6 Pages)
4. Site Plan (1 Page)
5. Detail Drawing (1 Page)
- 6.
- 7.
- 8.
- 9.
- 10.

Note: Planning Commission members have exhibits 1 and 2.



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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.

Sale of Pharmas Storage Buildings - No employees
Display only.

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 Changes in contours of 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.

No changes in landscape

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

Current drainage is fine - No changes

- 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.

Drive area between display - Driveway from S. Straits Hwy.

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

on S. Straits Highway

- 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: No Extension Lighting

- i. It is deflected away from adjacent properties. _____
ii. It does not impede the vision of traffic along adjacent streets. _____
iii. It does not unnecessarily illuminate night skies. _____

SITE PLAN REVIEW APPLICATION



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

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.

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: 3.67 & .92 Acres

4. Present use of property: Proximal for employees of Inverness River Sports

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 [Signature]

Date 5-17-16

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

Yes No

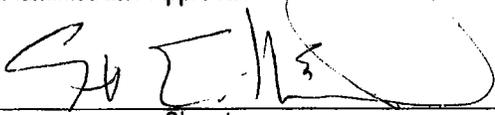
Owner's Signature [Signature]

Date 5-9-16



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

[REDACTED]		
Date Received:	5-20-16	Notes:
Fee Amount Received:	\$ 220.00	
Receipt Number:	5033	
Public Hearing Date:	6-15-16	
Planning/Zoning Administrator Approval:		
		5/20/16
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.
N/A		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, carpools, 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.
N/A		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.
N/A		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.
n/a		o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
n/a		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
n/a		q. Elevation drawing(s) for proposed commercial and industrial structures.
n/a		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
n/a		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.

SECTION

REASON FOR WAIVER REQUEST

d.	Existing topography is flat - No changes to topography

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

5-17-16

 DATE

977.8'

M-27
ROW

161-001-200-005-04

SEE DETAIL
DRAWING →

250'

161-001-400-002-00

200'

438.1'

827.5'

4

I-75
ROW

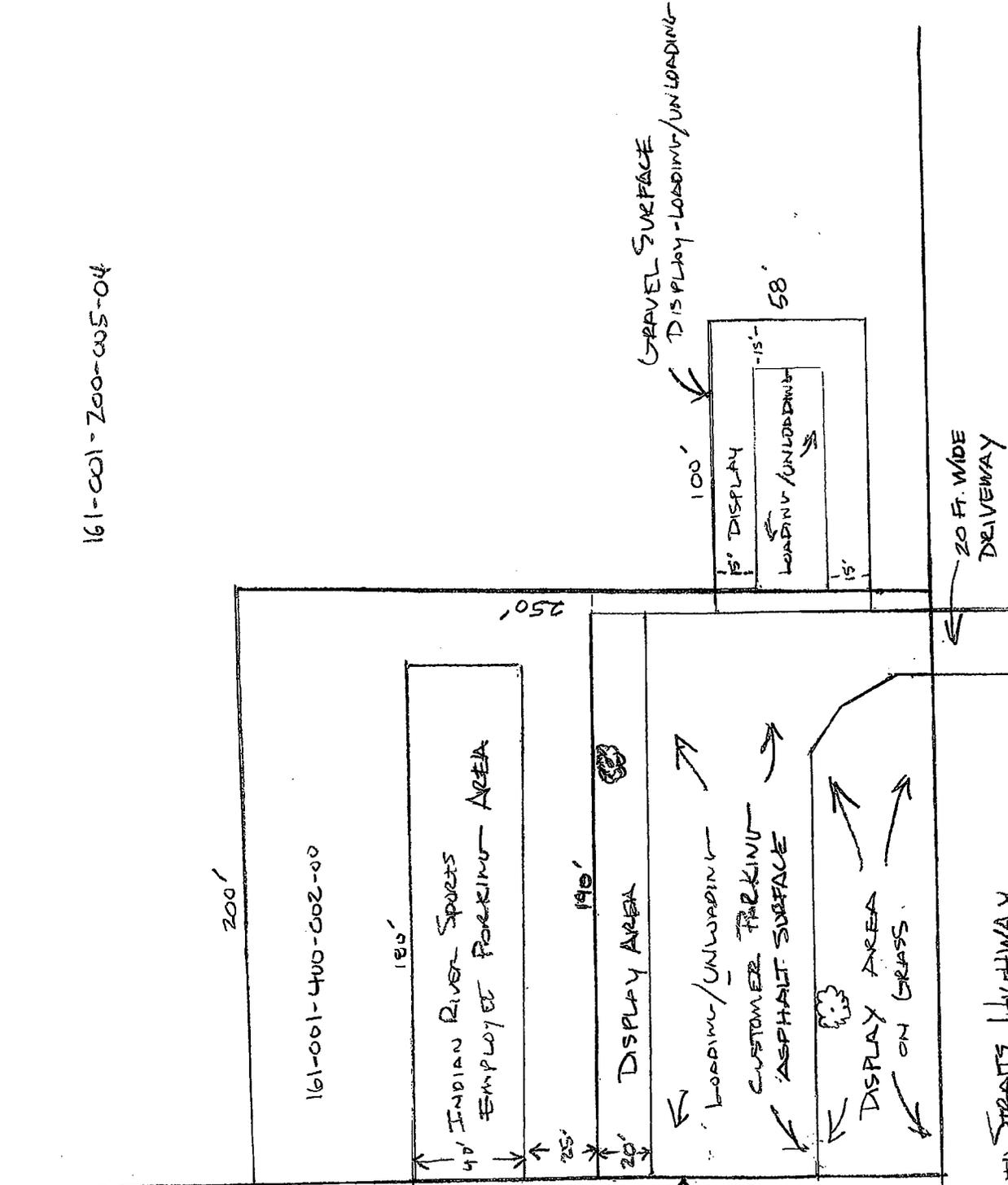


JOHN PETRE (APPLICANT)
PARCEL DRAWING
SCALE - 1" = 100'

John M. Petre 5-17-16

44.3'

161-001-200-005-04



JOHN PETRE (APPLICANT)

DETAIL DRAWING

John M. Petre 5-17-16

80' X 190'

ASPHALT SURFACE

N →

SCALE 1" = 50 FT.
 NOTE - UP TO 2 BANNER SIGNS ON BUILDINGS FOR SCALE UP TO 1350 SQ. FT.

SOUTH STRAITS HIGHWAY
 RIGHT-OF-WAY

5/19/16 for PH
CHEBOYGAN COUNTY
Zoning Ordinance Amendment # __

AN ORDINANCE TO AMEND CHEBOYGAN COUNTY ZONING ORDINANCE NO.
200

Section 1. Amendment of Section 2.2.

Section 2.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add the following definitions in their appropriate alphabetical location which shall read in their entirety as follows:

CAMPING CABIN

A cabin located within a campground which is intended for temporary (thirty (30) days or less) shelter and includes sleeping quarters, may include a bathroom, but does not include a kitchen.

GARDENING

Non-commercial production of flowers, fruit, vegetables, and herbs.

**PORTABLE SAWMILL **

Equipment for the purpose of sawing logs into lumber, designed to be conveniently portable rather than permanently fixed in place.

Section 2. Amendment of Section 2.2.

Section 2.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to change the following definitions which shall read in their entirety as follows:

CAMPGROUND

An area of land under the control of a person or other legal entity, in which pre-established sites are offered for the use of the public, private groups, or members of an organization, either free of charge or for a fee, for the establishment of temporary living quarters for two (2) or more camping cabins, tents, travel trailers, motor homes, or other types of recreational vehicles.

MOTEL OR MOTOR INN

A series of attached, semi-detached, or detached rental units containing bedroom, bathroom and closet space to provide lodging for thirty (30) days or less for a fee.

Section 3. Repeal of Sections 9.2.10, 10.3.3, 12.3.3, and 13.E.2.9

Sections 9.2.10, 10.3.3, 12.3.3, and 13E.2.9 of the Cheboygan County Zoning Ordinance No. 200 are hereby repealed and reserved for future use.

Section 4. Amendment of Sections 4.2., 10.2.2. and 13E.2.2.

Sections 4.2.2., 10.2.2. and 13E.2.2. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

4.2.2 Gardening, 10.2.2. Gardening, 13E.2.2. Gardening

Section 5. Amendment of Section 14.2.4

Section 14.2.4. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows;

14.2.4. Existing forest production and forest harvesting operations, log storage yards and related activities

Section 6. Amendment of Section 14.2.10

Section 14.2.10 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows;

14.2.10 Portable sawmill subject to provisions of Section 14.4.2.

Section 7. Amendment of Section 14.4.

Section 14.4. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 14.4.2. to read in its entirety as follows;

14.4.2. The use of Portable sawmills is hereby authorized as a permitted use in the Rural Character/Country Living zoning district when all of the following requirements and standards are met:

- a. This Section shall not apply to, nor shall it prohibit, a portable sawmill used for the purpose of sawing logs into lumber from one's own trees on one's own property.
- b. The location and operation of a portable sawmill shall be located and operated at least one hundred (100) feet from any lot line.
- c. All storage, loading, unloading and other activities related to a portable sawmill shall be set back a minimum of fifty (50) feet from any lot line. The storage of logs, lumber and other materials shall be sufficiently contained and placed so as to prevent any adverse effect upon adjacent property owners.
- d. All activities related to a portable sawmill shall be limited to one hundred and twenty (120) days on a lot.

Section 8. 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 9. Effective Date.

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

By:

Peter Redmond
Its: Chairperson

By:

Mary Ellen Tryban
Its: Clerk

DRAFT 5/19/16 for PH

AN ORDINANCE TO AMEND THE CHEBOYGAN COUNTY ZONING ORDINANCE #200 TO PROVIDE DEFINITIONS FOR NON-RESIDENTIAL USE, PLANNED PROJECT AND RESIDENTIAL USE AND PROVIDE STANDARDS AND APPROVAL REQUIREMENTS FOR PLANNED PROJECT USES IN ZONING DISTRICTS WHERE PLANNED PROJECTS ARE ALLOWED.

Section 1. Amendment of Section 2.2.

Section 2.2 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add the following definition in it's appropriate alphabetical location, which new definition shall read in it's entirety as follows:

Non-Residential use.

Any use allowed in the current Cheboygan County Zoning Ordinance which does not provide for a dwelling and is not an Industrial use.

Planned Project.

A development of land which provides mixing residential and non-residential uses which are permitted uses or uses which require a special use permit in the zoning district in which a Planned Project is located. A Planned Project will have specific requirements and may be granted certain exceptions from some development standards.

Residential use.

Any use allowed in the current Cheboygan County Zoning Ordinance which provides for a dwelling

Section 2. Amendment of Section 4.3.

Section 4.3 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 4.3.12. which shall read in its entirety as follows:

4.3.12. Planned Projects subject to provisions of Section 17.28.

Section 3. Amendment of Section 6.3.

Section 6.3 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 6.3.17. which shall read in its entirety as follows:

6.3.17. Planned Projects subject to provisions of Section 17.28.

Section 4. Amendment of Section 9.3.

Section 9.3 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 9.3.25. which shall read in its entirety as follows:

9.3.25. Planned Projects subject to provisions of Section 17.28.

Section 5. Amendment of Section 14.3.

Section 14.3 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 14.3.19. which shall read in its entirety as follows:

14.3.19. Planned Projects subject to provisions of Section 17.28.

Section 6. Amendment of Article 17. Article 17 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 17.28., which shall read in its entirety as follows:

Section 17.28. PLANNED PROJECTS

SECTION 17.28.1. PURPOSE The purpose of this section is to permit and encourage design flexibility, encourage innovation in land development and variety in design, layout, and type of structures constructed, achieve economy and efficiency with uses of land, natural resources, energy, and the provision of public services and utilities, encourage useful open space, and provide better housing, employment and shopping opportunities. This section will enable both developers and Cheboygan County officials to propose and review site plans which include a mix of permitted uses that are compatible with the surrounding area and natural environment.

17.28.2. Permitted Uses. No use shall be approved for a Planned Project that is not a permitted use or a use which requires a special use permit in the zoning district in which the Planned Project is proposed.

17.28.3. General requirements. All applications and plans submitted for a Planned Project shall adhere to the following requirements:

1. In the Residential Development, Agriculture and Forestry Management and Rural Character/Country Living zoning districts non-residential uses may not exceed twenty (20) percent of the developable land area of the Planned Project. Non-residential uses may be allowed up to thirty five (35) percent of the developable land area of the Planned Project if the Planning Commission finds that the proposed non-residential uses are compatible with the surrounding land uses.
2. In the Commercial Development zoning district residential uses may not exceed thirty five (35) percent of the developable land area of the Planned Project. Residential uses may be allowed up to fifty (50) percent of the developable land area of the Planned Project if the Planning Commission finds that the proposed residential uses are compatible with the surrounding land uses.
3. Proposed uses shall be designed and located as to promote appropriate interaction between uses and limit or buffer incompatibilities with proposed uses and existing uses. A Planned Project shall be designed to create a single integrated and controlled development at its completion and at the completion of each phase of development, if phased development is approved.
4. All parcels of land within a Planned Project shall be controlled by one owner or the application shall be filed jointly by all property owners.
5. A Planned Project shall consist of five (5) contiguous acres or more in area.
6. Any non-residential use shall maintain a perimeter setback of not less than 30 feet from any adjoining or abutting property with a residential use.

7. A designated common open space comprised of no less than 15% of the total developable area to be used for recreational, park, or environmental amenities for collective enjoyment by occupants of the development shall be required. Open space shall not include public or private streets, driveways, or utility easements: provided, however, that up to 10% of the required open space may be composed of open space on privately owned properties dedicated by easement to ensure that the open space will be permanent.

8. Minimum lot size for a dwelling in a Planned Project proposed in the Commercial Development zoning district shall be the same as required in the Residential Development zoning district.

17.28.4. Pre-application Conference. Prior to the submittal of a Planned Project application, the applicant is encouraged to schedule a pre-application conference with the Cheboygan County Zoning Administrator to discuss the purpose and effect of this Ordinance and the criteria and standards herein. At this pre-application conference, the applicant is encouraged to provide the Zoning Administrator a concept plan. This concept plan should include information on the types and placement of structures, utilities and public facilities, and recreational facilities; minimum lot sizes; densities; landscaping and environmental treatment; pedestrian and auto circulation; the compatibility of the proposed development with surrounding uses; and such other information local administrative agencies and legislative bodies may require to gain a satisfactory understanding of the proposed development. Following this pre-application conference, the Zoning Administrator shall present the concept plan, if any, with a report to the Cheboygan County Planning Commission at their next regular public meeting for their information, review and comment. The applicant may schedule an informal informational meeting with the Planning Commission at a regular meeting of the Planning Commission, but no official action shall be taken at such meeting. A special meeting of the Planning Commission may also be scheduled at the request of the Planning Commission with applicable fees paid by the applicant.

17.28.5. Approval procedure. (see section 17.26)

In addition to meeting the general standards for special use permit approval under Section 18.7. of this Ordinance, a Planned Project shall also meet the requirements of this section and other applicable requirements of the Cheboygan County Zoning Ordinance #200 unless granted an exception by the Planning Commission pursuant to Section 17.28.6.

17.28.6. Exceptions to Parking space, Dwelling floor area, Lot size, and Setback requirements.

Except to the extent that a Planned Project or a portion of a Planned Project is subject to area regulations mandated by a state agency, a Planned Project may be granted exceptions by the Planning Commission to the minimum lot size, minimum yard setbacks, and minimum dwelling floor area requirements of the underlying zoning district required under section 17.1. and minimum number of off-street parking spaces required under Section 17.4. if the Planning Commission finds that the proposed dimensional regulations will not be detrimental to the public health, safety, or welfare of the future occupants of the Planned Project, the surrounding neighborhood or the county as a whole. Exceptions are limited to the following extents:

1. The minimum lot size for a dwelling shall not be reduced by more than thirty (30) percent of that required in the underlying zoning district.
2. Minimum yard setbacks shall not be reduced by more than thirty (30) percent of that required in the underlying zoning district. No exception to the perimeter setback requirement as provided in subsection 17.28.3.6. shall be granted.
3. Required parking spaces shall not be reduced by more than thirty (30) percent of the parking space requirement for each proposed use. In no case shall a dwelling have less

than two (2) parking spaces. In reducing required parking spaces, the Planning Commission may require the reservation of a portion of the Planned Project developable land area for future parking.

4. Minimum dwelling floor area requirements may be reduced by no more than thirty (30) percent of that required in underlying zoning district.

17.28.7. AMENDMENT OF PLANNED PROJECT SPECIAL USE PERMIT

The owner of property for which a Planned Project special land use permit has been approved shall notify the zoning administrator of any desired change to the approved special use permit. Minor changes may be approved by the zoning administrator upon determining that the proposed revision(s) will not alter the basic design and character of the special land use, nor any specified conditions imposed as part of the original approval.

1. Minor changes shall include the following:

- a. Reduction of the size of any building and/or sign.
- b. Movement of buildings by no more than twenty (20) feet. Movement of signs shall be reviewed according to the requirements for a zoning permit as per Section 21.3, provided all applicable provisions of this ordinance are met.
- c. Landscaping approved in the special use permit that is replaced by similar landscaping to an equal or greater extent.
- d. Any change in the building footprint of a building that does not exceed ten percent (10%) of the building footprint of that building as originally approved by the Planning Commission, provided that the proposed addition does not alter the character of the use or increase the amount of required parking more than ten (10%) percent. No more than two (2) approvals shall be granted by the Zoning Administrator under this subsection after the Planning Commission approves a special use permit.
- e. Changes related to subsections a through d above, required or requested by Cheboygan County, or other state or federal regulatory agencies in order to conform with other laws or regulations; provided the extent of such changes does not alter the basic design and character of the special land use, nor any specified conditions imposed as part of the original approval.

2. All amendments to a planned project special land use permit approved by the zoning administrator shall be in writing. After approval by the zoning administrator, the Applicant shall prepare a revised site plan showing the approved amendment. The revised site plan shall contain a list of all approved amendments and a place for the zoning administrator to sign and date all approved amendments.

3. An amendment to an approved Planned Project special use permit that cannot be processed by the zoning administrator under subsection 1 above shall be processed in the same manner as the original Planned Project special use permit application.

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.

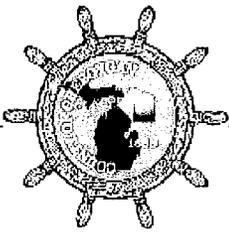
CHEBOYGAN COUNTY

By:

Peter Redmond
Its: Chairperson

By:

Mary Ellen Tryban
Its: Clerk



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.

This will be an event venue using the existing barn, with improvements to bring it up to code, an property.

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.

I plan to keep the barn & land looking as natural as possible and also bring up to code. Parking will be in a field accessed on Brady Road.

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.

yes. I plan on creating a handicap accesible pathway up to barn using stamped concrete to blend to barn + yard/garden.

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

N/A

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.

Barnd's shall be used only inside of barn.

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

Driveway will remain clear of any parked vehicles

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

yes. There will be walkway from barn to driveway to Brady Road.

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

N/A

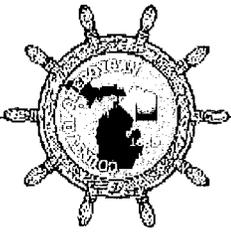
h. Exterior lighting shall be arranged as follows:

i. It is deflected away from adjacent properties. *yes*

ii. It does not impede the vision of traffic along adjacent streets. *N/A in Country setting.*

iii. It does not unnecessarily illuminate night skies. *Lighting will be aimed down.*

SPECIAL LAND USE PERMIT APPLICATION



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

- 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.

yes

- 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: 15.9 acres

4. Present use of property:

Residential

5. SUP Standards:

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

yes?

- 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.** No.

- 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.** Music can be heard by neighbors.

I have spoken with all adjoining property owners. They have all given positive feed back to having this venue open.

- 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.** yes

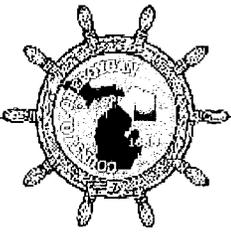
- e. Will the proposed special land use place demands on fire, police, or other public resources in excess of current capacity? **Explain.**

No.

- 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. Water is current well.

I will put in septic system for barn restrooms.

Garbage will be placed in large garbage cans & disposed of thru waste management company.



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 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 Rae Bontkoe Date 5/8/16

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

Yes No

Owner's Signature Rae Bontkoe Date 5/8/16

FOR PLANNING/ZONING DEPT. USE ONLY

Date Received:	<u>5/13/16</u>	Notes:
Fee Amount Received:	<u>\$ 228.00</u>	
Receipt Number:		
Public Hearing Date:	<u>6/15/16</u>	

Planning/Zoning Administrator Approval:

[Signature]

Signature

5/16/16

Date

SPECIAL LAND USE PERMIT APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

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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.
	✓	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.
✓ <i>Driveway</i>		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.
	N/A	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
✓		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.
✓		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
✓		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
✓		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.

SECTION

REASON FOR WAIVER REQUEST

e.	not applicable - Project Prevalence

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.

Rae Bontekoe
SIGNATURE

5/8/16
DATE

I am hoping to turn my barn into an event venue to host weddings, graduation parties, family reunions, dances, etc. I plan to be open from mid-May to the end of October every year.

I would hold 1 wedding per weekend initially. I plan on asking music to end by 11:00 p.m. with everyone vacating property by 11:30 -12. Weekday events would end by 10:00 p.m.

Parking will be in a field just north of the barn. It will be accessed off of Brudy road. There will be signage indicating parking for the event. I would hire a contract employee to be a parking attendant. That person would show people where to park and also walk them to their car with flashlight as needed. For people who cannot safely walk thru the field, I will allow them to use my blacktopped driveway for drop off near the barn and handicapped accessible walkway .

Employees would include contract employees only. I plan on hiring up to 5-7 as needed. Their duties would include but is not limited to: yard maintenance people, handyman , assistance for set up and take down, cleaning, fire pit , and parking attendants.

Lighting will be mostly inside the barn, however, I will have some yard lighting. This would include a large light on the front and side of the barn, string lighting around the yard and barn , lighting along pathways , and possibly other solar lights as needed.

Restrooms: There will be 1 women's and 1 men's restroom. They will both be accessible from both ends of the barn and be handicapped accessible. There will be 2 stalls in each restroom.

Garbage collection will be in large plastic garbage cans and be disposed of thru the owner's current garbage collector. It will be stored in the garage until garbage collection day on Wednesdays.

Food and alcohol: All food and alcohol will be required to be served by a licensed caterer.

Insurance: business owner will carry business liability insurance. Clients will also be required to carry an event liability coverage of their own.

Structure: I am planning on re- modeling the barn somewhat, to bring it up to code, accessibility, and safety requirements. This will include adding support beams and posts to support floor, replacing main level floor, making the upper level handicap accessible by adding a deck and concrete walkway to the front of the barn, adding restrooms/septic/ plumbing to lower level, rewiring the entire barn for commercial use, adding lighting and windows.

Over the next few years, I will add improvements as able. This would include landscaping, seating areas, gardens, and a firepit area. There is a large flat area for use if clients desire to set up a tent.

I plan to allow 150 to 250 guests.

Overall, I would like to keep the barn and grounds looking as authentic and natural as possible while providing a beautiful setting for events.

Mary Ellen Tryban
Cheboygan County Clerk/Register of Deeds
 231-627-8866

870 South Main Street
P.O. Box 70
Cheboygan, Michigan 49721

1/28/2015 10:05 AM

v2.17 Copyright (c) 2015 DEKETO, LLC

1/28/2015 10:05 AM

Indexes available 1/2/1935 thru 2/26/2016. Data uploaded 10:05PM 2/28/2016.

Shopping Cart

To view document images (if available), your web browser must allow popup windows from this web site.

MORTGAGE

Liber/Page **01259 / 00849**

Pages **19**

Recorded **6/9/2014 3:40:11 PM**

Signed

Returned **6/18/2014**



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READER*

Return to Browse

Add to Cart

Party Type	Party Name
MORTGAGOR	BONTEKOE, RAE
MORTGAGEE	STRAITS AREA FEDERAL CREDIT UNION

Property Description
ELLIS T34N R2W SECTION 18 TOWNSHIP 34N RANGE 02W [UNDEFINED]

Ref To:	Recorded	Instrument Type (Click reference to view details)

Ref From:	Recorded	Instrument Type (Click reference to view details)

Amount Type	Amt	Comment
RECORDING FEE	\$68.00	
MORTGAGE AMOUNT	\$118,400.00	

Return Address
 ATTORNEYS TITLE AGENCY
 31440 NORTHWESTERN HWY STE 100

 FARMINGTON HILLS MI 48334

Comments
 8739 BRUDY ROAD
 WOLVERINE, MI 49799

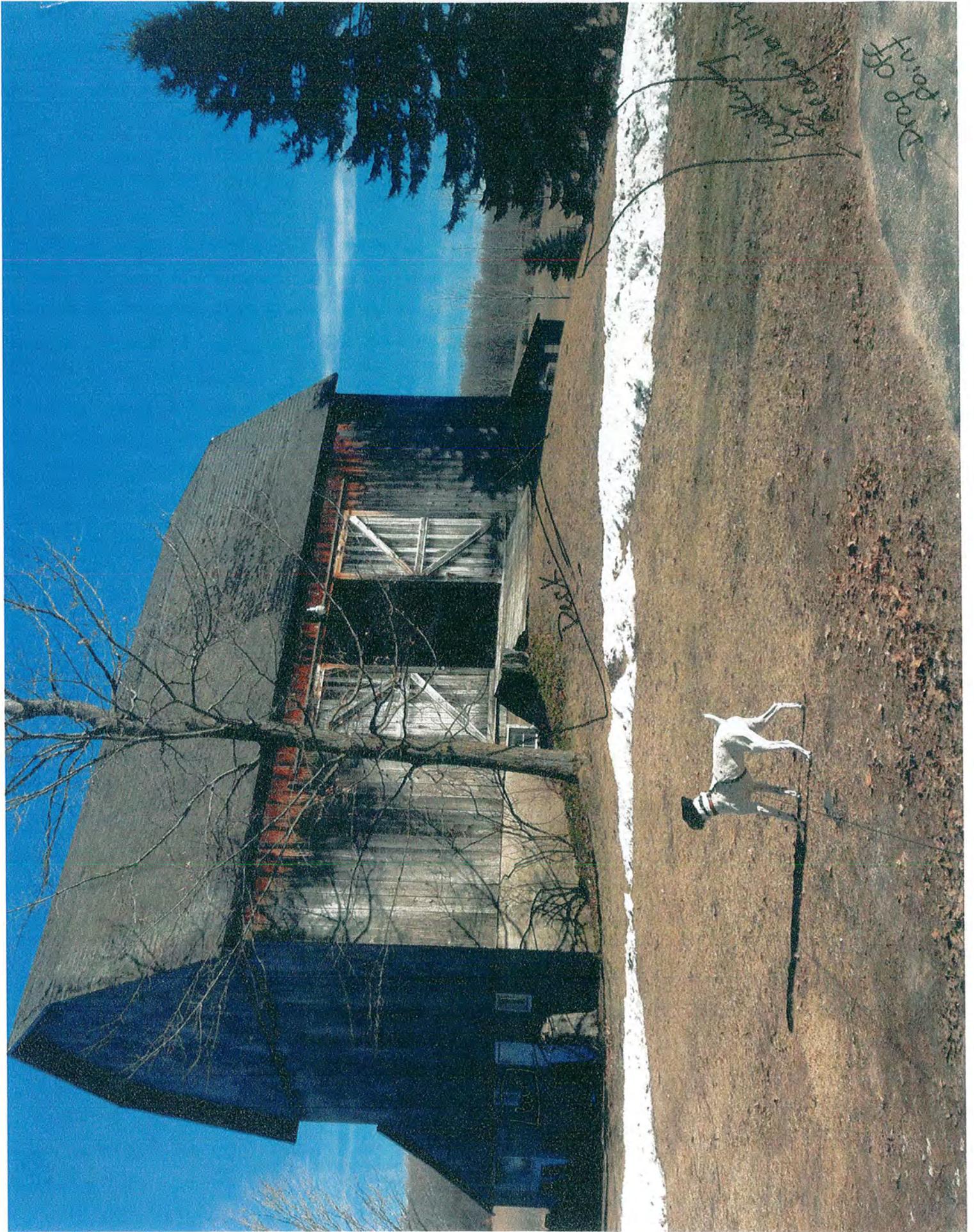


← parking
Tent

Barn

table





Dog off

Kittling

Kittling



Tent area

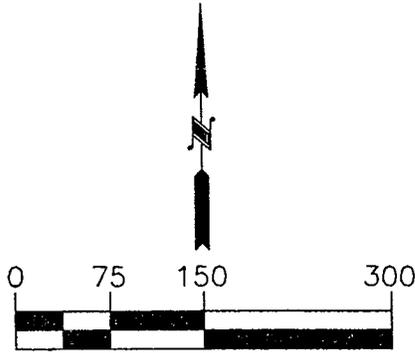
Parking

Barn were →

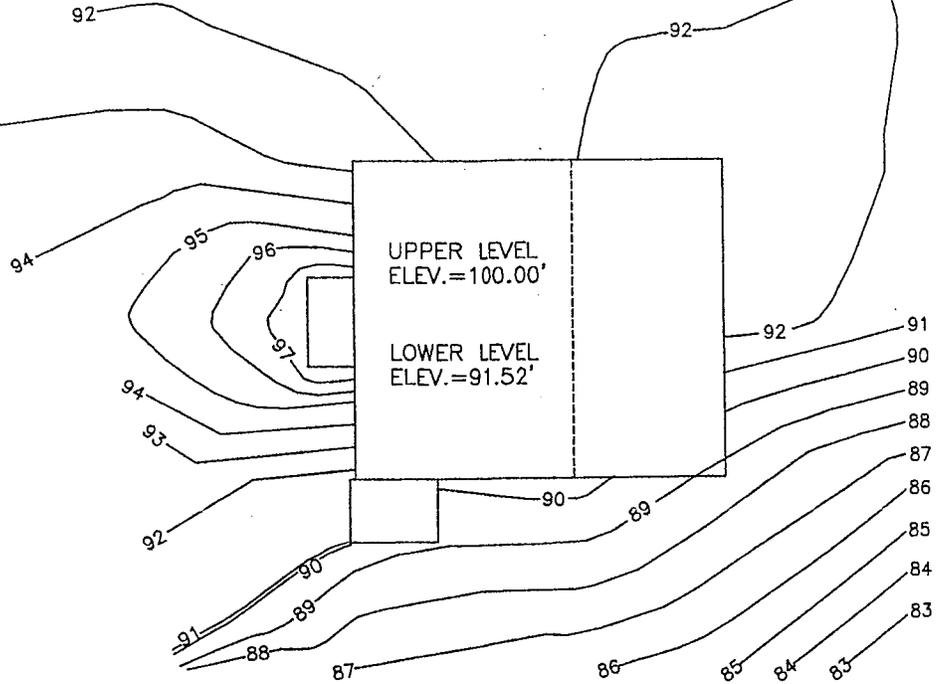
SECTION 18, T34N, R2W,
CHEBOYGAN COUNTY, MICHIGAN

SOUTHEAST
CORNER OF
DRIVEWAY
ELEV.=92.62'

S00°03'30"E 659.93'(M) S00°06'00"E 660.00'(R)



(IN FEET)
1 INCH = 150 FT.



BARN TOPOGRAPHIC DETAIL
SCALE: 1"=30'

- FD IRON W/CAP #27463
- SET 1/2" REBAR W/CAP #52460
- ✱ POWER POLE W/TELEPHONE BOX
- ⊗ BURIED GAS MARKER
- ⊕ WELL

BEARINGS BASED ON THE DEED
OF RECORD.

PROPERTY AS SURVEYED RECORDED
IN LIBER 1273, PAGE 13,
CHEBOYGAN COUNTY RECORDS.



Alan J. Granger

Granger and Associates, Inc.

Engineers • Surveyors

224 S. Main St., Cheboygan, MI 49721

Email: grangerandassociates@gmail.com

231-627-2763

TITLE:

BOUNDARY SURVEY
WITH TOPOGRAPHIC DETAIL

SCALE: 1" = 150'

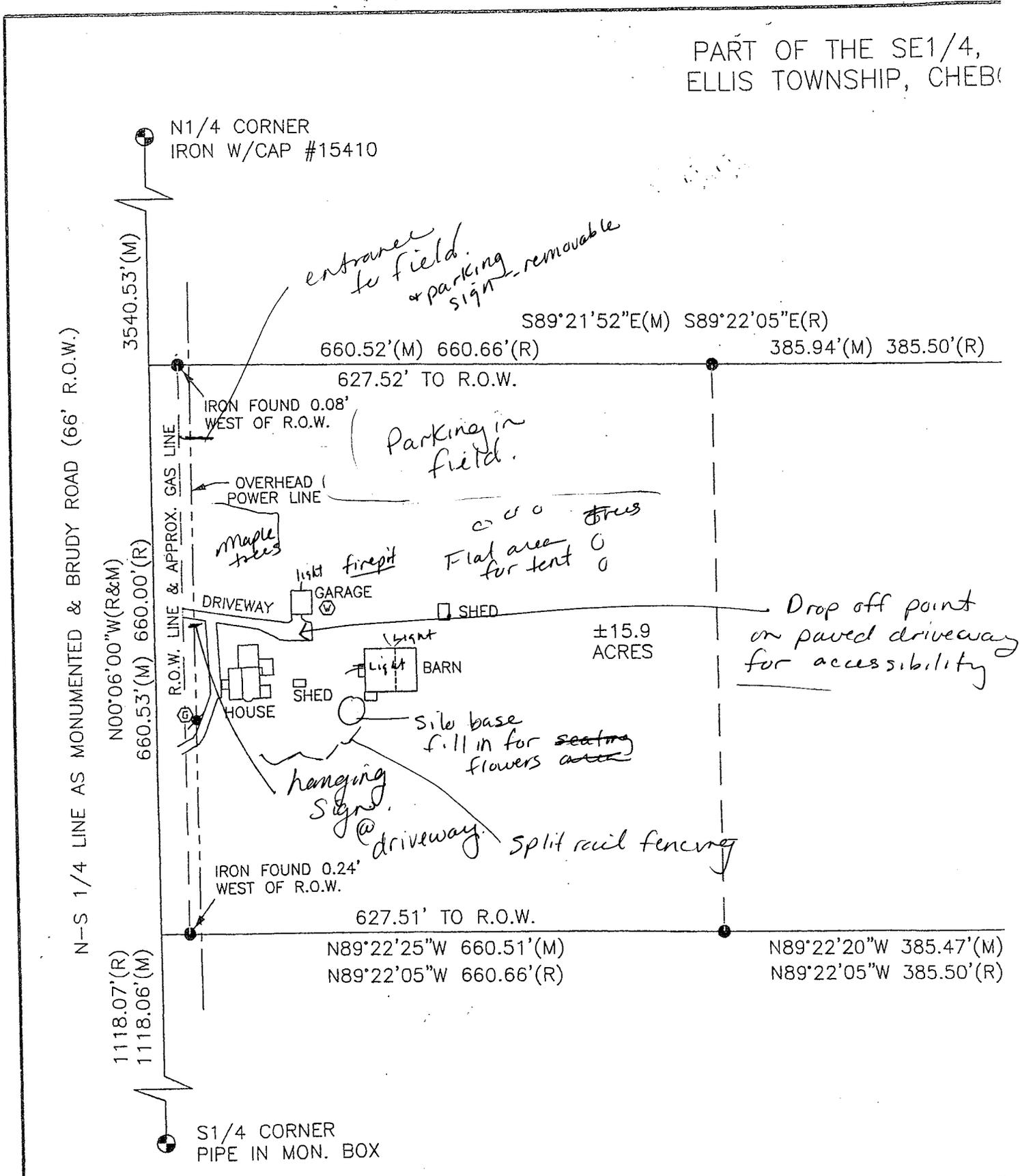
SHEET 1 OF 1

DRAWN BY: JSD

JOB NO.: C7373-00

6

PART OF THE SE1/4,
ELLIS TOWNSHIP, CHEB



DATE	REVISIONS	CLIENT:
APRIL 01, 2016	ORIGINAL ISSUE	

16-210-018-300-002-04
SHANN, MATTHEW D
8800 BRUDY RD
WOLVERINE MI 49799

16-210-018-300-002-04
OCCUPANT
8800 BRUDY RD
WOLVERINE, MI 49799

16-210-018-300-002-06
MCDOUGALL, DUANE & CYNTHIA
8610 BRUDY RD
WOLVERINE MI 49799

16-210-018-300-002-06
OCCUPANT
8610 BRUDY RD
WOLVERINE, MI 49799

16-210-018-313-121-00
OBOYLE, DARREN & BRIDGET H/W
8914 BRUDY RD
WOLVERINE MI 49799

16-210-018-313-121-00
OCCUPANT
8914 BRUDY RD
WOLVERINE, MI 49799

16-210-018-400-002-01
BONTEKOE, RAE
8739 BRUDY RD
WOLVERINE MI 49799

16-210-018-400-002-01
OCCUPANT
8739 BRUDY RD
WOLVERINE, MI 49799

16-210-018-400-006-00
FLOCK, FRANKLYN JR & SUSAN H/
8829 BRUDY RD
WOLVERINE MI 49799

16-210-018-400-006-00
OCCUPANT
8829 BRUDY RD
WOLVERINE, MI 49799

16-210-018-400-008-00
BLUEMENTHAL, DAVID & JAMIE H/
8475 BELLAVIEW DR
FENTON MI 48430

16-210-018-400-008-00
OCCUPANT
8565 BRUDY RD
WOLVERINE, MI 49799

16-210-018-400-010-00
SANTANGELO, VICTOR &
5229 DUNHAM RD
WOLVERINE MI 49799

16-210-018-400-010-00
OCCUPANT
5229 DUNHAM RD
WOLVERINE, MI 49799

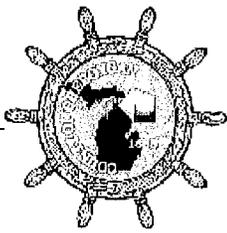
CHEBOYGAN COUNTY PLANNING COMMISSION

John M. Petre

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. Site Plan (1 Page)
6. Detail Drawing (1 Page)
7. Mailing List (1 Page)
- 8.
- 9.
- 10.
- 11.
- 12.

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.

Sale of Remade Storage Buildings - No employees
Display only.

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 Changes in contours of 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.

No changes in landscape

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

Current drainage is fine - No changes

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.

Drive area between display - Driveway from S. Straits Hwy.

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

on S. Straits Highway

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

N/A

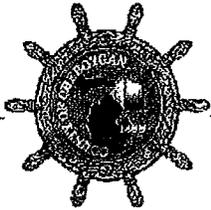
h. Exterior lighting shall be arranged as follows: No Extension Lighting

i. It is deflected away from adjacent properties. _____

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

iii. It does not unnecessarily illuminate night skies. _____

SITE PLAN REVIEW APPLICATION



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

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.

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: 3.67 & .92 Acres

4. Present use of property: Proximate for employees at Inland River Sports

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 [Signature]

Date 5-17-16

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

Yes No

Owner's Signature [Signature]

Date 5-9-16

SITE PLAN REVIEW APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

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SITE PLAN REVIEW APPLICATION

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n/a		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
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<u>SECTION</u>	<u>REASON FOR WAIVER REQUEST</u>
d.	<i>existing topography is flat - No Curves to topography</i>

AFFIDAVIT

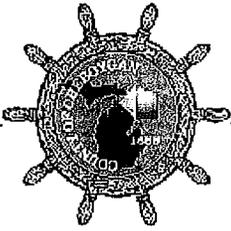
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John M. Red

 SIGNATURE

5-17-16

 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

PLANNING & ZONING DEPT. USE ONLY

Date Received:

5-20-16

Notes:

Fee Amount Received:

\$ 220.00

Receipt Number:

5033

Public Hearing Date:

6-15-16

Planning/Zoning Administrator Approval:

Signature

5/20/16

Date

SITE PLAN REVIEW APPLICATION

977.8'

161-001-200-005-04

M-27
ROW

SEE DETAIL
DRAWING →

250'

161-001-400-002-00

200'

438.1'

251

827.5'

I-75
ROW

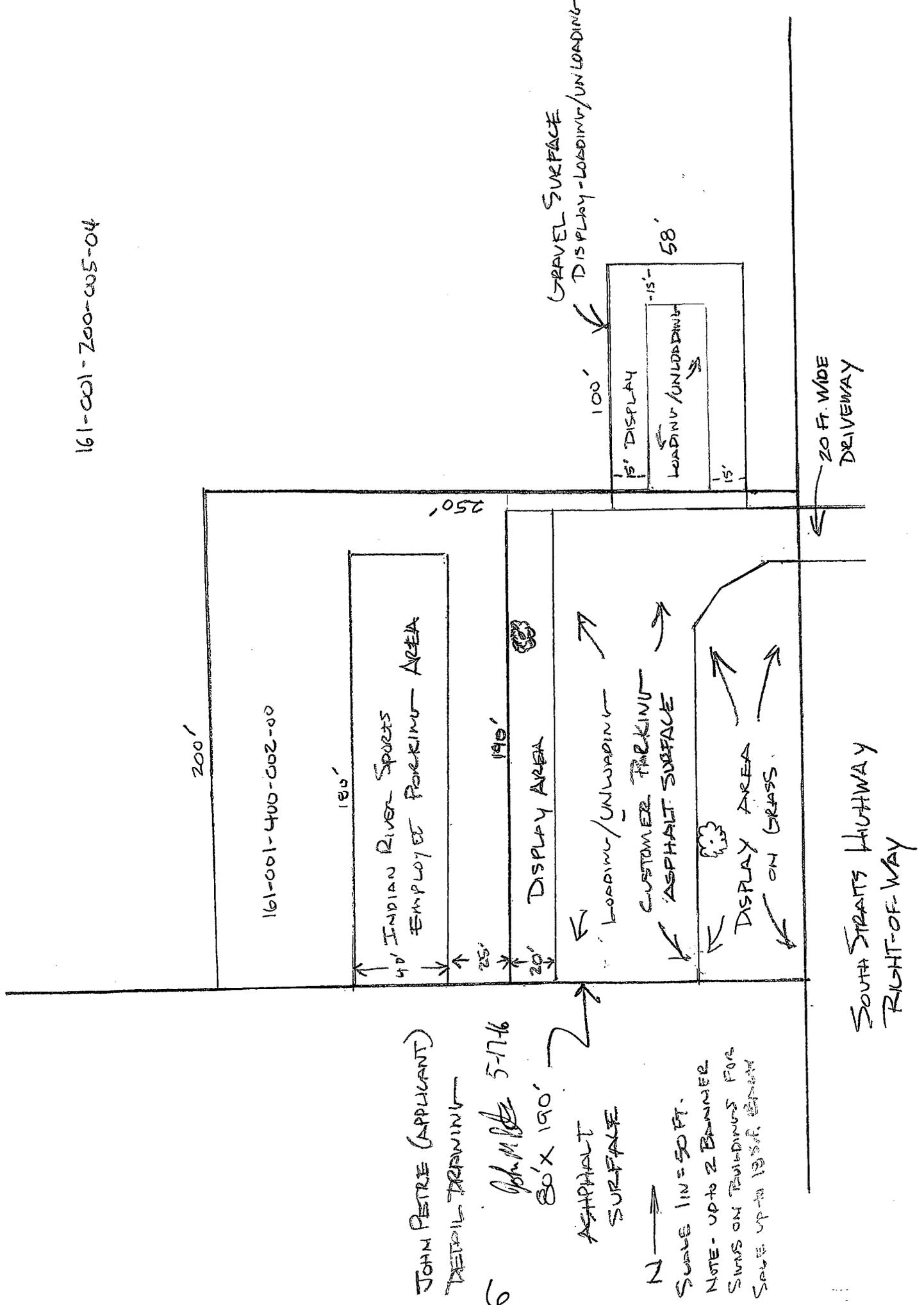


JOHN PETRE (APPLICANT)
PARCEL DRAWING
SCALE - 1" = 100'

John M. Petre 5-17-16

443'

161-001-200-005-04



JOHN PETRE (APPLICANT)
DETAIL DRAWING

John M. Petre 5-17-16
80' X 190'

ASPHALT SURFACE

N →
SCALE 1/4" = 50 FT.
NOTE - UP TO 2 BANNER SIGNS ON BUILDINGS FOR SCALE UP TO 18" X 60"

5/19/16 for PH
CHEBOYGAN COUNTY
Zoning Ordinance Amendment # __

AN ORDINANCE TO AMEND CHEBOYGAN COUNTY ZONING ORDINANCE NO.
200

Section 1. Amendment of Section 2.2.

Section 2.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add the following definitions in their appropriate alphabetical location which shall read in their entirety as follows:

CAMPING CABIN

A cabin located within a campground which is intended for temporary (thirty (30) days or less) shelter and includes sleeping quarters, may include a bathroom, but does not include a kitchen.

GARDENING

Non-commercial production of flowers, fruit, vegetables, and herbs.

**PORTABLE SAWMILL **

Equipment for the purpose of sawing logs into lumber, designed to be conveniently portable rather than permanently fixed in place.

Section 2. Amendment of Section 2.2.

Section 2.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to change the following definitions which shall read in their entirety as follows:

CAMPGROUND

An area of land under the control of a person or other legal entity, in which pre-established sites are offered for the use of the public, private groups, or members of an organization, either free of charge or for a fee, for the establishment of temporary living quarters for two (2) or more camping cabins, tents, travel trailers, motor homes, or other types of recreational vehicles.

MOTEL OR MOTOR INN

A series of attached, semi-detached, or detached rental units containing bedroom, bathroom and closet space to provide lodging for thirty (30) days or less for a fee.

Section 3. Repeal of Sections 9.2.10, 10.3.3, 12.3.3, and 13.E.2.9

Sections 9.2.10, 10.3.3, 12.3.3, and 13E.2.9 of the Cheboygan County Zoning Ordinance No. 200 are hereby repealed and reserved for future use.

Section 4. Amendment of Sections 4.2., 10.2.2. and 13E.2.2.

Sections 4.2.2., 10.2.2. and 13E.2.2. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

4.2.2 Gardening, 10.2.2. Gardening, 13E.2.2. Gardening

Section 5. Amendment of Section 14.2.4

Section 14.2.4. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows;

14.2.4. Existing forest production and forest harvesting operations, log storage yards and related activities

Section 6. Amendment of Section 14.2.10

Section 14.2.10 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows;

14.2.10 Portable sawmill subject to provisions of Section 14.4.2.

Section 7. Amendment of Section 14.4.

Section 14.4. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 14.4.2. to read in its entirety as follows;

14.4.2. The use of Portable sawmills is hereby authorized as a permitted use in the Rural Character/Country Living zoning district when all of the following requirements and standards are met:

- a. This Section shall not apply to, nor shall it prohibit, a portable sawmill used for the purpose of sawing logs into lumber from one's own trees on one's own property.
- b. The location and operation of a portable sawmill shall be located and operated at least one hundred (100) feet from any lot line.
- c. All storage, loading, unloading and other activities related to a portable sawmill shall be set back a minimum of fifty (50) feet from any lot line. The storage of logs, lumber and other materials shall be sufficiently contained and placed so as to prevent any adverse effect upon adjacent property owners.
- d. All activities related to a portable sawmill shall be limited to one hundred and twenty (120) days on a lot.

Section 8. 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 9. Effective Date.

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

By:

Peter Redmond
Its: Chairperson

By:

Mary Ellen Tryban
Its: Clerk

DRAFT 5/19/16 for PH

AN ORDINANCE TO AMEND THE CHEBOYGAN COUNTY ZONING ORDINANCE #200 TO PROVIDE DEFINITIONS FOR NON-RESIDENTIAL USE, PLANNED PROJECT AND RESIDENTIAL USE AND PROVIDE STANDARDS AND APPROVAL REQUIREMENTS FOR PLANNED PROJECT USES IN ZONING DISTRICTS WHERE PLANNED PROJECTS ARE ALLOWED.

Section 1. Amendment of Section 2.2.

Section 2.2 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add the following definition in it's appropriate alphabetical location, which new definition shall read in it's entirety as follows:

Non-Residential use.

Any use allowed in the current Cheboygan County Zoning Ordinance which does not provide for a dwelling and is not an Industrial use.

Planned Project.

A development of land which provides mixing residential and non-residential uses which are permitted uses or uses which require a special use permit in the zoning district in which a Planned Project is located. A Planned Project will have specific requirements and may be granted certain exceptions from some development standards.

Residential use.

Any use allowed in the current Cheboygan County Zoning Ordinance which provides for a dwelling

Section 2. Amendment of Section 4.3.

Section 4.3 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 4.3.12. which shall read in its entirety as follows:

4.3.12. Planned Projects subject to provisions of Section 17.28.

Section 3. Amendment of Section 6.3.

Section 6.3 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 6.3.17. which shall read in its entirety as follows:

6.3.17. Planned Projects subject to provisions of Section 17.28.

Section 4. Amendment of Section 9.3.

Section 9.3 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 9.3.25. which shall read in its entirety as follows:

9.3.25. Planned Projects subject to provisions of Section 17.28.

Section 5. Amendment of Section 14.3.

Section 14.3 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 14.3.19. which shall read in its entirety as follows:

14.3.19. Planned Projects subject to provisions of Section 17.28.

Section 6. Amendment of Article 17. Article 17 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 17.28., which shall read in its entirety as follows:

Section 17.28. PLANNED PROJECTS

SECTION 17.28.1. PURPOSE The purpose of this section is to permit and encourage design flexibility, encourage innovation in land development and variety in design, layout, and type of structures constructed, achieve economy and efficiency with uses of land, natural resources, energy, and the provision of public services and utilities, encourage useful open space, and provide better housing, employment and shopping opportunities. This section will enable both developers and Cheboygan County officials to propose and review site plans which include a mix of permitted uses that are compatible with the surrounding area and natural environment.

17.28.2. Permitted Uses. No use shall be approved for a Planned Project that is not a permitted use or a use which requires a special use permit in the zoning district in which the Planned Project is proposed.

17.28.3. General requirements. All applications and plans submitted for a Planned Project shall adhere to the following requirements:

1. In the Residential Development, Agriculture and Forestry Management and Rural Character/Country Living zoning districts non-residential uses may not exceed twenty (20) percent of the developable land area of the Planned Project. Non-residential uses may be allowed up to thirty five (35) percent of the developable land area of the Planned Project if the Planning Commission finds that the proposed non-residential uses are compatible with the surrounding land uses.
2. In the Commercial Development zoning district residential uses may not exceed thirty five (35) percent of the developable land area of the Planned Project. Residential uses may be allowed up to fifty (50) percent of the developable land area of the Planned Project if the Planning Commission finds that the proposed residential uses are compatible with the surrounding land uses.
3. Proposed uses shall be designed and located as to promote appropriate interaction between uses and limit or buffer incompatibilities with proposed uses and existing uses. A Planned Project shall be designed to create a single integrated and controlled development at its completion and at the completion of each phase of development, if phased development is approved.
4. All parcels of land within a Planned Project shall be controlled by one owner or the application shall be filed jointly by all property owners.
5. A Planned Project shall consist of five (5) contiguous acres or more in area.
6. Any non-residential use shall maintain a perimeter setback of not less than 30 feet from any adjoining or abutting property with a residential use.

7. A designated common open space comprised of no less than 15% of the total developable area to be used for recreational, park, or environmental amenities for collective enjoyment by occupants of the development shall be required. Open space shall not include public or private streets, driveways, or utility easements: provided, however, that up to 10% of the required open space may be composed of open space on privately owned properties dedicated by easement to ensure that the open space will be permanent.

8. Minimum lot size for a dwelling in a Planned Project proposed in the Commercial Development zoning district shall be the same as required in the Residential Development zoning district.

17.28.4. Pre-application Conference. Prior to the submittal of a Planned Project application, the applicant is encouraged to schedule a pre-application conference with the Cheboygan County Zoning Administrator to discuss the purpose and effect of this Ordinance and the criteria and standards herein. At this pre-application conference, the applicant is encouraged to provide the Zoning Administrator a concept plan. This concept plan should include information on the types and placement of structures, utilities and public facilities, and recreational facilities; minimum lot sizes; densities; landscaping and environmental treatment; pedestrian and auto circulation; the compatibility of the proposed development with surrounding uses; and such other information local administrative agencies and legislative bodies may require to gain a satisfactory understanding of the proposed development. Following this pre-application conference, the Zoning Administrator shall present the concept plan, if any, with a report to the Cheboygan County Planning Commission at their next regular public meeting for their information, review and comment. The applicant may schedule an informal informational meeting with the Planning Commission at a regular meeting of the Planning Commission, but no official action shall be taken at such meeting. A special meeting of the Planning Commission may also be scheduled at the request of the Planning Commission with applicable fees paid by the applicant.

17.28.5. Approval procedure. (see section 17.26)

In addition to meeting the general standards for special use permit approval under Section 18.7. of this Ordinance, a Planned Project shall also meet the requirements of this section and other applicable requirements of the Cheboygan County Zoning Ordinance #200 unless granted an exception by the Planning Commission pursuant to Section 17.28.6.

17.28.6. Exceptions to Parking space, Dwelling floor area, Lot size, and Setback requirements.

Except to the extent that a Planned Project or a portion of a Planned Project is subject to area regulations mandated by a state agency, a Planned Project may be granted exceptions by the Planning Commission to the minimum lot size, minimum yard setbacks, and minimum dwelling floor area requirements of the underlying zoning district required under section 17.1. and minimum number of off-street parking spaces required under Section 17.4. if the Planning Commission finds that the proposed dimensional regulations will not be detrimental to the public health, safety, or welfare of the future occupants of the Planned Project, the surrounding neighborhood or the county as a whole. Exceptions are limited to the following extents:

1. The minimum lot size for a dwelling shall not be reduced by more than thirty (30) percent of that required in the underlying zoning district.
2. Minimum yard setbacks shall not be reduced by more than thirty (30) percent of that required in the underlying zoning district. No exception to the perimeter setback requirement as provided in subsection 17.28.3.6. shall be granted.
3. Required parking spaces shall not be reduced by more than thirty (30) percent of the parking space requirement for each proposed use. In no case shall a dwelling have less

than two (2) parking spaces. In reducing required parking spaces, the Planning Commission may require the reservation of a portion of the Planned Project developable land area for future parking.

4. Minimum dwelling floor area requirements may be reduced by no more than thirty (30) percent of that required in underlying zoning district.

17.28.7. AMENDMENT OF PLANNED PROJECT SPECIAL USE PERMIT

The owner of property for which a Planned Project special land use permit has been approved shall notify the zoning administrator of any desired change to the approved special use permit. Minor changes may be approved by the zoning administrator upon determining that the proposed revision(s) will not alter the basic design and character of the special land use, nor any specified conditions imposed as part of the original approval.

1. Minor changes shall include the following:

- a. Reduction of the size of any building and/or sign.
- b. Movement of buildings by no more than twenty (20) feet. Movement of signs shall be reviewed according to the requirements for a zoning permit as per Section 21.3, provided all applicable provisions of this ordinance are met.
- c. Landscaping approved in the special use permit that is replaced by similar landscaping to an equal or greater extent.
- d. Any change in the building footprint of a building that does not exceed ten percent (10%) of the building footprint of that building as originally approved by the Planning Commission, provided that the proposed addition does not alter the character of the use or increase the amount of required parking more than ten (10%) percent. No more than two (2) approvals shall be granted by the Zoning Administrator under this subsection after the Planning Commission approves a special use permit.
- e. Changes related to subsections a through d above, required or requested by Cheboygan County, or other state or federal regulatory agencies in order to conform with other laws or regulations; provided the extent of such changes does not alter the basic design and character of the special land use, nor any specified conditions imposed as part of the original approval.

2. All amendments to a planned project special land use permit approved by the zoning administrator shall be in writing. After approval by the zoning administrator, the Applicant shall prepare a revised site plan showing the approved amendment. The revised site plan shall contain a list of all approved amendments and a place for the zoning administrator to sign and date all approved amendments.

3. An amendment to an approved Planned Project special use permit that cannot be processed by the zoning administrator under subsection 1 above shall be processed in the same manner as the original Planned Project special use permit application.

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