



CHEBOYGAN COUNTY PLANNING COMMISSION

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

**CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING
WEDNESDAY, AUGUST 16, 2017 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

PUBLIC HEARING AND ACTION ON REQUESTS

1. **DFC of Cheboygan LLC** – Requests an Amendment to a Special Use Permit to construct a parking garage (18 ft. x 24 ft.) at an assisted/independent living facility as reviewed under Section 9.3.14. (Nursing and convalescent homes). The property is located at 11965 Townline Rd., Inverness Township, section 1, parcel #091-001-400-004-00 and is zoned Agriculture and Forestry Management (M-AF).

UNFINISHED BUSINESS

1. Zoning Ordinance Amendment Regarding Bar And Restaurant Uses.
2. Draft Zoning Ordinance Amendment Regarding Lake And Stream Protection Shelter Overlay District
3. Sign Ordinance Amendment Relative To Content Based Regulation

NEW BUSINESS

STAFF REPORT

1. Review Of Charlevoix County's Future Land Use Plan Draft

PLANNING COMMISSION COMMENTS

PUBLIC COMMENTS

ADJOURN



CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST., ROOM 103 ■ PO Box 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ TDD: (800)649-3777

CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, AUGUST 2, 2017 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

- PRESENT:** Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill
ABSENT: Jazdyk
STAFF: Scott McNeil
GUESTS: Bob Lyon, Karen Johnson, Russell Crawford, Cheryl Crawford, Carl Muscott, John Miller, Carrie May, David Hill, John Moore, Roger Jacobs

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

PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

The July 19, 2017 Planning Commission minutes were presented. **Motion** by Mr. Churchill, seconded by Mr. Kavanaugh, to approve the meeting minutes as presented. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

PUBLIC HEARING AND ACTION ON REQUESTS

Indian River Golf Club - Requests an amendment to a Special Use Permit for construction of a golf cart barn (44 ft. x 112 ft.) at an existing golf course and restaurant (Sections 6.3.7., 9.3.5. and 9.3.7.) The property is located at 3301 Chippewa Beach Road, Tuscarora Township, parcel #161-024-200-001-00. The proposed building is located in the Agriculture and Forestry Management (M-AF) zoning district. Other parts of the property are zoned Commercial Development (D-CM), Residential Development (D-RS) and Lake & Stream Protection (P-LS).

Mr. McNeil stated that the applicant is seeking approval of an amendment to a Special Use Permit to allow the construction of a 44ft. x 112ft. accessory cart barn building at the Indian River Golf Club. Mr. McNeil stated that the Planning Commission approved a special use permit for a new club house on September 13, 1994. Mr. McNeil stated that the proposed building will be located in the Agriculture and Forestry Management zoning district and golf courses are allowed in the Agriculture and Forestry Management zoning district by special use permit. Mr. McNeil stated that additional parking is being proposed in the area of the existing cart barn. Mr. McNeil stated that drainage is proposed to be taken care of as it is now, although there will be augmentation of that with ditching along the road right of way. Mr. McNeil stated that if this request is approved he recommends approval from the Road Commission.

Mr. Fullford stated that Carrie May has done a good job engineering this plan regarding the stormwater management. Mr. Fullford stated that there will not be a huge increase in stormwater concentration as the impermeable surfaces will not be increased. Mr. Fullford stated that Brent Shank from the Cheboygan County Road Commission has approved the tentative location. Mr. Fullford stated that the existing drainfield location is on the easterly end of the proposed drainfield. Mr. Fullford stated that they couldn't find the septic permit. Mr. Fullford stated that they are adding ADA parking. Mr. Fullford stated that stormwater is being addressed. Mr. Fullford noted that most of the site has remained unchanged.

Mr. Freese stated his concerns regarding the entrance and exit to the parking area on the west end at the intersection of the two roads. Mr. Freese questioned if this has been reviewed by the Road Commission. Ms. Croft asked if there were any

comments from the Road Commission. Mr. McNeil stated no. Mr. Freese stated his concerns about the driveways being close to an intersection. Discussion was held. Ms. May stated that the entryway off of the parking lot is existing and is not new to this project. Ms. May stated that she has talked with Brent Shank at the Road Commission regarding where the new gravel entryway will be located. Ms. May stated that they have also discussed stormwater with Mr. Shank. Ms. May stated that the golf course has agreed to put in ditching as shown on the site plan next to Oak Ridge Road. Ms. May stated that this will handle the water that is a wash out problem on the existing gravel road. Ms. May stated that they are working with the Road Commission on these issues. Ms. May stated that the Road Commission is talking about putting ditching on both sides of the road. Ms. May stated there are a couple of reasons to put in a new access road by the cart barn. Ms. May stated this is a gravel access road and is not as high impact as if there were new roads within the site which would lead to a lot more earth work. Ms. May stated that this will keep the garbage truck and the fuel delivery truck out of the parking lot and in a more wooded area where it will look good aesthetically. Ms. May stated that there is plenty of room to get into the right lane of Oak Ridge Road and if people are not doing it, it is because it is a gravel road and not striped. Ms. May stated that Mr. Shank did not have any problem with where it is located. Ms. May noted that it is an existing driveway and not part of this project. Mr. Freese stated that he agrees with moving the dumpster and fuel tank up so it is out of the lower area but if this request is approved there should be a condition that it is approved by the Road Commission.

Mr. Kavanaugh stated that if a replacement drain field is ever needed, this site has plenty of acreage and good soil. Mr. Kavanaugh stated that the dumpster should be screened with a fence. Mr. Kavanaugh stated that there should be an alarm system because of the fuel and carts. Mr. Kavanaugh stated that the road will have to be worked out between the Road Commission and the golf course. Mr. Kavanaugh stated that if this request is approved it should be subject to approval from the Road Commission.

Ms. Croft asked for public comment. Mr. Muscott explained that he uses Oak Ridge Road and there is not a lot of traffic from that end of the parking lot. Mr. Muscott stated that exit could be lost with no negative effect to the golf course. Mr. Muscott stated that people do come out of that access road and they do come out on the left hand side of the paved drive. Mr. Muscott stated that typically they are heading toward Indian River. Mr. Muscott stated that if you do not watch you can be head to head with someone. Mr. Muscott stated that he spoke with Mr. Shank and he said that the service drive will be addressed as a service drive. Mr. Muscott stated that Mr. Shank was concerned about the turn radius for a garbage truck and thought that they would have to pull in, dump and then back out on the road. Mr. Muscott stated that Mr. Shank didn't think it was a very large area. Mr. Muscott stated an alarm system would be ideal to protect the assets of the golf course. Mr. Muscott stated that this is a great asset to the community. Mr. Muscott stated that he is supportive of this request as long as these issues are addressed.

Public comment closed.

The Planning Commission reviewed and approved the General Findings. The Planning Commission reviewed and approved the Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Kavanaugh, seconded by Mr. Bartlett, to approve the special use permit amendment based on the General Findings, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 subject to Cheboygan County Road Commission approval, privacy fence or screening be installed around the dumpster and fuel tank, screening of evergreens is to be maintained and a fire alarm within the building. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

Public Hearing on 2018 Capital Improvement Plan.

Mr. McNeil stated that the Planning Enabling Act of 2008 requires the Planning Commission to annually prepare a capital improvement plan to show projects proposed for the next 6 years. Mr. McNeil stated that the Planning Commission has interjected a public hearing into the process of developing the capital improvement plan although it is not required under the law. Mr. McNeil stated that the copies of the proposed Capital Improvement Plan are available for review. Mr. McNeil stated that if approved, the Capital Improvement Plan will go to the Cheboygan County Board of Commissioners for their final consideration in conjunction with their budgeting process.

Ms. Croft asked for public comments. There were no public comments. Public comment closed.

Motion by Mr. Freese, seconded by Mr. Churchill, to forward the amendment to the Cheboygan County Board of Commissioners with a recommendation for approval. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

UNFINISHED BUSINESS

Discussion Regarding Sign Ordinance Amendment Relative To Content Based Regulation

Mr. McNeil stated that the last meeting was a public hearing on the draft amendment. Mr. McNeil asked the Planning Commission what other areas of the amendment need work or can be addressed. Ms. Croft asked if Mr. McNeil discussed this amendment with legal counsel. Mr. McNeil stated no. Discussion was held. Mr. McNeil suggested discussing the areas where the Planning Commission has concerns and draft new language before reviewing with legal counsel.

Ms. Lyon stated her concerns regarding the requirement that each sign shall be removed from the lot within 60 days of its original placement. Ms. Lyon questioned how someone would be able to put up a sign 90 days before the election. Ms. Lyon questioned how this will be monitored. Ms. Lyon stated that when the event is over it would be easier to monitor. Ms. Lyon stated that this section should be removed. Mr. Freese agreed with Ms. Lyon.

Mr. Freese stated that Marcia Rocheleau has a valid comment on the 32sf per lot. Mr. Freese stated that 32sf is not reasonable if someone has a mile of road frontage. Mr. Freese proposed 32sf per 100ft. or 32sf per 200ft. Mr. Churchill suggested limiting the number of signs. Mr. McNeil noted that these are temporary signs. Mr. McNeil noted that if the 60 day limit is removed, it may not be temporary anymore. Mr. Freese noted that farm markets put up signs that exceed 32sf and they will be up for the season. Mr. Freese stated that there are business that are putting up 4-5 vertical flags that are 18in. x 8ft. and now they will only be allowed 3 of the flags.

Mr. Churchill stated that we need to look at what we are attempting to accomplish with this amendment. Mr. Churchill asked are we trying to restrict what we have today. Mr. Churchill stated that what we have in the proposed amendment and what is reality are two different things. Mr. Churchill stated that he would like to have the document reflect what is happening in the community. Discussion was held. Mr. McNeil stated that this is a great idea and will take a little more study. Mr. McNeil stated that we should come up with an amendment based on the recent Court of Appeals decision. Discussion was held. Mr. Kavanaugh suggested looking at the Agriculture and Forestry Management zoning district and allowing 1 sign for every 150ft. of frontage.

Ms. Lyon read section 17.19.3.F, "Signs with concrete foundations or other solid anchoring devices that project above the surface of the ground and located as to constitute a safety hazard to vehicular traffic." Ms. Lyon stated that businesses are going to have signs that look like this and rather than prohibit these types of signs there should be a setback off of the road. Mr. McNeil stated that there is a zero front setback in Commercial and Industrial zoning districts for signs. Mr. Borowicz referred to 17.19.3.c and questioned if this covers 17.19.3.f. Mr. Borowicz stated that permission is required from whoever regulates the right of way. Ms. Lyon asked if 17.19.3.f is still needed. Ms. Lyon stated if the sign is not in the right of way it should be okay. Mr. McNeil stated that he doesn't know that it is hurting anything and it would be a decision for the zoning administrator to make. Mr. Borowicz stated that this language is too specific and suggested "Signs constructed and/or located as to constitute a safety hazard to vehicular traffic would be prohibited." Mr. McNeil stated that it makes things a little more subjective on behalf of the zoning administrator to apply that section. Discussion was held. Mr. Borowicz and Mr. Freese stated that they are in favor of simplifying this requirement. Mr. McNeil noted that this has not been an in issue for the past 8-9 years.

Mr. McNeil stated that under prohibited signs he will remove the reference to the concrete foundations. Mr. McNeil stated under item b he will clarify governmental utility structures and public utility structures. Mr. McNeil stated that the 60 day time period will be removed regarding temporary signs. Mr. McNeil stated that he will come up with a minimum and maximum number of signs allowed based on road frontage.

Ms. Croft asked for public comments. Mr. Jacobs stated that he would like to see the signage divided up politically for people trying to make a living such as those trying to sell farm products. Ms. Croft explained that there was a Supreme Court decision that does not allow this to be done. Mr. McNeil explained that signs can't be regulated based on the content of the sign.

Draft Zoning Ordinance Amendment Regarding Lake and Stream Protection Shelter Overlay District

Mr. McNeil stated that this proposed amendment provides an overlay district for the Lake and Stream Protection Zoning District with properties that front on the Cheboygan River, Indian River and the Lower Black River. Mr. McNeil stated that in Section 10A.3 there are conditions and requirements for the boat shelters. Mr. McNeil stated that there is also language for the supports for the roof and you must be able to see through the shelter from all angles at all times. Mr. McNeil stated that there is also a depth limit based on 30ft. or 20% of the depth of the lot. Mr. McNeil stated that there is a frontage limit of 16ft. or 20% of the width of the lot, whichever is greater. Mr. McNeil stated that the boat shelter can't be extended any more than 2ft. from the edge or wall of the boat well. Mr. McNeil stated that the shelter is to have a pitch roof with no greater than 4/12 pitch so it can't be used as a deck. Mr. McNeil stated that the boat shelter can't exceed a height of 12 feet.

Mr. Freese stated that the diagram of the boat shelter used in the survey should be included in the proposed amendment also. Mr. Freese referred to 10A.4.2.B and stated that "above ground level" should be added to the 12 feet. Mr. McNeil stated that he will check this against the structure height definition.

Mr. Muscott stated that staff has made an excellent start on the amendment. Mr. Muscott stated that some of his concerns were regarding design conditions and this is excellent. Mr. Muscott read section 10A.3.1.C, "No part of the boat shelter structure shall exceed a total length equal to 20% of the depth of the lot or thirty (30) feet, whichever is lesser." Mr. Muscott stated that in one of the Zoning Board of Appeals requests the applicant had lengthened the boat well to handle a cigarette boat. Mr. Muscott stated that if the DEQ and Army Corps of Engineers are okay with a certain length of a boat well the property owner should be able to put up a boat shelter as long as the boat well. Mr. Freese stated that the property owner would need the permits for the boat well and he does not see a problem with the boat shelter. Mr. McNeil stated that it is a matter of how much structure you want above ground in the waterfront setback. Mr. McNeil stated that it is subject to review and to the extent that it does not come within 25ft. of a structure. Mr. McNeil stated that limitation can be taken out. Mr. Freese stated that it should be limited to the depth of the boat well. Mr. McNeil stated that there is language that says that it can't be extended 2ft. beyond the boat well. Mr. McNeil stated that if you do not want to limit the depth of the structure, then it can just be taken out. Mr. Freese agreed with Mr. McNeil.

Mr. Muscott asked if a gambrel roof, that doesn't exceed the height limit, could be considered so it could fit in architecturally with the rest of the property. Mr. McNeil stated that this was about trying to maintain a level of viewscape. Mr. Borowicz stated that a gambrel roof would block more view of the water due to the additional height. Mr. Borowicz stated that we need to protect the viewscape for the neighbors. Mr. Freese stated that the way it is written is fine and wouldn't change it. Mr. Muscott stated that it is simple and utilitarian and he agrees with it.

Mr. Jacobs asked if the amendment regarding Lake and Stream Protection Shelter Overlay District will apply to the canals on Burt Lake and Mullett Lake as well. Mr. McNeil stated that it would be any of the canals connected to the rivers listed in the amendment. Mr. McNeil stated that it would not apply to the canals on the lakes. Discussion was held.

NEW BUSINESS

Mr. Freese stated at the last Zoning Board of Appeals meeting there was a discussion regarding the little boat houses along Mullett Lake's west shore in the Topinabee area. Mr. Freese stated that this topic keeps coming up and needs to be addressed. Mr. Freese explained that the buildings are storage buildings. Ms. Croft explained that the buildings have baths and kitchens. Mr. Freese explained that household items are "stored" in these buildings. Mr. Freese stated that the lots are all very small. Mr. Freese stated that this is not a housing issue. Mr. Freese stated that this should be an overlay district from the shoreline park in Topinabee going south and would end north of the cottages with the shared waterfront. Mr. Freese stated that there was a second variance request for the same lot recently. Mr. Freese stated that side setbacks have already been addressed on narrow waterfront lots by reducing the side setbacks to a minimum of 5 feet. Mr. Freese stated that it should be reduced further for these lots. Mr. Freese suggested 2.5 feet, which would allow someone to paint a shed or put up new siding. Mr. McNeil and the Planning Commission reviewed a survey of the Oak Park Subdivision, Lake View Summer Resort Grounds Subdivision and Robert Patterson's First Addition to the Village of Topinabee.

Mr. McNeil stated that he agrees with Mr. Freese. Mr. McNeil stated that this issue should be dealt with as it is a unique use. Mr. McNeil stated that he refers to these buildings as "daytime cabanas." Mr. Freese stated that these buildings are being addressed as storage buildings as we do not have any definitions to address the actual present use of these buildings. Ms. Lyon stated that she has a concern regarding sewage. Mr. Freese stated that some have porta-jons on site. Mr. Churchill stated that he is concerned that if one building is on fire, then all of the buildings will be on fire.

Mr. Kavanaugh asked if Mr. Freese plans to allow more and larger structures that there have been many complaints about in the past. Mr. Kavanaugh stated he does not understand as we are trying to protect the waterfront. Mr. Kavanaugh stated that this is a use that we shouldn't have at all. Mr. Freese stated that he believes that most of the lots already have a structure on them already. Mr. Kavanaugh stated that these are existing structures and questioned why we should make them larger and have more problems than we have right now just because someone applied for a variance to the Zoning Board of Appeals. Mr. Kavanaugh stated that these structures are terrible. Mr. Kavanaugh stated that he receives a lot of complaints about these structures. Mr. Kavanaugh stated that people live in these structures and there are parking issues. Mr. Kavanaugh stated we should put up with the ones we already have and not allow them at all. Discussion was held.

Ms. Lyon asked wouldn't it be better to allow tiny houses with regulations that could be enforced. Mr. Kavanaugh stated that a tiny house wouldn't work because you have to have water and sewage. Mr. Kavanaugh stated that there is no construction

standard for structures that are under 200sf. Mr. Kavanaugh stated that if the structure is over 200sf then a building permit and zoning permit are required.

Mr. McNeil stated that the Planning Commission will want to have a regulation that will mirror some decisions of the Zoning Board of Appeals and allow construction/reconstruction of some that are dwellings now and come up with definitions for some of the other uses. Mr. McNeil stated that this would provide zoning regulations for a unique area.

Mr. Freese stated that the taxes for some of these parcels can be as much as \$2,000 a year. Mr. Freese stated that the property owners should get some use out of these lots.

Mr. Borowicz stated that the discussion of tiny houses is a whole a different issue. Discussion was held. Mr. McNeil suggested an overlay district that would support the existing uses and existing conditions.

Mr. Churchill stated he is in favor of addressing this because of what is being reviewed by the Zoning Board of Appeals.

Mr. Muscott stated that there are a lot of issues to address. Mr. Muscott stated that there is another extensive section with these shed lots that starts north of Woodruff. Mr. Muscott stated that you may want to talk with Topinabee Fire Department as the big trucks would not be able to access these areas. Mr. Muscott stated there are historic buildings in this area that were boathouses that have become cottages. Mr. Muscott stated that this is sort of unique. Mr. Muscott stated that you will have more of these issues as the lake front becomes more expensive and there will be more issues with people trying to maximize lake frontages.

Mr. McNeil asked if he should go forward with an existing conditions study in this area. The Planning Commission members agreed that Mr. McNeil should go forward with the study.

STAFF REPORT

No comments.

PLANNING COMMISSION COMMENTS

Mr. Kavanaugh asked for an update on Triple D Disposal. Mr. McNeil stated that he provided an estimate on the bond to Triple D Disposal.

PUBLIC COMMENTS

An audience member stated that Triple D Disposal has put in Charter Communications to their new site and they are currently working on the building. Mr. McNeil stated that we will check into these concerns. Mr. McNeil stated that Mr. Schnell visits the site frequently. Mr. Kavanaugh asked what type of work is being done. The audience member stated that lumber is coming in and out of the small concrete building. Discussion was held.

ADJOURN

Motion by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:10pm.

Charles Freese
Planning Commission Secretary

CHEBOYGAN COUNTY PLANNING COMMISSION

DFC of Cheboygan – Revised 07/31/17

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 (7 Pages)
5. Warranty Deed Dated July 2009 (2 Pages)
6. Mailing List (2 Pages)
7. Current Site Plan Approved 08/20/14 (1 Page)
8. Site Plan For Garage Addition Dated 07/01/17 (1 Page)

The following items were added to the exhibit list on 07/31/17:

9. Email dated 07/31/17 from Dan Socha, Inverness Fire Chief (1 Page)
- 10.
- 11.

Note: Planning Commission members have exhibits 1 and 2.

NOTICE
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WEDNESDAY, AUGUST 16, 2017 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721

1. **DFC of Cheboygan LLC** – Requests an Amendment to a Special Use Permit to construct a parking garage (18 ft. x 24 ft.) at an assisted/independent living facility as reviewed under Section 9.3.14. (Nursing and convalescent homes). The property is located at 11965 Townline Rd., Inverness Township, section 1, parcel #091-001-400-004-00 and is zoned Agriculture and Forestry Management (M-AF).

Please visit the Planning and Zoning office or visit our website to see the application 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 & 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 11965 TOWNLINE ROAD	City / Village CHEBOYGAN	Twp / Sec. T31N R2W	Zoning District
Property Tax I.D. Number 091-001-400-004-00	Plat or Condo Name / Lot or Unit No. 10 ACRES		M-AF

APPLICANT

Name DFC OF CHEBOYGAN, LLC	Telephone 989 745-6500	Fax
Address 2375 S. I-75 BUS. CP.	City, State & Zip GRAND BLVD MI 49738	E-Mail JIM@DEWITTBUILDERS-AR.COM

OWNER (If different from applicant)

Name	Telephone	Fax
Address	City, State & Zip	E-Mail

PROPOSED WORK

Type (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Change in Use or Additional Use <input type="checkbox"/> Reconstruction <input type="checkbox"/> Relocated Building <input type="checkbox"/> Sign, Type: _____ <input type="checkbox"/> Other: _____	Building/Sign Information Overall Length: <u>18</u> feet Overall Width: <u>24</u> feet Floor Area: <u>432</u> sq. feet Overall Building Height: _____ feet Sign Area: _____ sq. feet Sign Height _____ feet
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PROPOSED USE (check all that apply)

<input type="checkbox"/> Single-Family Residence	<input checked="" type="checkbox"/> Expansion / Addition	<input type="checkbox"/> Office	<input type="checkbox"/> Agricultural
<input type="checkbox"/> Duplex	<input checked="" type="checkbox"/> Garage or Accessory	<input 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 type="checkbox"/> Other: _____			

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

If YES, date of approval: 2009/2014 Approved Use: Senior Living Center w/ garage buildings

Directions to site: TOWNLINE RD ADJACENT TO CITY

SW CORNER OF TOWNLINE + STEMPKY

SPECIAL USE PERMIT
SITE PLAN REVIEW APPLICATION



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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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.

A.D.A. PARKING GARAGE

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.

ONE UNIT GARAGE - NO CONTOUR CHANGE

- 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.

NONE AFFECTED

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

NO CHANGE

- 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.

NO CHANGE

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

COMPLIES

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

N/A

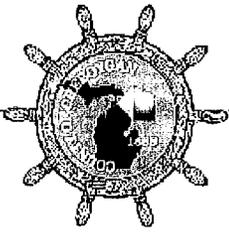
- h. Exterior lighting shall be arranged as follows:

i. It is deflected away from adjacent properties. EXISTING

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

iii. It does not unnecessarily illuminate night skies. EXISTING

SPECIAL USE PERMIT
SITE PLAN REVIEW APPLICATION



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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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.

SEE ATTACHED FORM

- 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.

SEE ATTACHED FORM

3. Size of property in sq. ft. or acres: SEE ATTACHED FORM

4. Present use of property:

SEE ATTACHED FORM

5. SUP Standards:

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

YES - APPROVED WITH SPECIAL USE PERMIT

- 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 - ADDING ADA GARAGE

- 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.** NO - SEE D. ABOVE

- 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.** NO

SEE D. ABOVE

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

NO - SEE D. ABOVE

- 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 - PUPAL STREET, WATER &

SEWER, CONTRACT DISPOSAL



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

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.

NO CHANGE

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.

NA

3. Size of property in sq. ft. or acres: 10 ACRES +/-

4. Present use of property:

RETIREMENT COMMUNITY

5. Does the proposed use of the property include or involve either:

- Junk or salvage yard (Section 3.6) YES NO
- Mineral extraction (Section 17.17) YES NO

If YES, this application must include a written plan as described in the Zoning Ordinance.

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

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

AFFIDAVIT

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

Applicant's Signature

Date

7/17/17

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

Yes No

Owner's Signature

Date

7/17/17

SPECIAL USE PERMIT
SITE PLAN REVIEW APPLICATION



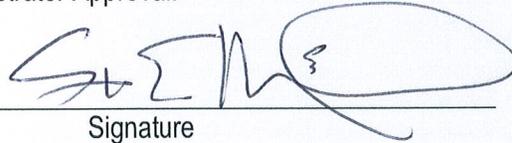
CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646

FOR PLANNING /ZONING DEPT. USE ONLY

Date Received:	07/17/17	Notes:
Fee Amount Received:	\$150.00	
Receipt Number:	5746	
Public Hearing Date:	8/16/17	

Planning/Zoning Administrator Approval:


Signature

7/17/17
Date

SITE PLAN REVIEW APPLICATION

SPECIAL USE PERMIT

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
X		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.
X		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.
X		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
	X	d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
	X	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.
X		f. Location of existing and proposed buildings and intended uses thereof.
	X	g. Details of entryway and sign locations should be separately depicted with an elevation view.
X		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.
X		i. Location, size, and characteristics of all loading and unloading areas.
NA		j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
	X	k. Location of all other utilities on the site including but not limited to wells, septic systems, stormwater controls, natural gas, electric, cable TV, telephone and steam and proposed utility easements.
NA		l. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

SPECIAL USE PERMIT
SITE PLAN REVIEW APPLICATION

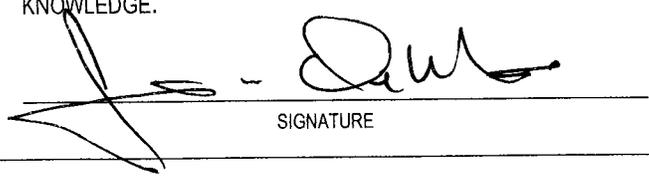
INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
	X	m. Location and specifications for all fences, walls, and other screening features.
	X	n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
	X	o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
	X	p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
	X	q. Elevation drawing(s) for proposed commercial and industrial structures.
NA		r. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well
NA		s. Floor plans, when needed to determine the number of parking spaces required.

PLEASE LIST THE REQUIREMENT FOR WHICH A WAIVER IS BEING REQUESTED. ALSO PROVIDE AN EXPLANATION/REASON FOR THE WAIVER REQUEST.

<u>SECTION</u>	<u>REASON FOR WAIVER REQUEST</u>
d,e,g-s	The site is existing (all grading, storm, lighting, trash storage, parking, etc.) all of _____ items were designed and constructed for the original site. The proposed project is _____ to put a small (18'x24') addition on the end of one garage unit. The area is already parking _____ and it is already impervious surface. _____ _____

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

 2/2/17
 DATE

WARRANTY DEED

The Grantor(s) RICHARD REIMANN AND LOIS REIMANN, AS TRUSTEES OF THE RICHARD C. REIMANN AND LOIS MAE REIMANN LIVING TRUST U/T/A FEBRUARY 28, 2004 PURSUANT TO THE CERTIFICATE OF TRUST RECORDED IN LIBER 935, PAGE 95, whose address is 1122 Riggsville Road, Cheboygan, MI 49721, convey(s) and warrant(s) to DFC OF CHEBOYGAN, LLC, whose address is 2373 S I-75 Business Loop, Grayling, MI 49738, the following described premises situated in the Township of Inverness, County of Cheboygan, and State of Michigan:

SEE ATTACHED LEGAL DESCRIPTION

for the sum of ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS, subject to easements and building and use restrictions of record and further subject to the restrictions, reservations and easements of record, if any.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

This grantor grants to the grantee the right to make 2 division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

Dated this ____ day of July, 2009.

GRANTOR:

RICHARD C. REIMANN AND LOIS MAE REIMANN
LIVING TRUST U/T/A FEBRUARY 28, 2004

BY: Richard Reimann
RICHARD REIMANN, Trustee

BY: Lois Reimann
LOIS REIMANN, Trustee

STATE OF MICHIGAN)
)ss.
COUNTY OF CHEBOYGAN)

The foregoing instrument was acknowledged before me this 17th day of July, 2009, by RICHARD REIMANN AND LOIS REIMANN, AS TRUSTEES OF THE RICHARD C. REIMANN AND LOIS MAE REIMANN LIVING TRUST U/T/A FEBRUARY 28, 2004 PURSUANT TO THE CERTIFICATE OF TRUST RECORDED IN LIBER 935, PAGE 95.

Jennifer A. Berden

, Notary Public
Cheboygan County, Michigan
Acting in Cheboygan County, MI
My commission expires: _____

JENNIFER A. BERDEN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CHEBOYGAN
My Commission Expires 01/03/2011
Acting in the County of Cheboygan

DRAFTED BY:
DANIEL MARTIN (P47567)
Attorney at Law
214 Water Street, Suite D
Cheboygan, MI 49721
(231) 627-7634

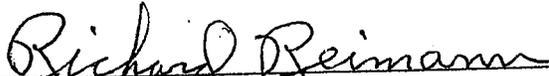
WHEN RECORDED RETURN TO AND SEND
SUBSEQUENT TAX BILLS TO: GRANTEE

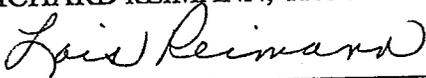
****EXHIBIT A -LEGAL DESCRIPTION****

Situated in the Township of Inverness, Cheboygan County, Michigan:

Part of the North ½ of the SE ¼, Section 1, T37N, R2W described as: Commencing at the East ¼ corner of said Section; thence South 01°23'42" East along the East line of said Section, a distance of 66.02 feet to the Point of Beginning; thence continuing South 01°23'42" East along said East Section line 700.00 feet; thence South 89°55'01" West parallel to the East-West ¼ line of said Section, a distance of 707.93 feet to the Easterly Right of Way line of abandoned railroad; thence North 12°20'28" East along said Right of Way line 716.60 feet to a point that is 66.00 feet South of said ¼ line; thence North 89°55'01" East parallel to said ¼ line, 537.73 feet to the Point of Beginning.

RESERVING: An ingress/egress easement described as follows: Commencing at the East ¼ corner, Section 1, T37N, R2W; thence South 01°23'42" East along the East line of said Section, a distance of 766.02 feet; thence South 89°55'01" West parallel to the East-West ¼ line of said Section, a distance of 657.93 feet to the Point of Beginning; thence continuing South 89°55'01" West parallel to said ¼ line 50.00 feet to the Easterly Right of Way line of abandoned Railroad; thence North 12°20'28" East along said Right of Way line 30.00 feet; thence South 56°09'01" East 52.48 feet to the Point of Beginning.


RICHARD REIMANN, TRUSTEE


LOIS REIMANN, TRUSTEE

055-001-200-026-00
MICHIGAN DEPT OF NATURAL RESOURCES
PO BOX 30722
LANSING, MI 48909

055-001-204-003-00
STEMPKY, CAROL
1430 S WESTERN AVE
CHEBOYGAN, MI 49721

055-001-204-003-00
STEMPKY, CAROL
1430 S WESTERN AVE
CHEBOYGAN, MI 49721

055-006-100-001-04
WERTH BUILDERS PARTNERSHIP
PO BOX 7
ALPENA, MI 49707

055-006-100-003-00
MICHIGAN DEPT OF NATURAL RESOURCES
PO BOX 30722
LANSING, MI 48909

055-006-300-001-02
HURON ESTATES, CHEBOYGAN LLC
25900 W ELEVEN MILE RD, STE 250
SOUTHFIELD, MI 48034

055-006-300-001-02
HURON ESTATES, CHEBOYGAN LLC
25900 W ELEVEN MILE RD, STE 250
SOUTHFIELD, MI 48034

055-006-300-001-05
CAFOLLA, BRENDA MARIE
5219 ORCHARD BEACH RD
CHEBOYGAN, MI 49721

055-006-300-001-06
CAFOLLA, BRENDA
5219 ORCHARD BEACH RD
CHEBOYGAN, MI 49721

055-006-300-001-07
JOHNSON, N STIRLING ET UX
3435 OAK RIDGE TRL
HARBOR SPRINGS, MI 49740

055-006-300-001-08
LDG DEVELOPMENT, LLC
1469 SOUTH 4TH ST
LOUISVILLE, KY 40208

091-001-100-002-01
REIMANN, RICHARD & LOIS, TTEES
11122 RIGGSVILLE RD
CHEBOYGAN, MI 49721

091-001-100-002-01
REIMANN, RICHARD & LOIS, TTEES
11122 RIGGSVILLE RD
CHEBOYGAN, MI 49721

091-001-400-001-00
MICHIGAN DEPT OF NATURAL RESOURCES
PO BOX 30722
LANSING, MI 48909

091-001-400-004-00
DFC OF CHEBOYGAN, LLC
2373 S I-75 BUSINESS LOOP
GRAYLING, MI 49738

091-001-100-002-01
OCCUPANT
11122 N RIGGSVILLE RD
CHEBOYGAN, MI 49749

091-001-400-004-00
OCCUPANT
11965 TOWNLINE RD
CHEBOYGAN, MI 49749

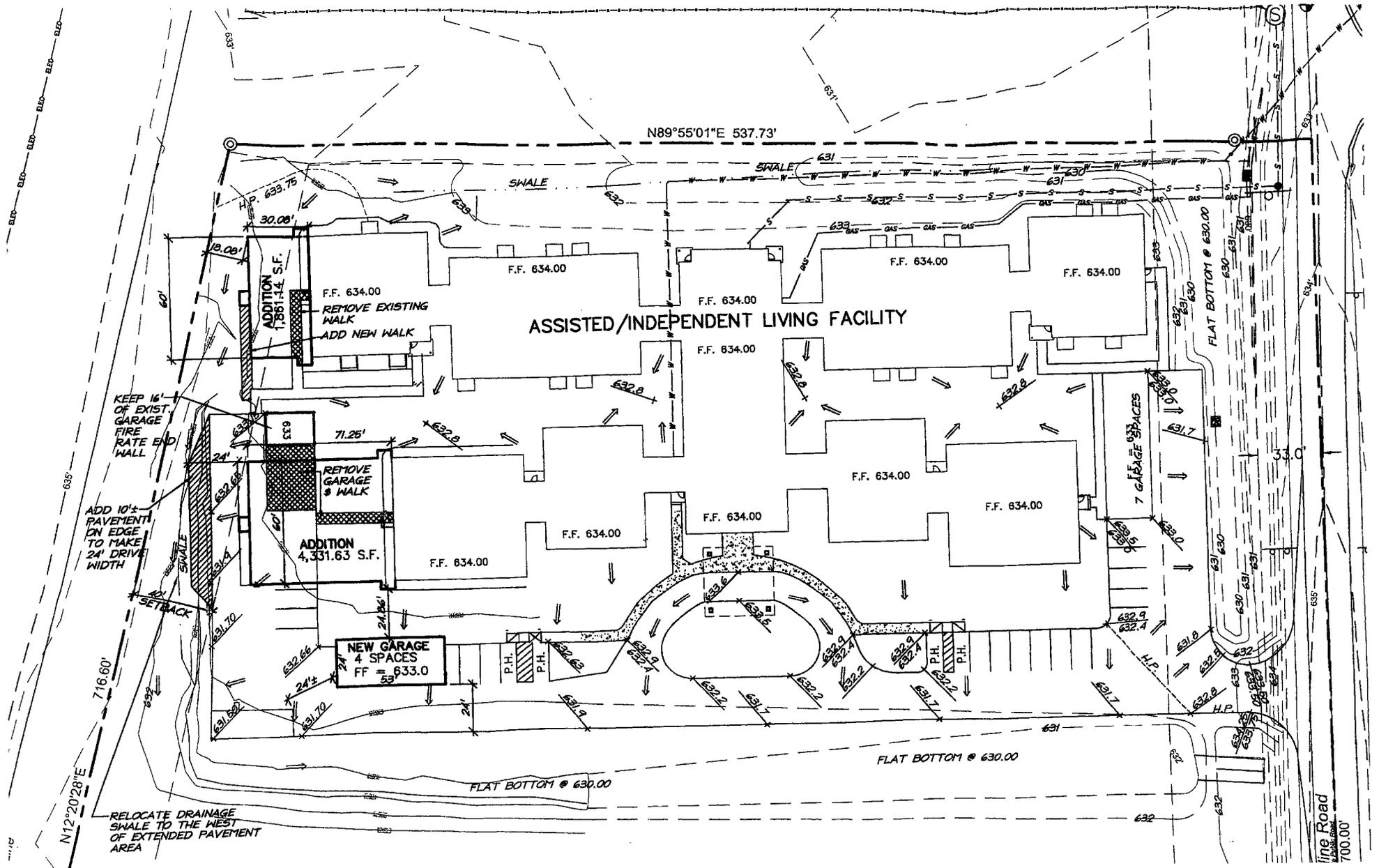
055-006-300-001-07
OCCUPANT
1020 S HURON ST
CHEBOYGAN, MI 49749

055-001-204-003-00
OCCUPANT
1430 S WESTERN AVE
CHEBOYGAN, MI 49749

055-001-204-003-00
OCCUPANT
1430 S WESTERN AVE
CHEBOYGAN, MI 49749

091-001-100-002-01
OCCUPANT
11122 N RIGGSVILLE RD
CHEBOYGAN, MI 49749

055-006-300-001-08
OCCUPANT
1020 S HURON ST
CHEBOYGAN, MI 49749



DFL OF CHEBOYGAN LLC.
 CURRENT SITE PLAN
 APPROVED AUGUST 20, 2014.

7

Northeast Corner
Section 1, T37N, R2W,
Inverness Township,
Cheboygan County, Michigan.

NOTES

- ENTRANCE LAYOUT & BUILDING ARE PARALLEL TO TOWN LINE ROW.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION AND DEMOLITION MATERIALS FROM THE SITE.
- BENCHMARK IS ON RR SPIKE ON UTILITY POLE IN NORTHEAST CORNER OF THE SITE.
ELEVATION = 632.18
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND SHALL MEET THE CHEBOYGAN COUNTY STANDARDS SPECIFICATIONS FOR CONSTRUCTION.
- ALL DRIVE AND PARKING AREAS SHALL BE PAVED.
- CONTRACTOR SHALL CALL MISS DIG PRIOR TO THE START OF CONSTRUCTION.

SITE INFORMATION

ZONING INFORMATION

ZONING CLASS N-AF
APPROVED SPECIAL USE:
NURSING OR CONVALESCENT HOMES
SITE REGULATIONS: SECTION 17.1
MINIMUM LOT SIZE: 1 ACRE
FRONT YARD SETBACK = 50 FEET
SIDE YARD SETBACK = 10 FEET
REAR YARD SETBACK = 30 FEET
VARIANCE REQUEST FOR REAR TO 18.00'
VARIANCE APPROVED BY ZBA
PARKING SPACES = 20'x10' (MIN 20'x9')
DRIVE WIDTHS = VARY (MIN 24')
TOTAL SITE AREA = 10.90 ACRES

LANDSCAPING

ALL LANDSCAPING IS EXISTING
ALL AREAS SHALL BE LANDSCAPED FOR PERMANENT EROSION CONTROL MEASURES IMMEDIATELY AFTER FINISHED GRADE IS ESTABLISHED.

SIGNAGE

SIGN IS EXISTING

LIGHTING

LIGHTING CURRENTLY PRESENT ON THE EXTERIOR OF THE BUILDING SHALL BE PLACED ON THE NEW EXTERIOR WALL OF THE BUILDING ADDITION

STORM WATER

THE POND CURRENTLY HAS A DETENTION/RETENTION AREA ON THE SOUTH END. THIS IS A LARGE, FLAT BOTTOM SURFACE AND THE NORTH END FLOODS WHEN THERE IS A SIGNIFICANT RAIN EVENT. TO ALLEVIATE THE EXISTING PROBLEM AND TO ADJUST FOR THE NEW ADDITION, THE DETENTION/RETENTION AREA WILL BE ALMOST DOUBLED IN SIZE.

PARKING

PARKING REQUIRED: 1/3 BEDS, 1 PER 2 EMP.
ELDERLY HOUSING: 24 UNITS (2 NEW UNITS)
ASSISTED LIVING: 28 UNITS (8 NEW UNITS)
TOTAL BEDS: 52
TOTAL REQUIRED PARKING SPACES = (52/3) = 18
TOTAL EMPLOYEES = 8
TOTAL SPACES FOR EMPLOYEES = 4
TOTAL PARKING REQUIRED = 22 SPACES
TOTAL H.C. REQUIRED = 2 SPACES (1 VAN ACCES.)
PARKING PROVIDED: 54
REGULAR SPACES = 23
GARAGE SPACES = 11
GREEN PARKING = 20
TOTAL PARKING PROVIDED = 54 SPACES
TOTAL H.C. PROVIDED = 4 SPACES (2 VAN ACCES.)

EXISTING POND VOLUME & SURFACE AREA

ELEV. (FT)	VOLUME (CU.FT.)	AREA (S.F.)
632.0	35,692.35	33,608
631.0	11,671.87	14,309
630.0	0.00	9,035

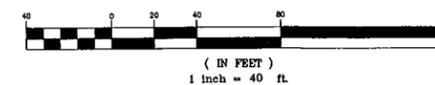
NEW POND VOLUME & SURFACE AREA

ELEV. (FT)	VOLUME (CU.FT.)	AREA (S.F.)
632.0	60,317.0	46,722
631.0	23,620.9	26,670
630.0	0.00	20,629

LEGEND

- (11) PARKING COUNT
- S- SANITARY SEWER
- W- WATER LINE
- GAS- GAS LINE

GRAPHIC SCALE



DATE	REVISIONS
7/21/14	BUILDING ADDITION FOR APPROVAL
8/19/14	FOR FINAL SITE PLAN APPROVAL
7/29/17	FOR GARAGE ADDITION

SITE PLAN FOR GARAGE ADDITION
FOR
THE BROOK
TOWN LINE ROAD
CHEBOYGAN, MICHIGAN

PREPARED BY: PRACTICAL ENGINEERS, INC. 9091 HELEN WHITE DRIVE LAKE ANN, MI 49650 PHONE: (231) 275-5066 FAX: (231) 275-5076 peinc@centurytel.net	PREPARED FOR: DFC OF CHEBOYGAN, LLC 2375 I-75 Business Loop Grayling, MI 49738	FILE: <u>BASE</u> DESIGNED BY: <u>SKR</u> DRAWN BY: <u>SKR</u> CHECKED BY: <u>SKR</u> DATE: <u>07/20/14</u>	PROJECT NO. 110.029 SHEET NO. C2.0
--	--	---	---

Deborah Tomlinson

From: Scott McNeil
Sent: Monday, July 31, 2017 11:02 AM
To: Deborah Tomlinson
Subject: FW: garage at brooks on town line rd

FYI

Scott McNeil
Community Development Planner
Cheboygan County Planning and Zoning Department
Phone - 231-627-8475
Fax - 231-627-3646
scott@cheboygancounty.net
www.cheboygancounty.net/planning

From: Dan Socha [<mailto:inverness.fire@gmail.com>]
Sent: Monday, July 31, 2017 10:54 AM
To: Scott McNeil
Subject: garage at brooks on town line rd

Fire department ok with new garage at the brooks on town line rd

Chief Dan Socha
Inverness Fire Dept.nning



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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

STAFF REPORT

Item: Amendment to a special use permit for new parking garage at a Nursing/Convalescent Home, Assisted Living Facility	Prepared by: Scott McNeil
Date: August 14, 2017	Expected Meeting Date: August 16, 2017

GENERAL INFORMATION

Applicant: DFC of Cheboygan LLC

Owner: DFC of Cheboygan LLC

Contact person: Jim Dewitt

Phone: 989-745-6500

Requested Action: Approval of amendment to a special use permit for a parking garage (18 ft. x 24 ft.) at a Nursing/Convalescent Home, Assisted Living Facility in an Agriculture and Forestry Management (M-AF) zoning district per section 9.3.14.

BACKGROUND INFORMATION

Introduction:

The Planning Commission approved a special use permit for the existing 40 unit facility on September 2, 2009 and approved an amendment to the special use permit for a 10 unit addition on August 20, 2014. This special use permit amendment application requests approval of for construction of an 18 ft. x 20 ft. addition to an existing accessory parking garage.

The applicant is seeking several waivers from the site plan requirements citing the small project. Please review the site plan review check list for the site plan elements for which a waiver is requested. The waivers are also listed in the finding of fact document for your consideration. Also please note that the site plan which was approved with the 2014 special use permit amendment is included with the application and identified as exhibit 7 .

Current Zoning:

The property is zoned Agriculture and Forestry Management M-AF.

Surrounding Land Uses:

The surrounding land uses are agricultural to the north, west and south. Vacant commercial to the east. Properties to the north and east are within the city limits of Cheboygan. The North Central State Trail borders the west property line.

Environmentally Sensitive Areas: (steep slopes, wetlands, woodlands, stream corridor, floodplain)

There are no known sensitive areas.

Historic buildings/features:

There are no known historic buildings or features on this site.

Traffic implications:

There will be minimal implication to existing traffic conditions.

Parking:

Parking requirements per section 17.6. are based on rooms and employees which will not change.

Access and street design: (secondary access, pedestrian access, sidewalks, residential buffer, ROW width, access to adjacent properties)

The driveway entrance is 280 feet south of the center of the Stempky Road intersection. There is one driveway entrance that is 25 feet wide on Townline Road.

Signs:

No new signs are proposed.

Fence/Hedge/Buffer:

No fence/ hedge or buffer is proposed.

Lighting:

No additional lighting is proposed.

Stormwater management:

No changes are proposed to stormwater management for the site.

Review or permits from other government entities:

Permits from Department of Building Safety will be required.

Other Public Comments:

None

CHEBOYGAN COUNTY PLANNING COMMISSION

SPECIAL USE PERMIT REQUEST

Wednesday, August 16, 2017, 7:00 PM

Applicant

DFC of Cheboygan LLC
2375 S. I-75 Bus. Loop
Grayling, Mi. 49738

Owner

DFC of Cheboygan LLC
2375 S. I-75 Bus. Loop
Grayling, Mi. 49738

Parcel

#091-001-400-004-00
11964 Townline Rd.
Inverness Township

GENERAL FINDINGS

1. The property is zoned Agriculture Forestry Management (M-AF).
2. Section 9.3.14 provides for Nursing or convalescent homes as a use which requires a special use permit in a M-AF zoning district.
3. The Planning Commission approved a special use permit for the subject under Section 9.3.14 Nursing or convalescent homes on September 2, 2009.
4. The Planning Commission approved an amendment to the Special Use Permit to construct an additional 10 units on August 20, 2014.
5. The applicant received an 11.2 ft. rear set back variance from the Zoning Board of Appeals on August 7, 2014 for the 10 unit addition.
6. A copy of the site plan which was approved on August 20, 2014 is included with the application (see exhibit 7)
7. The applicant is seeking an amendment to a special use permit for an 18ft. x 24ft. addition to an accessory parking garage.
8. The applicant is seeking waivers from the following site plan requirements:
 - Item d. Topography
 - Item e. Location of water courses, water bodies and drains.
 - Item g. Details of entryway and sign locations.
 - Item k. Location of utilities.
 - Item m. Location of screening features.
 - Item n. Location of buffering features.
 - Item o. Location of lighting.
 - Item p. Trash receptacle screening specifications.
 - Item q. Commercial building elevation drawings
- 9.

FINDINGS OF FACT UNDER SECTION 18.7 OF THE ZONING ORDINANCE

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

- a. The property subject to the application is located in a zoning district in which the proposed special land use is allowed.
 1. The site is located in M-AF zoning district.
 2. Section 9.3.14 provides for Nursing or convalescent homes as a use which requires a special use permit in a M-AF zoning district.
 - 3.
 4. Standard has been met.
 - Or,
 - 1.
 - 2. Standard has not been met.

- b. The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole.
 - 1. The applicant is seeking an amendment to a special use permit for an 18ft. x 24ft. addition to an accessory parking garage.
 - 2. The use is predominantly a use compatible with residential uses and other uses allowed in the M-AF zoning district.
 - 3. This use is a compact residential use and does not create a substantially negative impact on the natural resources of the county.
 - 4. The Planning Commission approved special use permit for the subject under Section 9.3.14 Nursing or convalescent homes on September 2, 2009.
 - 5.
 - 6. Standard has been met.

Or,

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

- c. The proposed special land use will not involve uses, activities, processes, materials, or equipment, or hours of operation that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public or private highway or seen from any adjoining land owned by another person.
 - 1. The applicant is seeking an amendment to a special use permit for an 18ft. x 24ft. addition to an accessory parking garage.
 - 2. The Planning Commission approved special use permit for the subject under Section 9.3.14 Nursing or convalescent homes on September 2, 2009.
 - 3. The use is predominantly a use compatible with residential uses and other uses allowed in the M-AF zoning district.
 - 4. This use is a compact residential use and does not create a substantially negative impact on the natural resources of the county.
 - 5.
 - 6. Standard has been met.

Or,

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

- d. The proposed special land use will be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
 - 1. The Planning Commission approved special use permit for the subject under Section 9.3.14 Nursing or convalescent homes on September 2, 2009.
 - 2. This use is a compact residential use and does not create a substantially negative impact on the natural resources of the county.
 - 3.
 - 4. Standard has not been met.

Or,

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

- e. The proposed special land use will not place demands on fire, police, or other public resources in excess of current capacity nor increase hazards from fire or other dangers to the subject property or adjacent properties.
 - 1. The applicant is seeking an amendment to a special use permit for an 18ft. x 24ft. addition to an accessory parking garage.
 - 2. The Planning Commission approved special use permit for the subject under Section 9.3.14 Nursing or convalescent homes on September 2, 2009.
 - 3. The proposed special land amendment use will not place demands on fire, police, or other public resources in excess of current capacity nor increase hazards from fire or other dangers to the subject property or adjacent properties.
 - 4.
 - 5. Standard has been met.
 - Or,
 - 1.
 - 2. Standard has not been met.

- f. The proposed special land use shall not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity. Adequate access to the site shall be furnished either by existing roads and highways or proposed roads and highways. Minor residential streets shall not be used to serve as access to uses having larger area-wide patronage. Signs, buildings, plantings, or other elements of the proposed project shall not interfere with driver visibility or safe vehicle operation. Entrance drives to the use and to off-street parking areas shall be no less than 25 feet from a street intersection (measured from the road right-of-way) or from the boundary of a different zoning district.
 - 1. The intersection is more than 25 feet from the driveway entrance.
 - 2. The driveway entrance and all parking spaces meet the required minimum dimensions.
 - 3. All parking spaces required for this use are provided.
 - 4. The public road serving this project, Townline Road, is not a minor residential street.
 - 5.
 - 6. Standard has been met.
 - Or,
 - 1.
 - 2. Standard has not been met.

- g. The proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
 - 1. The subject site is adequately served by water and sewer facilities, refuse collection and disposal services.
 - 2.
 - 3. Standard has been met.

- h. The proposed special land use will comply with all specific standards required under this Ordinance applicable to it.
 - 1. This project conforms to all standards required under this ordinance.
 - 2.
 - 3. Standard has been met.

SPECIFIC FINDINGS OF FACT UNDER SECTION 20.10 OF THE ZONING ORDINANCE

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

- a.
 1. The applicant is seeking an amendment to a special use permit for an 18ft. x 24ft. addition to an accessory parking garage.
 2. 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.
 3. There is minimal change proposed to this already flat site.
 4. All surrounding properties are very flat with little change in topography.
 - 5.
 6. Standard has been met.

Or,

 - 1.
 2. Standard has not been met.

- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
 1. The applicant is seeking an amendment to a special use permit for an 18ft. x 24ft. addition to an accessory parking garage.
 2. The Planning Commission approved special use permit for the subject under Section 9.3.14 Nursing or convalescent homes on September 2, 2009.
 3. The landscape will be preserved and little change is proposed to the natural state.
 4. There are no trees to remove and no existing or proposed abrupt change in grade.
 - 5.
 6. Standard has been met.

Or,

 - 1.
 2. Standard has not been met.

- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
 1. The applicant is seeking an amendment to a special use permit for an 18ft. x 24ft. addition to an accessory parking garage.
 2. The Planning Commission approved special use permit for the subject under Section 9.3.14 Nursing or convalescent homes on September 2, 2009.
 - 3.
 4. Standard has been met.

Or,

 - 1.
 2. Standard has not been met.

- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
 - 1. The applicant is seeking an amendment to a special use permit for an 18ft. x 24ft. addition to an accessory parking garage.
 - 2. The site plan provides for reasonable, visual and sound privacy for all dwelling units located therein.
 - 3.
 - 4. Standard has been met.
 - Or,
 - 1.
 - 2. Standard has not been met.

- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
 - 1. This site plan provides access to emergency vehicles as the driveway and walkways reach 3 of 4 sides of the building. (See exhibit 7)
 - 2. The pod design of the building provides outside access to all residential units.
 - 3.
 - 4. Standard has been met.
 - Or,
 - 1.
 - 2. Standard has not been met.

- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
 - 1. The structure has access to Townline Road, which is a public street.
 - 2.
 - 3. Standard has been met
 - Or,
 - 1.
 - 2. Standard has not been met.

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

- h. Exterior lighting shall be arranged as follows: a. It is deflected away from adjacent properties, b. It does not impede the vision of traffic along adjacent streets and c. It does not unnecessarily illuminate night skies.
 - 1. The Planning Commission approved special use permit for the subject under Section 9.3.14 Nursing or convalescent homes on September 2, 2009.
 - 2. No additional lighting is proposed.
 - 3.
 - 4. Standard has been met.
 - Or,
 - 1.
 - 2. Standard has not been met.

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.
 - 1. The driveway is more than 25 feet from the nearest intersection.
 - 2. The Planning Commission approved special use permit for the subject under Section 9.3.14 Nursing or convalescent homes on September 2, 2009.
 - 3. No additional driveway entrances are proposed.
 - 4.
 - 5. Standard has been met.
 - Or,
 - 1.
 - 2. Standard has not been met.

- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.
 - 1. This special use permit meets the requirements of the zoning ordinance of Cheboygan County.
 - 2.
 - 3. Standard has been met.
 - Or,
 - 1.
 - 2. Standard has not been met.

DECISION

TIME PERIOD FOR JUDICIAL REVIEW

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

DATE DECISION AND ORDER ADOPTED

Wednesday, August 16, 2017

Patty Croft, Chairperson

Charles Freese, Secretary



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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

Date: August 9, 2017

To: Planning Commission

From: Scott McNeil, Planner

Re; Zoning Ordinance Amendment regarding zoning ordinance amendment relating to Bar and Restaurant uses.

Included with this memo is a draft ordinance amendment dated 8/9/17 relative to the subject. Also included is a report with the proposed use listing changes to the current zoning ordinance as discussed in this memo annotated in red print.

Section 1 of the amendment document provides a new definitions for Bar, Dive through, Restaurant, Restaurant, carry out, Restaurant, drive in, and Restaurant fast food.

Section 2 is a house keeping type measure to clarify that an individual is covered under the definition of Family and allowed to occupy a dwelling under the zoning ordinance.

Section 3 provides for a Drive through to be allowed in the Commercial Development zoning district with site plan review approval.

Section 4 of the amendment document replaces the current Drive in eating establishments, fast food establishment and restaurants with Restaurant, carry out, Restaurant, drive in, and Restaurant fast food as uses which require site plan review in the Commercial Development zoning district.

Section 5 replaces the current use listings of Bars and taverns, Entertainment and eating establishments and Restaurant/Bar with Bar and Restaurant as uses which require site plan review in the Commercial Development zoning district and uses which require a special use permit in the Agriculture and Forestry Management and Lake and Stream Protection zoning districts respectively.

Section 6 replaces the current use listing of Bars and taverns with Bar as a use which require site plan review in the Village Center, Village Center Indian River, Village Center Indian River Overlay, Village Center Topinabee and Village Center Topinabee Overlay zoning districts.

Section 7 replaces the current use listing of Restaurant with Restaurant and Restaurant, carry out as uses which require site plan review in the Village Center, Village Center Indian River, Village Center Indian River Overlay, Village Center Topinabee and Village Center Topinabee Overlay zoning districts.

Section 8 changes language in section 13A.4.5 to allow outdoor seating on a public sidewalk or in a public right-of-way in the Indian River Village Center zoning district with approval of the government body with jurisdiction only as previously discussed.

I will look forward to further discussion on this matter with the Planning Commission during the public hearing. Please contact me with questions.

Notes	Proposed Changes to Zoning Ordinance 200 regarding uses related to Bars and Restaurants
	<p>Under ARTICLE 6 – COMMERCIAL DEVELOPMENT DISTRICT (D-CM)</p> <p>SECTION 6.2. PERMITTED USES</p> <p>6.2.1. Any use permitted in the D-RS, Residential Development District. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.2. Automobile, boat, equipment, and farm machinery sales, repair, rental and washing establishments.</p> <p>6.2.3. Bar and Restaruant Bars and taverns.</p> <p>6.2.4. Bed and Breakfast (Rev. 10/25/09, Amendment #80)</p> <p>6.2.5. Bowling alleys, pool or billiard parlors.</p> <p>6.2.6. Cabinet making shops.</p> <p>6.2.7. Dance, music, voice studios.</p> <p>6.2.8. Dress making, millinery, clothing stores.</p> <p>6.2.9. Restaurant, carry out Restarunat, drive in and Restaurant, fast food Drive in eating establishments, fast food establishments, and restaurants. (Rev.04/12/07, Amendment #67)</p> <p>6.2.10. Farm product stands.</p> <p>6.2.11. Funeral homes, undertaking establishments.</p> <p>6.2.12. Hotels, motels.</p> <p>6.2.13. Laboratories.</p> <p>6.2.14. Nurseries for flowers and plants.</p> <p>6.2.15. Offices.</p> <p>6.2.16. Parking lots, buildings and garages.</p> <p>6.2.17. Retail sales establishment, General</p> <p>6.2.18. Retail sales establishment, Household</p> <p>6.2.19. Retail sales establishment, Specialty</p> <p>6.2.20. Retail lumber yards.</p> <p>6.2.21. Rifle or pistol ranges when in completely enclosed buildings. (Rev. 09/28/11, Amendment #92)</p> <p>6.2.22. Assembly, Educational or Social Event Facility</p> <p>6.2.23. Wholesale sales and storage when in completely enclosed buildings. (Rev. 09/28/11, Amendment #92)</p> <p>6.2.24. Multiple family housing. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.25. Nurseries and day care centers for children. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.26. Elderly housing, nursing and convalescent homes. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.27. Boarding and lodging houses. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.28. Medical clinics and doctor’s offices. (Rev. 05/23/15, Amendment #127)</p> <p>6.2.29. Private storage buildings, subject to the requirements of Section 17.23. Rev. 05/23/15, Amendment #127)</p> <p>6.2.30. Drive Through</p>

Notes	Proposed Changes to Zoning Ordinance 200 regarding uses related to Bars and Restaurants
	<p>Under ARTICLE 9 – M-AF AGRICULTURE AND FORESTRY MANAGEMENT DISTRICT</p> <p>SECTION 9.3. USES REQUIRING SPECIAL LAND USE PERMITS</p> <p>9.3.1. See ARTICLE 17, SUPPLEMENTAL REGULATIONS for standards and conditions for special uses and ARTICLE 18, SPECIAL LAND USE (SLU) PERMIT PROCEDURES AND STANDARDS for instructions on applying for permits.</p> <p>9.3.2. Automobile repair and service and gasoline stations.</p> <p>9.3.3. Assembly, Educational or Social Event Facility</p> <p>9.3.4. Public parks and recreational areas, playgrounds and campgrounds.</p> <p>9.3.5. Bar and Restaruant -Entertainment and eating establishments.</p> <p>9.3.6. Commercial Hunting and fishing cabins. (Rev. 04/28/00, Amendment #14)</p> <p>9.3.7. Golf courses, country clubs and sportsmen’s associations or clubs.</p> <p>9.3.8. Grocery and party stores.</p> <p>9.3.9. Resorts, resort hotels, recreation farms, vacation lodges, motor inns, motels and other tourist lodging facilities.</p> <p>9.3.10. Slaughter houses and meat packing plants.</p> <p>9.3.11. Travel trailer courts, tenting areas and general camping grounds.</p> <p>9.3.12. Public airports and landing fields, with appurtenant facilities.</p> <p>9.3.13. Non-essential public utility and service buildings.</p> <p>9.3.14. Nursing or convalescent homes.</p> <p>9.3.15. Animal feedlots or piggeries.</p> <p>9.3.16. Earth removal, quarrying, gravel processing, mining and related mineral extraction businesses.</p> <p>9.3.17. Commercial kennels, pet shops, and veterinary hospitals according to Section 17.16. (Rev.11/23/09, Amendment #81)</p> <p>9.3.18. Junk yards, salvage yards and waste disposal sites. (Rev. 04/26/08, Amendment #75)</p> <p>9.3.19. Commercial composting (Rev. 04/28/00, Amendment #14)</p> <p>9.3.20. Contractor’s Yards, provided all of the following requirements are met: (Rev. 12/24/03, Amendment #26)</p> <p>9.3.20.1. Minimum 10 acre parcel.</p> <p>9.3.20.2. Minimum 330’ of road frontage / lot width.</p> <p>9.3.20.3. Minimum Setbacks: 100’ front; 75’ side; 100’ rear.</p> <p>9.3.20.4. All related equipment and materials must be stored within an enclosed building, not to exceed 5,000 square feet, or screened from view from public or private roads and adjoining properties under different ownership behind a wooden fence or greenbelt.</p> <p>9.3.20.5. Buildings and uses permitted herein shall only be approved for parcels occupied by the parcel owner and which shall contain the owner’s primary residence.</p> <p>9.3.21. Public and private wind generation and anemometer towers. (Rev. 06/17/04, Amendment #31)</p> <p>9.3.22. Uses which are not expressly authorized in any zoning district, either by right or By special use permit, or uses which have not been previously authorized by the Planning Commission pursuant to this subsection or corresponding subsections in other zoning districts may be allowed in this zoning district by special use permit if the Planning Commission determines that the proposed use is of the same general character as the other uses allowed in this zoning district, either by right or by special use permit, and the proposed use is in compliance with the applicable requirements of the Cheboygan County Comprehensive Plan for this zoning district. (Rev. 04/26/08, Amendment #75)</p>

Notes	Proposed Changes to Zoning Ordinance 200 regarding uses related to Bars and Restaurants
	<p>SECTION 9.3. USES REQUIRING SPECIAL LAND USE PERMITS (Continued)</p> <p>9.3.23 Child Caring Institutions, subject to the requirements of Section 17.24. (Rev. 04/28/10, Amendment #85)</p> <p>9.3.24 Indoor Storage Facilities, subject to requirements of section 17.27.1. (Rev.05/25/13, Amendment #116)</p> <p>Under ARTICLE 10 – P-LS LAKE AND STREAM PROTECTION DISTRICT</p> <p>SECTION 10.3. USES REQUIRING SPECIAL LAND USE PERMITS</p> <p>10.3.1. See ARTICLE 17, SUPPLEMENTAL REGULATIONS for standards and conditions for special land uses and ARTICLE 18, SPECIAL LAND USE PERMIT PROCEDURES AND STANDARDS for instructions on applying for special land use permits.</p> <p>10.3.2. Campgrounds, camps and clubs for recreational use. (Rev. 09/20/03, Amendment #23)</p> <p>10.3.3. <i>(reserved for future use)</i></p> <p>10.3.4. Retail stores and shops.</p> <p>10.3.5. Boat liveries, marinas and launching ramps.</p> <p>10.3.6. Golf courses, driving ranges and country clubs. (Rev. 09/20/03, Amendment #23)</p> <p>10.3.7. Motels and hotels.</p> <p>10.3.8. Duplexes, multi-family and apartment buildings.</p> <p>10.3.10. Assembly, Educational or Social Event Facility</p> <p>10.3.11. Housing of any animals other than pet dogs and/or cats.</p> <p>10.3.12. Use of any parcel of waterfront property as a common use area for access to the water by one (1) or more non-waterfront single family dwelling(s). (See Section 10.4.4) (Rev. 02/23/11, Amendment #90)</p> <p>10.3.13. Public access sites.</p> <p>10.3.14. Bar and Reataurant <u>Restaurant/Bar</u> (Rev. 04/28/00, Amendment #14)</p> <p>10.3.15. Bed & Breakfasts (Rev. 05/17/06, Amendment #57)</p>

Notes	Proposed Changes to Zoning Ordinance 200 regarding uses related to Bars and Restaurants
	<p>Under ARTICLE 13 – D-VC VILLAGE CENTER</p> <p>SECTION 13.2. PERMITTED USES</p> <p>13.2.1 Any use permitted in the D-RS District.</p> <p>13.2.2 Bar Bars and taverns.</p> <p>13.2.3 Bed and Breakfasts.</p> <p>13.2.4 Bowling alleys, pool or billiard parlors.</p> <p>13.2.5 Chambers of Commerce.</p> <p>13.2.6 Day care centers.</p> <p>13.2.7 Farm product stands.</p> <p>13.2.8 Grocery and party stores.</p> <p>13.2.9 Offices</p> <p>13.2.10 Parking lots and garages.</p> <p>13.2.11 Restaurants.</p> <p>13.2.12 Retail sales establishments, General.</p> <p>13.2.13 Retail sales establishments, Household.</p> <p>13.2.14 Retail sales establishments, Specialty.</p> <p>13.2.15 Theaters, excluding drive-in theaters. (Rev. 09/28/11, Amendment #92)</p>
	<p>Under ARITCLE 13A – VC-IR VILLACE CENTER INDIAN RIVER DISTRICT</p> <p>SECTION 13A.2. PERMITTED USES</p> <p>13A.2.1. Bowling alleys, pool or billiard parlors</p> <p>13A.2.2. Artisan workshop which may include an artisan residence</p> <p>13A.2.3. Bakeries</p> <p>13A.2.4. Bar Bars and taverns.</p> <p>13A.2.5. Bed and Breakfasts.</p> <p>13A.2.6. Day care centers.</p> <p>13A.2.7. Farm product stands, farmers markets</p> <p>13A.2.8. Grocery and party stores.</p> <p>13A.2.9. Home occupations subject to Section</p> <p>13A.2.10. Hotels and motels</p> <p>13A.2.11. Multiple-family housing</p> <p>13A.2.12. Offices</p> <p>13A.2.13. Restaurant and Rrestaurant, carry out</p> <p>13A.2.14. Retail sales establishments, General</p> <p>13A.2.15. Retail sales establishments, Household</p> <p>13A.2.16. Retail sales establishments, Specialty</p> <p>13A.2.17. Single-family, two-family dwellings.</p>

Notes	Proposed Changes to Zoning Ordinance 200 regarding uses related to Bars and Restaurants
	<p>Under ARTICLE 13B VC-IR-O VILLAGE CENTER INDIAN RIVER OVERLAY DISTRICT</p> <p>SECTION 13B.2.</p> <p>13B.2.1. Bakeries</p> <p>13B.2.2. Bar Bars and taverns.</p> <p>13B.2.3. Bed and Breakfasts.</p> <p>13B.2.4. Farmers markets which meet the Michigan Department of Agriculture's Generally Accepted Agricultural Management Practices for Farm Markets</p> <p>13B.2.5. Home occupations subject to Section 17.21.</p> <p>13B.2.6. Multiple-family housing</p> <p>13B.2.7. Offices</p> <p>13B.2.8. Restaurant <u>and Restaurant, carry out</u></p> <p>13B.2.9. Retail sales establishments, General</p> <p>13B.2.10. Retail sales establishments, Household</p> <p>13B.2.11. Retail sales establishments, Specialty</p> <p>13B.2.12. Single-family, two-family dwellings according to Section 13A.4.3.</p> <p>SECTION 13B.3.</p> <p>USES REQUIREING SPECIAL LAND USE PERMITS</p> <p>13B.3.1. Arcades, bowling alleys, pool or billiard parlors.</p> <p>13B.3.2. Artisan workshop which may include an artisan residence</p> <p>13B.3.3. Farm product stands, farmers markets</p> <p>13B.3.4. Grocery and party stores.</p> <p>13B.3.5. Visitor Center</p> <p>Under ARTICLE 13C VC-T VILLAGE CENTER TOPINABEE DISTRICT</p> <p>SECTION 13C.2.</p> <p>PERMITTED USES</p> <p>13C.2.1. Arcades, bowling alleys, pool or billiard parlors.</p> <p>13C.2.2. Artisan workshop which may include an artisan residence</p> <p>13C.2.3. Bakeries</p> <p>13C.2.4. Bar Bars and taverns</p> <p>13C.2.5. Detached single family dwellings</p> <p>13C.2.6. Farm product stands, farmers markets</p> <p>13C.2.7. Grocery and party stores</p> <p>13C.2.8. Home occupations subject to Section 17.21</p> <p>13C.2.9. Hotels and Motels</p> <p>13C.2.10. Multi-family housing</p> <p>13C.2.11. Offices</p> <p>13C.2.12. Restaurants</p> <p>13C.2.13. Retail sales establishments, General</p> <p>13C.2.14. Retail sales establishments, Household</p> <p>13C.2.15. Retail sales establishments, Specialty</p> <p>13C.2.16. Two family dwellings according to Section</p>

Notes	Proposed Changes to Zoning Ordinance 200 regarding uses related to Bars and Restaurants
	<p>Under ARTICLE 13D VC-T VILLAGE CENTER TOPINABEE OVERLAY DISTRICT SECTION 13D.2.</p> <p>13D.2.1. Bars Bars and taverns.</p> <p>13D.2.2. Farmers markets which meet the Michigan Department of Agriculture's Generally Accepted Agricultural Management Practices for Farm Markets.</p> <p>13D.2.3. Home occupations according to Section 17.21.</p> <p>13D.2.4. Real Estate Offices (see Section 13D.4.2.b.)</p> <p>13D.2.5. Restaurants</p> <p>13D.2.6. Retail sales establishments, General</p> <p>13D.2.7. Retail sales establishments, Household</p> <p>13D.2.8. Retail sales establishments, Specialty</p> <p>13D.2.9. Single family dwellings according to Section 13D.4.1</p>

8/9/17

CHEBOYGAN COUNTY
ZONING ORDINANCE AMENDMENT # _____
AN ORDINANCE TO AMEND CHEBOYGAN COUNTY ZONING ORDINANCE NO.
200 RELATIVE TO BAR AND RESTAURANT USES.

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:

Bar

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

Drive-through

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

Restaurant

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

Restaurant, carry out

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

Restaurant, drive in

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

Restaurant, fast food

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

Section 2. Amendment of Section 2.2.

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

Family

One individual or group of individuals, whether related or unrelated, who are occupying a dwelling.

Section 3. Amendment of Section 6.2.

Section 6.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add the following section 6.2.30. which shall read in its entirety as follows:

6.2.30. Drive through

Section 4. Amendment of Section 6.2.9

Section 6.2.9. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows:

6.2.9 Restaurant, carry out, Restaurant, drive in and Restaurant, fast food.

Section 5. Amendment of Sections 6.2.3., 9.3.5 and 10.3.15.

Sections 6.2.3. 9.3.5. and 10.3.14 of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

6.2.3. Bar and Restaurant, 9.3.5. Bar and Restaurant, 10.3.14. Bar and Restaurant

Section 6. Amendment of Sections 13.2.2., 13A.2.4., 13B.2.2., 13C.2.4., and 13D.2.1.

Sections 13.2.2., 13A.2.4., 13B.2.2., 13C.2.4., and 13D.2.1 of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

13.2.2 Bar, 13A.2.4. Bar, 13B.2.2. Bar, 13C.2.4. Bar, 13D.2.1. Bar

Section 7. Amendment of Sections 13A.2.4. and 13B.2.2.

Sections 13A.2.4. and 13B.2.2. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

13A.2.13. Restaurant and Restaurant, carry out 13B.2.8. Restaurant and Restaurant carry out

Section 8. Amendment of Section 13A.4.5

Section 13A.4.5. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows:

13A.4.5. Outdoor seating for any use shall not be located on a public sidewalk or public right-of-way, unless the government body with jurisdiction over the public sidewalk or public right-of-way consents in writing to such outdoor seating.

Section 9. 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 10. 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: John B. Wallace
Its: Chairperson

By: Karen L. Brewster
Its: Clerk



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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

Date: August 7, 2017

To: Planning Commission

From: Scott McNeil, Planner

Re; Draft zoning ordinance amendment re; Lake and Stream Protection Shelter Overlay District

Pursuant to discussion at the most recent meeting included with this memo please find a draft amendment document dated 8/4/17 relative the subject.

Changes made to the draft document include the following;

- Removed language limiting the depth of a boat shelter from section 10A.3.1.
- Add an illustration of a boat shelter to section 10A.3.1.b.
- Added reference to building height in section 10A.4.2.b. Building height is defined in the zoning ordinance as follows:

BUILDING HEIGHT

The vertical distance from the established grade of a building to the following roof lines: a) flat roof - to the highest point; b) mansard roof - to the deck; c) gable, hip, and gambrel roofs - to the mean height between eaves and ridge. The average ground level at the wall line, in the case of sloping terrain, will be used for measuring height. (See Section 2.3, Roof Diagrams).

The remainder of the amendment document remains as last reviewed.

I will give an oral report relative to boat houses on canals which are connected to a lake at the next meeting.

Please contact me with questions.

DRAFT 8/4/17

CHEBOYGAN COUNTY
ZONING ORDINANCE AMENDMENT # _____
AN ORDINANCE TO AMEND CHEBOYGAN COUNTY ZONING ORDINANCE NO. 200 TO
ESTABLISH THE LAKE AND STREAM PROTECTION SHELTER OVERLAY DISTRICT.

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:

Boat shelter

A structure constructed over a boat well which is designed and used solely for the purpose of protecting or storing watercraft and related equipment for noncommercial purposes.

Canal

An artificial waterway constructed to allow the passage of boats.

Section 2. Amendment to add new section 10.A. Lake and Stream Protection Shelter Overlay District (P-LS-SO)

Section 10A.1. Purpose.

The purpose of this overlay district is to provide for construction of boat shelters in areas where boathouses exist. Boat shelters will be required to meet certain conditions in order to be consistent with land use goals of the Master Plan including the Lake and Stream Residential future land use category.

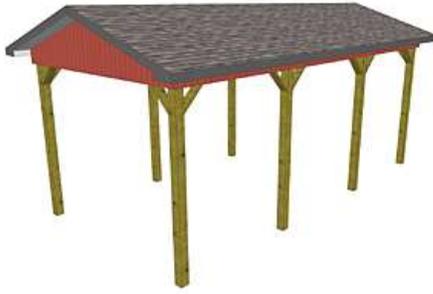
Section 10A.2. Boundaries

The boundaries of this overlay district include only those waterfront lots located on the Cheboygan River, Indian River and the Lower Black River and any canal connected to them as shown on the Cheboygan County Zoning Map.

Section 10A.3. Permitted uses.

10A.3.1. Boat shelters subject to the following conditions and requirements:

- a. No more than one (1) boat shelter shall be permitted on a lot of record.
- b. A boat shelter shall not be enclosed and shall not contain walls. Only structural components necessary to support the roof structure shall be permitted. The ability to see through the boat shelter from all angles must be maintained at all times as represented in the following illustration:



- c. The width of the boat shelter structure as measured parallel to the shoreline shall not exceed twenty percent (20%) of the lot width or sixteen (16) feet, whichever is greater.
- d. No part of the boat shelter shall extend more than two (2) feet from the wall or edge of the boat well.
- e. The boat shelter shall contain eaves no greater than two (2) feet.
- f. The boat shelter shall have a pitched roof that is no greater than 4/12 pitch, and shall not be designed or used as a deck, observation platform or for other similar uses.

10A.4. Supplemental requirements:

10A.4.1. All uses permitted in the underlying zoning district, including uses requiring a special use permit, are permitted in the Shelter Overlay District. Where the regulations of the overlay district differ from those of the underlying zoning district the regulations of the overlay district shall apply.

10A.4.2. Except as modified below, all development within this overlay district shall be in accord with the existing development standards for the underlying zoning district as specified in this Ordinance.

- a) Boat shelters shall be permitted in the waterfront setback of the underlying zoning district.
- b) A boat shelter shall not exceed a building height of twelve (12) feet.

Section 3. 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 4. Effective Date.

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

By: John B. Wallace
Its: Chairperson

By: Karen L. Brewster
Its: Clerk

DRAFT



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 ▪ PO BOX 70 ▪ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ▪ FAX: (231)627-3646

To: Cheboygan County Planning Commission

From: Scott McNeil, Planner

Subject: Sign ordinance amendment relative to content based regulation.

Date: August 9, 2017

Included with this memo is the most draft zoning ordinance amendment relative to the subject dated 8/7/17.

The following changes are offered for your consideration based on discussion during the most recent meeting on this amendment:

- Changed language regarding temporary signs not requiring a permit in sections 17.19.2.B.1 and 17.91.2.B.2. to read as follows:
 1. Each sign shall be removed no more than two (2) days after the subject matter of the sign has expired, except as otherwise provided by law.
 2. The total sign surface area of all signs shall be no more than forty (40) square feet on lots with a front lot line up to one hundred (100) feet. An additional ten (10) square feet of sign surface shall be allowed for each additional one hundred (100) feet of front lot line up to a maximum of eighty (80) square feet of sign surface area except as otherwise provided by law.
- Changed language in section 17.19.3.B. and 17.19.3.F. regarding prohibited signs to read as follows:
 - B. Signs affixed to any governmental utility structure or public utility structure, except incidental signs.
 - F. Signs located as to constitute a safety hazard to vehicular traffic.

The remainder of the amendment document remains as last reviewed.

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

DRAFT

8/7/17

CHEBOYGAN COUNTY

Zoning Ordinance Amendment # _____

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

THE COUNTY OF CHEBOYGAN, STATE OF MICHIGAN ORDAINS

Section 1. Repeal of Section 11.7.1

Section 11.7.1. is hereby repealed and reserved for future use.

Section 2. Amendment of Section 17.19.1.

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

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

Section 3. Amendment of Section 17.19.2.

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

17.19.2. SIGNS NOT REQUIRING A ZONING PERMIT

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

- A. Incidental signs, not exceeding 3 square feet of sign surface area.
- B. Any temporary sign constructed using a wire, metal, wood or other support structure capable of being placed in the ground and removed from the ground by a single individual with relative ease subject to the following requirements:
 - 1. Each sign shall be removed no more than two (2) days after the subject matter of the sign has expired, except as otherwise provided by law.
 - 2. The total sign surface area of all signs shall be no more than forty (40) square feet on lots with a front lot line up to one hundred (100) feet. An additional ten (10) square feet of sign surface shall be allowed for each additional one hundred (100) feet of front lot line up to a maximum of eighty (80) square feet of sign surface area except as otherwise provided by law.
 - 3. All signs shall be limited to 4 feet in height unless otherwise provided by law.
- C. Governmental signs.
- D. One (1) dwelling owner or occupant name plate per use which is not illuminated and does not exceed an area of two (2) square feet of sign surface area, and may be in addition to any other permitted sign.
- E. Signs that have been approved in conjunction with a valid site plan or PUD.
- F. Any sign authorized pursuant to a written contract between the owner of the lot on which the sign will be located and any third party and placed on the lot for a specified period of time subject to the following requirements:
 - 1. Each sign shall be removed from the lot within thirty (30) days after the contract authorizing the sign matter of the sign has expired.
 - 2. Each sign shall be limited to thirty two (32) square feet of sign surface area.

3. There shall be no more than one (1) sign per lot.
- G. Signs on motor vehicles not used primarily for advertising purposes.

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

1. Balloons, flags, pennants or pinwheels, shall not be placed on the lot more than fifteen (15) days before the specific event.
2. Balloons flags, pennants or pinwheels shall be removed from the lot within two (2) days after the specific event is over.

Section 4. Amendment of Section 17.19.3.

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

17.19.3. PROHIBITED SIGNS

The following signs are prohibited in all zoning districts.

- A. Signs with moving or revolving parts.
- B. Signs affixed to any governmental utility structure or public utility structure, except incidental signs.
- C. Signs located in the right-of-way of a public sidewalk or highway, unless the governmental body with jurisdiction over the public sidewalk or highway consents in writing to the placement of the sign and such sign otherwise meets the applicable sign regulations of this Ordinance.
- D. Signs utilizing vehicles, trucks, vans, trailers or other similar wheeled devices, including those where the wheels have been removed, excluding signs on vehicles that are used in the day to day operations of the business to which the sign pertains.
- E. Signs that interfere with traffic visibility or public services.
- F. Signs located as to constitute a safety hazard to vehicular traffic.

Section 5. Amendment of Section 17.19.5.

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

17.19.5. VILLAGE CENTER INDIAN RIVER ZONING DISTRICT SIGN REQUIREMENTS

Signs in the Village Center Indian River zoning district shall comply with the following requirements:

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

Section 6. Amendment of Section 17.19.5.A.

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

17.19.5.A VILLAGE CENTER TOPINABEE ZONING DISTRICT SIGN REQUIREMENTS

Signs in the Village Center Topinabee zoning district shall comply with the following requirements:

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

Section 7. Amendment of Section 17.19.7.D.

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

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

Section 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.

CHEBOYGAN COUNTY

By: John B. Wallace
Its: Chairperson

By: Karen L. Brewster
Its: Clerk



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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

MEMO

Date: August 8, 2017
To: Planning Commission
From: Steve Schnell
Re: Review of Charlevoix County's Future Land Use Plan Draft

Please see the enclosed draft Future Land Use Plan from Charlevoix County. The County has drafted a new Plan and is looking for any input that you may want to share. They provide planning guidance to the local townships and municipalities but the county does not provide any zoning. Each township has its own planning commission and zoning staff to enforce its own zoning ordinance. The county serves the role of providing a county-wide vision, facilitation intergovernmental planning, and encourages consistency among the various entities in their planning and zoning efforts. This is a well done plan and has some helpful data provided in an easy to read format.

Wilmot Township abuts Chandler Township in Charlevoix County. The future land use map for Cheboygan County shows that area near Chandler Township to be Public Interest Land (displaying as light green on the following map, Figure 1) since it is primarily state-owned land in that area. Charlevoix County's future land use category for the abutting land is "Working Lands (Agricultural & Forest)". That is described as follows:

Working Lands

These lands are well-suited for agricultural and timber production purposes and are retained for such uses. Large parcels of property are required due to the nature of activities occurring on working lands. The maximum residential density is one dwelling unit per 10 acres, with a one acre maximum parcel size for residentially developed lots. For instance, this would allow a 40-acre parcel to have three building sites, one acre in size, with the remaining land area being used for one additional dwelling as well as being used for agricultural and/or forestry purposes.

Many of our publicly owned forest lands are included in the Working Lands category. These publicly owned lands, while functioning as working lands, also serve as wildlife habitat and assist in meeting our needs for low intensity recreational uses.

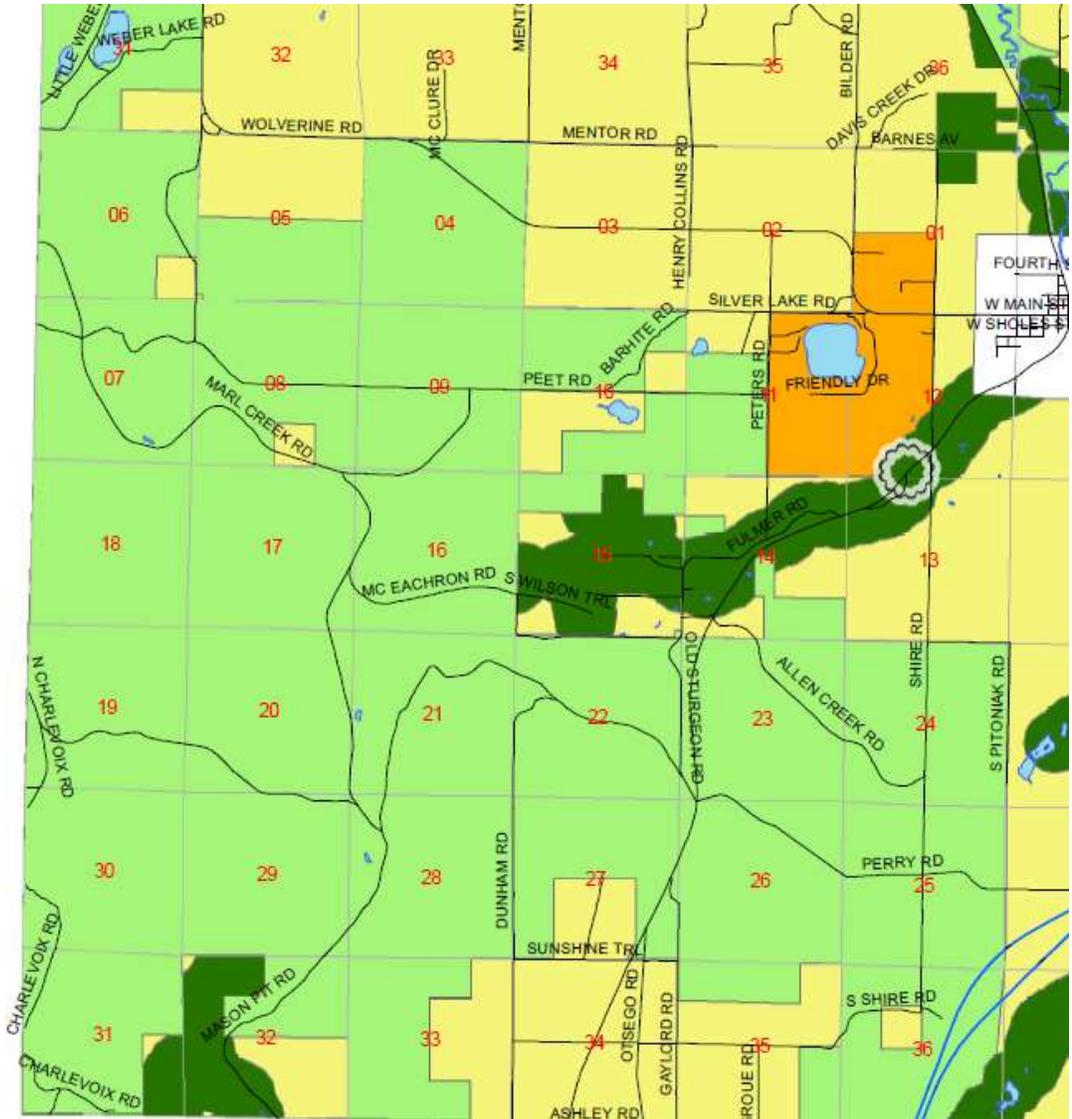


Figure 1 - Cheboygan County Future Land Use Plan

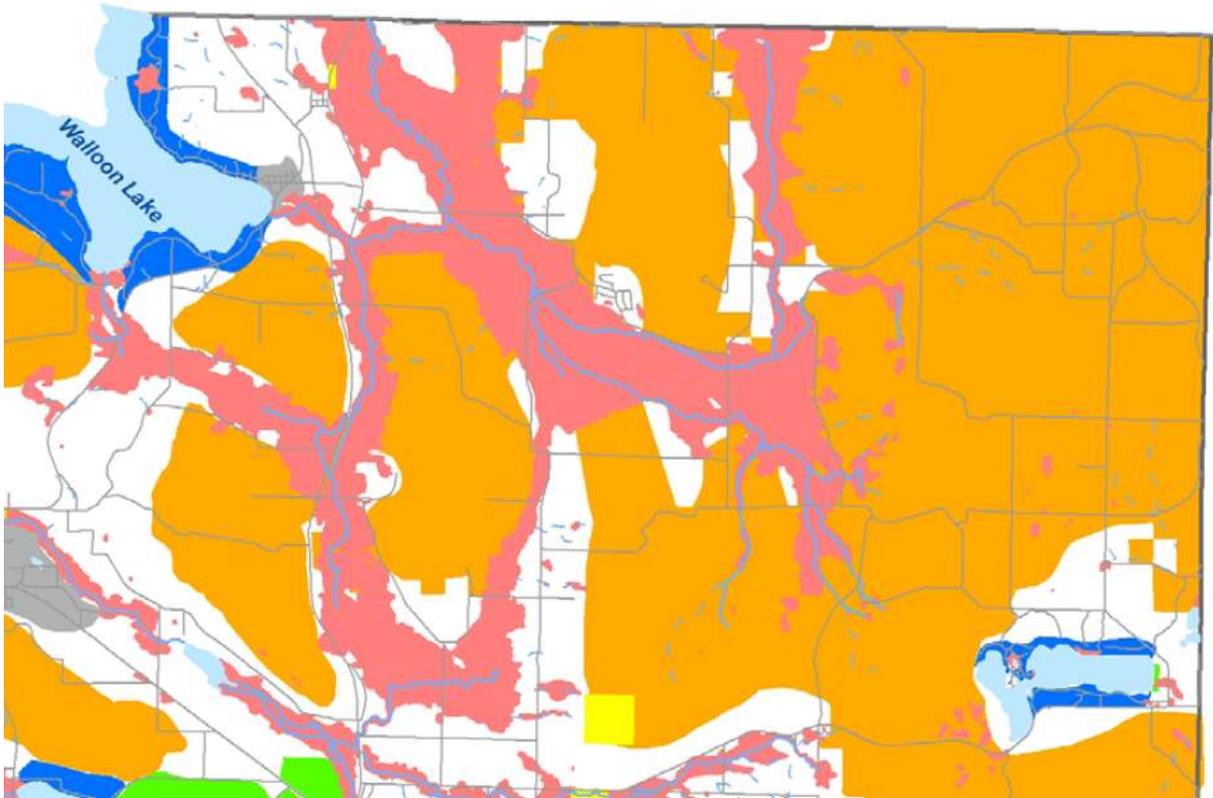
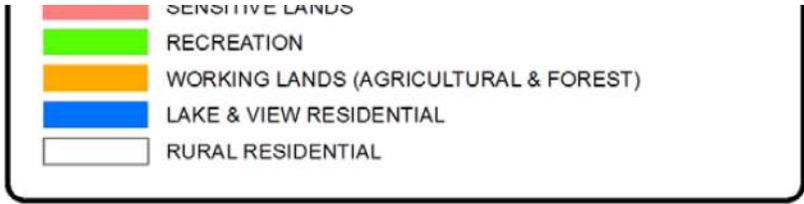


Figure 2 - Charlevoix County Future Land Use Plan



Charlevoix County Future Land Use Plan

DRAFT 04-24-2017



Acknowledgements

County Board of Commissioners

Joel Evans, Chair
Ronald L. Reinhardt, Vice Chair
Chris Christensen
George Thomas Lasater
Nancy Ferguson
Shirley Roloff

County Planning Commission

Robert Draves, Chair
Larry Levensgood, Vice Chair
Bob Tidmore, Secretary
Michael Buttigieg
Patrick Howard
Ron Van Zee
Mike Webster*
Dennis Jason**

*Term began January 1, 2017

**Term ended December 31, 2016

Charlevoix County Planning Department

Kiersten Stark, Planning Coordinator

Contact Information:

301 State Street
Charlevoix, Michigan 49720
231-547-7234
planning@charlevoixcounty.org

Planning assistance provided by:

Networks Northwest
PO Box 506
Traverse City, MI 49685-0506
www.networksnorthwest.org



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-  Vision Statement.....32
-  Future Land Use Map.....35
-  Implementation - Goals, Objectives and Actions.....39
-  Glossary.....47



Introduction

South Pier Lighthouse

It is the mission of the Charlevoix County Planning Commission to promote positive growth, recognizing multiple needs in terms of land development, conservation, recreation, transportation, and protecting the environment, resulting in better communities for future generations.

The Planning Commission recognizes that each city, village and township in Charlevoix County either has its own master plan, comprehensive plan, land use plan or the legal ability to create and adopt one. Each city and township also has a zoning ordinance in effect to regulate the use of land within their community. With that in mind, this general plan was developed for the following reasons:

- Provide a county-wide vision to support County planning, and local planning and zoning efforts.
- Facilitate planning within and between townships, cities, villages and the County.
- Foster consistency between plans and zoning ordinances among jurisdictions.
- Promote the use of the county-wide vision to assist all units of government in the County with the procurement of grants.
- Support local planning and zoning activities at all governmental levels with data, studies and educational resources.
- Promote continued economic growth and improvements in our quality of life by using all available tools.
- Serve as a guide to the Board of Commissioners, the County Planning Commission and County Departments in their decision-making process regarding County-owned properties.

The Charlevoix County Future Land Use Plan is not intended to replace nor supersede any local plan in the County. It has not been developed for, nor is it intended as the basis for developing a County Zoning Ordinance to replace township and city zoning ordinances.



Photo by Lara Manning

Downtown East Jordan

THE PLANNING PROCESS

This plan was developed by the Charlevoix County Planning Commission, and adopted as a general plan under the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended (MCL 125.3801 et seq). The 2016 Charlevoix County Future Land Use Plan is an update to the 2009 Charlevoix County Future Land Use Plan.

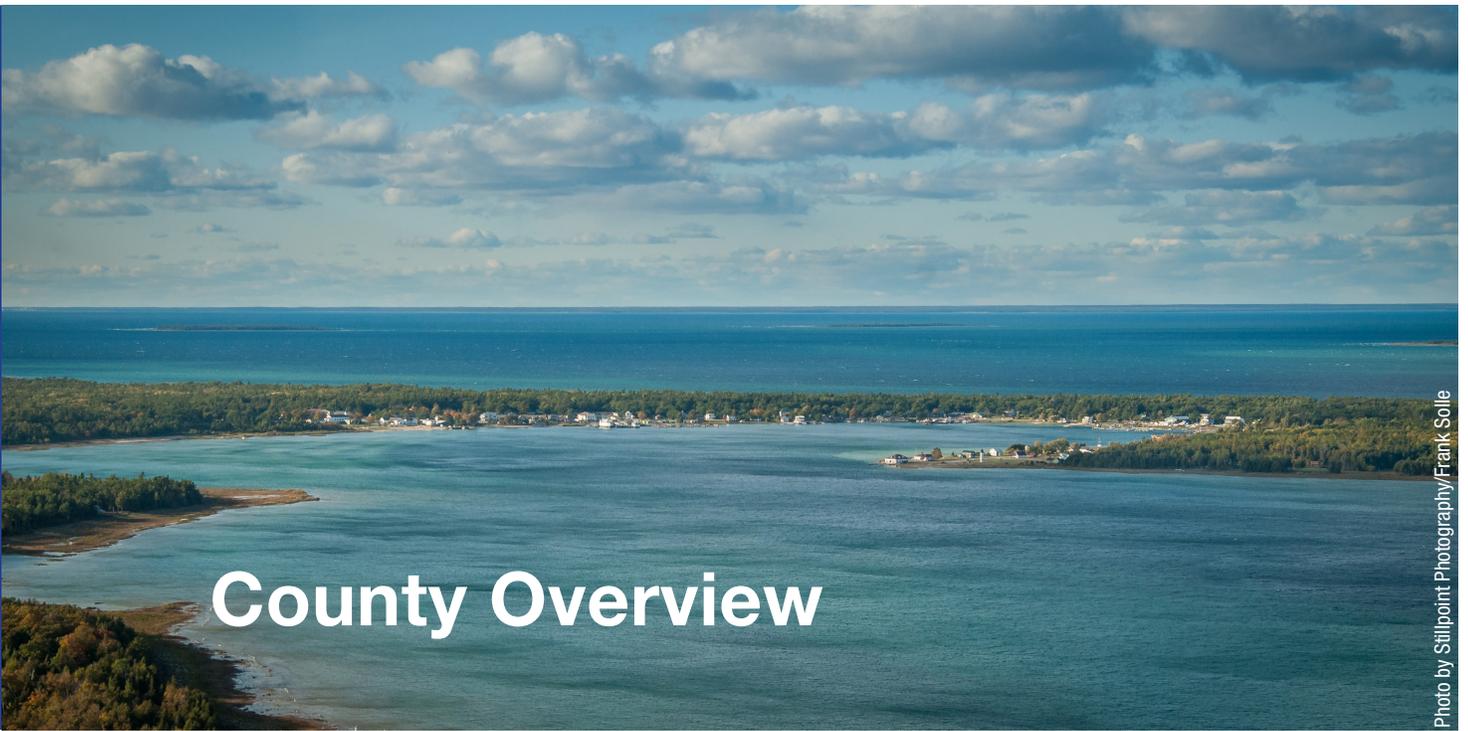
The process used to develop the 2009 Charlevoix County Future Land Use Plan was designed not only to meet legal requirements, but also to be open and inclusive, offering opportunities for public comment. This process included visioning sessions, which were held throughout the County in 2002 to give the public (residents, property owners, and other interested persons) an opportunity to share their likes and dislikes about Charlevoix County and what they would like the County to look like in the future. Following the visioning sessions, a citizens' opinion survey concerning land use and development patterns was sent to registered voters, property owners and local elected and appointed officials. Approximately 12,500 surveys were mailed and over 24% were returned. From these efforts, a Vision Statement and goals, objectives and actions were developed.

In 2015 and 2016, the Planning Commission revised the Plan with assistance from planning staff at Networks Northwest. An electronic questionnaire was developed by the Charlevoix County Planning Department and Planning Commission and made available through email and on the County's website; paper copies were made available upon request. Eighty five (85) responses were received, reflecting values and needs that were consistent with results received in the previous citizens' opinion survey. The Vision Statement and the goals, objectives and actions were then reviewed and updated based on the results

of the survey, discussion and comments from the Charlevoix County Planning Commission and Planning Department, and updated demographic data.

The draft Charlevoix County Future Land Use Plan was posted on the County website for public comment, which was solicited through press releases in _____. The draft plan was sent to all local units of government within and adjacent to Charlevoix County for review and comment, as required by law.

The Planning Commission reviewed all of the comments received, made revisions based on comments received and scheduled a public hearing on the revised draft plan. Following the public hearing, the Planning Commission made further revisions, approved the plan and submitted it to the County Board of Commissioners for adoption. The County Board of Commissioners approved and adopted the plan on _____.



County Overview

Beaver Island

This section includes highlights about the land, people and economy of Charlevoix County. The facts and figures, trends and interpretation of this information provide the foundation for the plan vision, goals, objectives, actions, and future land use map.

LAND USE TRENDS AND SETTLEMENT PATTERNS

Charlevoix County covers an area of 416.85 square miles, with 39.77 square miles of the total consisting of inland lakes (excluding Lake Michigan). It is one of the smallest counties in the state and contains a larger amount of surface water both within and adjacent to its boundaries than most other counties in Michigan.

- Historically land use trends and settlement patterns have been very similar to the rest of northern Michigan with development locating along transportation corridors.
- Prior to the 1890s, the primary inhabitants of the County were American Indians.
- The rail lines and roads were developed over time and solidified the prominence of the cities of Boyne City, Charlevoix and East Jordan as well as the village of Boyne Falls. On Beaver Island, St. James became the focal point based on its location on a natural harbor.
- Prior to the mid-1960s, land in the County had two primary uses, a source of harvestable timber and/or farm land.
- In a few limited locations in the County, land was developed as summer resorts or hunting lodges, catering to tourism and seasonal residents from throughout the Midwest.
- In the late 1950's, lake frontage in the County began to attract interest for recreational opportunities.
- Prior to 1960, little development occurred outside of the three cities and the historic settlements of Ironton, Horton Bay, Boyne Falls and Bay Shore areas, with the exception of along the water bodies in the County.
- Non-lakefront rural lands developed were either farmsteads or hunting camps. Prior to 1967, land in rural areas of the County which was subdivided was often split into lots incapable of supporting development due to their small size and septic system limitations.
- The Subdivision Control Act of 1967, a statewide minimum lot-size zoning law, resulted in changing development patterns, leading to the proliferation of 10-acre parcels. The law also allowed for land subdivided into parcels greater than 10-acres to be split into two to four



East Jordan Freedom Festival

Most plans recognize their community’s assets and encourage land uses that can be supported with their existing or planned infrastructure.

parcels smaller than 10 acres. This ability to split the land into 10-acre plus parcels began the trend toward our present land ownership pattern.

Trends

- Land use patterns continue to change with fewer acres utilized as working lands (agricultural and forestry) and increased area used for residential and commercial purposes.
- Lakefront and lake view properties for recreational and year-round use are highly sought after and commanding increasingly higher dollar values.
- Majority of year-round population shifted from living in the three cities to living in the townships in areas which, for the most part, do not have public sewer or water services. With the use of septic tanks and tile fields for sanitary waste water disposal, parcel sizes need to be larger than is the case with parcels serviced by public sewers.
- Nearly a complete build-out of non-publicly owned lakefront property.
- Areas devoted to outdoor recreation have been increasing.
- Loss of parcels 40 acres or larger due to land being broken into 2.5, 5 and 10 acre parcels.

The diagrams on pages 7 and 8 are examples of land use trends in Charlevoix County between 1970 and 2014. The story is the same in most parts of the County – a dramatic increase in the number of rural subdivisions, site condominiums, and parcel divisions; the splitting of larger parcels devoted to agriculture and forestry into 2.5 to 10 acre parcels for residential uses; and increased residential development around lakes.

Future Projections

Future land use change is expected to occur throughout the County, especially near shoreline areas, on scenic view

properties, and along major transportation corridors.

What does this mean?

- As land is broken up into smaller parcels, the working lands in the County become less economically viable for agriculture and forestry purposes. Parcelization of land for rural residential use increases the need for additional miles of roads and daily travel to places of employment, school, shopping and recreational activities for rural property owners.
- Dispersed year-round residences raise the costs of providing police, fire and ambulance services, public utilities, and recreational facilities in close proximity to the population

CURRENT PLANS AND ZONING ORDINANCES

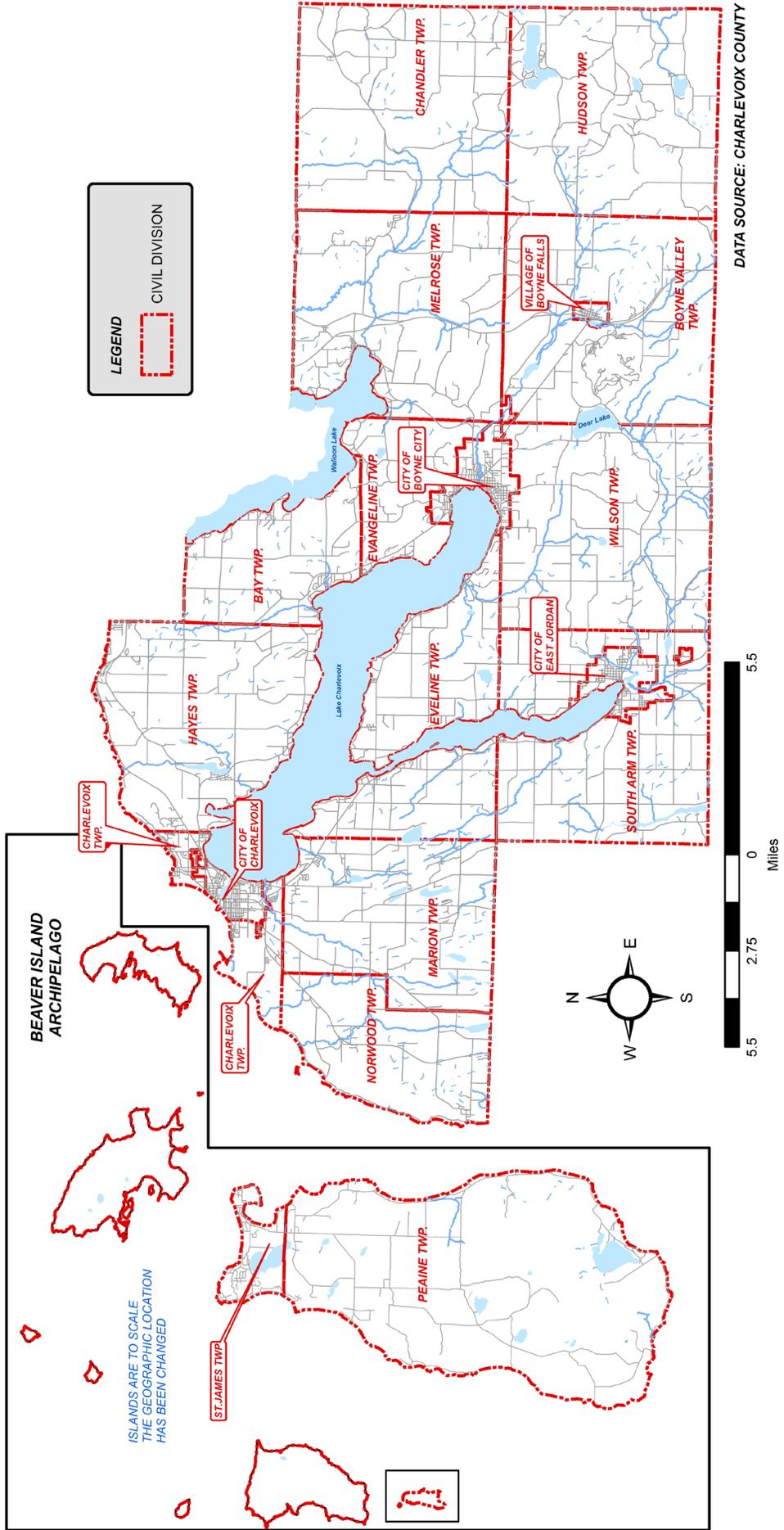
What we have

- Governmental entities in Charlevoix County consist of one village, 3 cities and 15 townships.
- Each city and township has an adopted zoning ordinance.
- The Village of Boyne Falls is the only community that is not currently zoned.

Similarities and differences

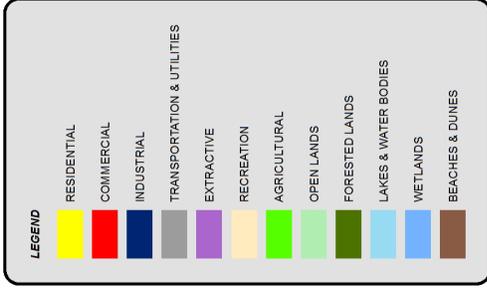
- Each township and city in the County has some form of plan upon which their zoning ordinance is based.
- Each of the plans recognizes that the lakes and rivers within their jurisdictions tend to be a draw for development, and they allow moderate density development along the waterfront in comparison to the residential densities allowed in other areas of the township.
- Virtually all of the townships address the issue of commercial and industrial development. Many of the townships that have utilities (especially municipal sewer and water) readily

CHARLEVOIX COUNTY LOCAL UNITS OF GOVERNMENT

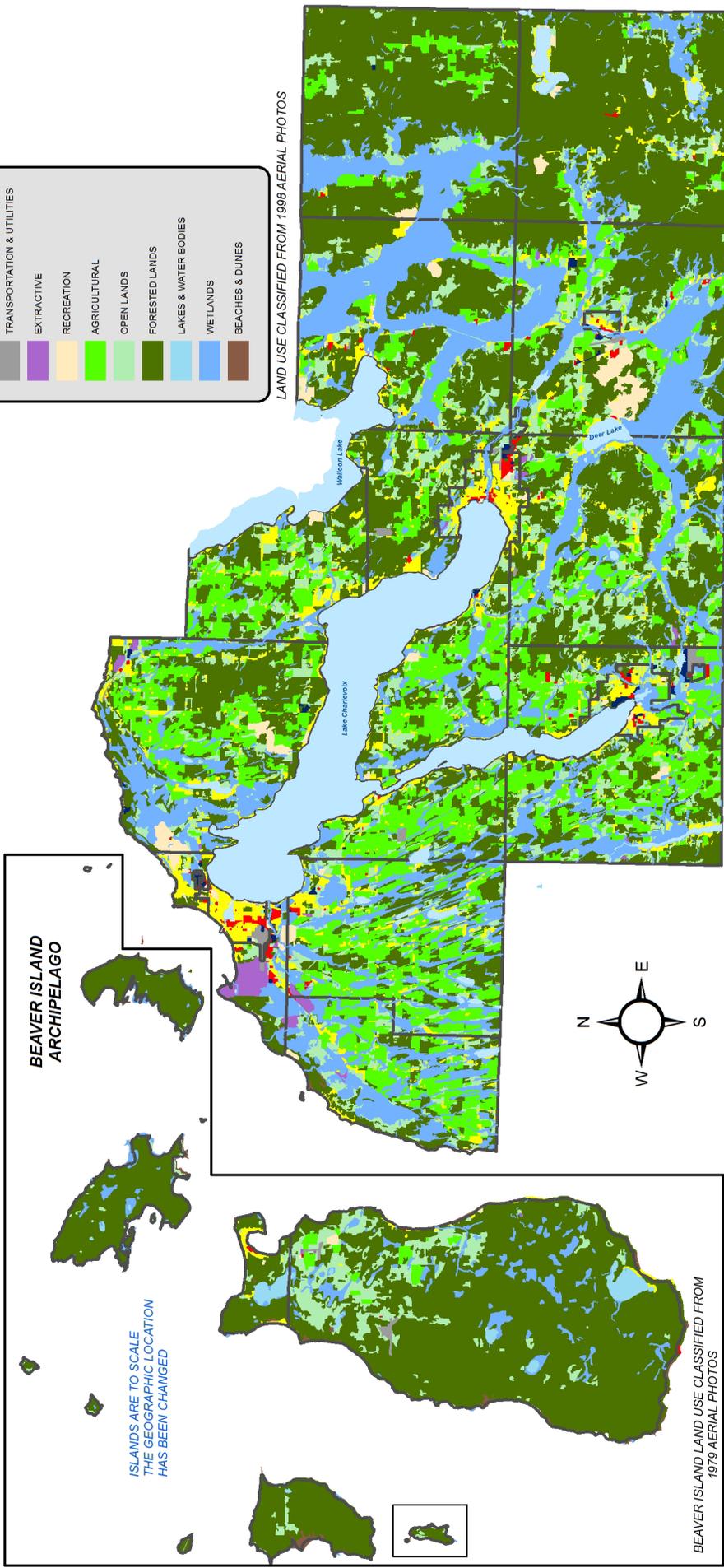


DATA SOURCE: CHARLEVOIX COUNTY

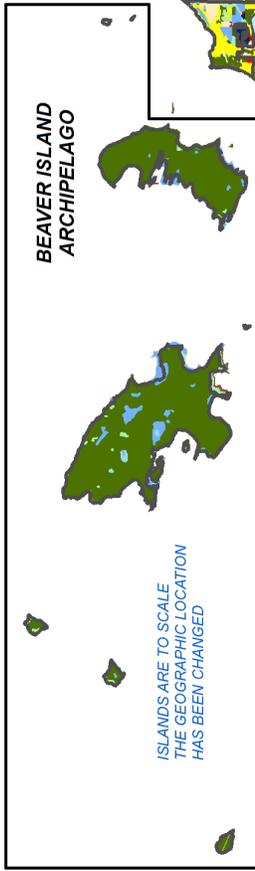
CHARLEVOIX COUNTY LAND USE/COVER



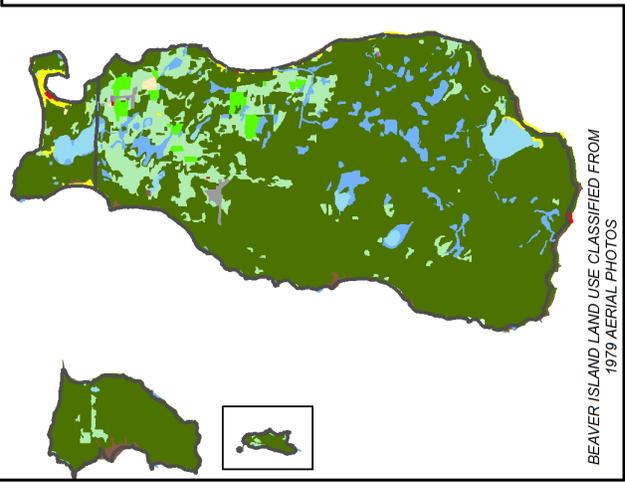
LAND USE CLASSIFIED FROM 1998 AERIAL PHOTOS



MAP SOURCE: CHARLEVOIX COUNTY



ISLANDS ARE TO SCALE
THE GEOGRAPHIC LOCATION
HAS BEEN CHANGED



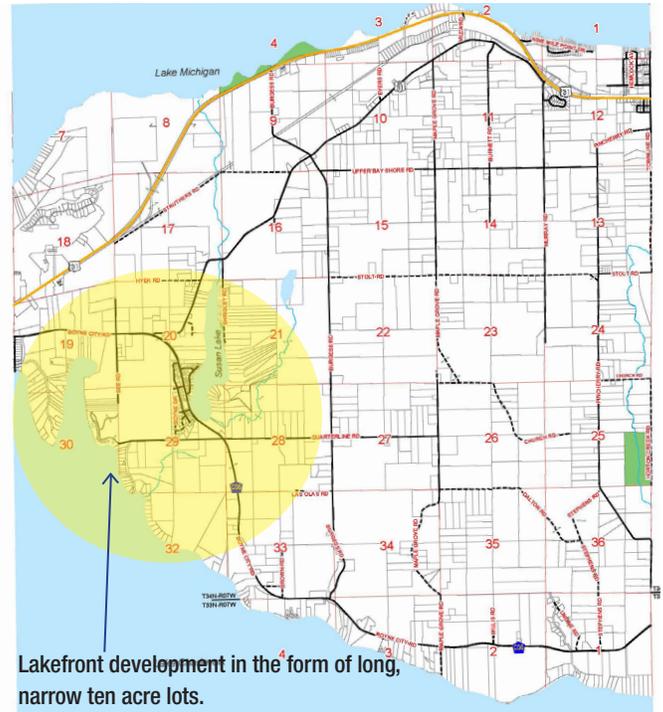
HAYES TOWNSHIP

1970



Source: Charlevoix County

2014



Lakefront development in the form of long, narrow ten acre lots.

Source: Charlevoix County

available (in or adjacent to their boundaries) and state highways within their boundaries that provide “Class A” all-weather roads have made allowances for commercial and industrial uses. Those townships that do not have the utilities or transportation network available encourage these types of development, especially commercial, to locate in one of the three urban areas where utilities are available.

- Most plans recognize their community’s assets and encourage land uses that can be supported with their existing or planned infrastructure.
- Most of the township plans identify areas for low, moderate and high density residential areas, but many plans do not define these terms. What is perceived to be moderate density residential development in one township is thought of as high density in another township and low density development in others.
- Each township plan recognizes and encourages agricultural and timber related land uses. Some plans recommend limited use of these lands for other purposes, while other plans treat these lands as holding areas until the need or demand arises for more intensive (development oriented) use.
- Many of the townships are recommending future higher density development to locate in areas of the township (hamlets) that currently have limited ability to support additional development given current septic waste disposal systems.
- The township zoning ordinances have become increasingly unique over time. For example, they differ in their requirements for greenbelts along the shoreline, the distance they must extend back from the shoreline, the amount

of trimming or clearing allowed, and at what point the measurements begin.

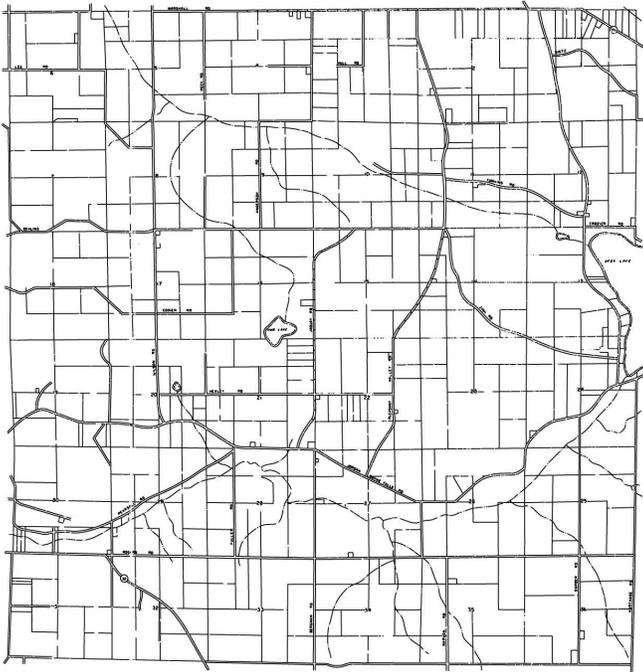
- The parcel sizes allowed in similar districts from township to township differ as well. For example, in the Agricultural District in one township, the minimum parcel size is 10 acres, while just across the border in the adjacent township, the minimum parcel size is 2 acres.
- Many of the township and city plans describe what they want their community to be like in the future, but they have widely varying means of getting to that desired future.

What does it mean?

- A master plan is a policy document that provides the basis for the regulations imposed by the zoning ordinance. The zoning ordinance is the primary tool used by a community to implement their master plan. Therefore, these two documents should be consistent. Defining terms used in the master plan, such as low, moderate, and high density residential, is also important to ensure that the regulations in the zoning ordinance are accomplishing the goals of the master plan. Defining these terms also makes it easier to compare plans from one community to another to help avoid potential land use conflicts in the future.
- It’s important to ensure that areas recommended for higher density development in the master plan are capable of supporting such development.
- New developments proposed throughout the County can impact multiple communities. Communities have come together to address common concerns and interests, such as shared planning and zoning enforcement staff between the City of Boyne City and Evangeline and Wilson Townships.

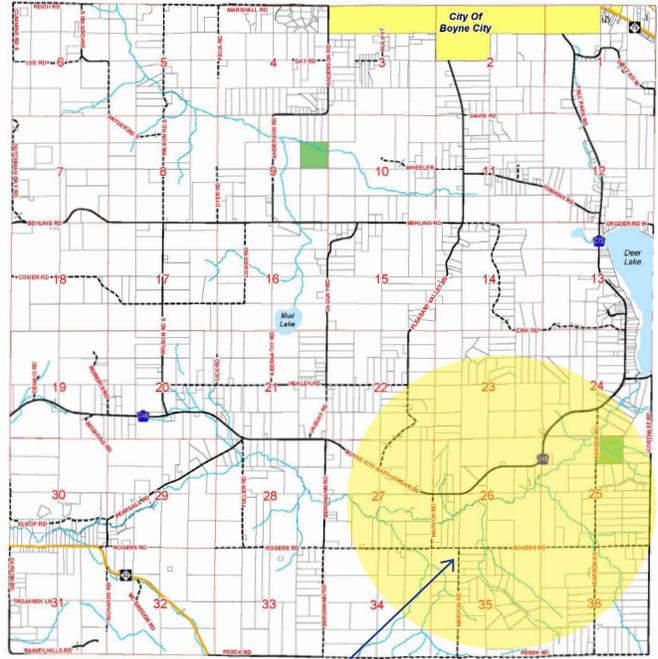
WILSON TOWNSHIP

1970



Source: Charlevoix County

2014

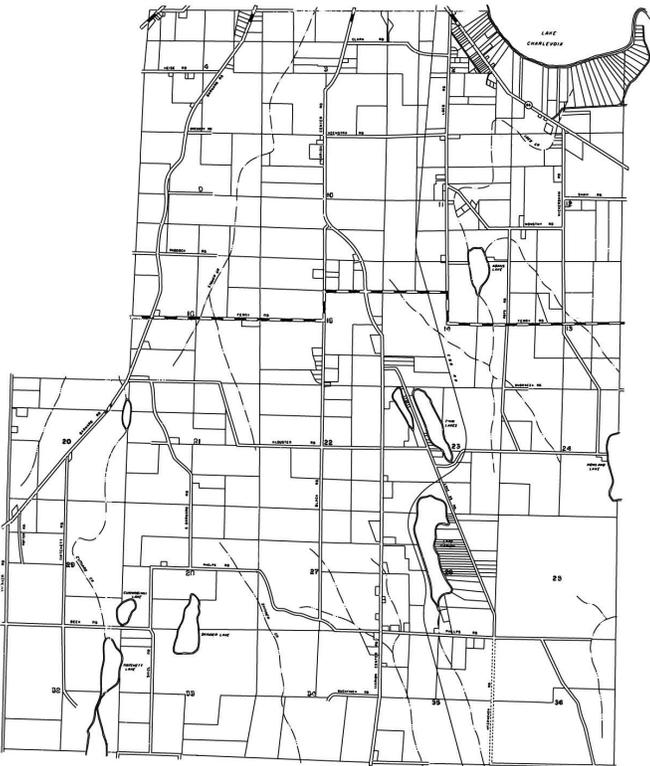


Land fractionalization into five and ten acre parcels.

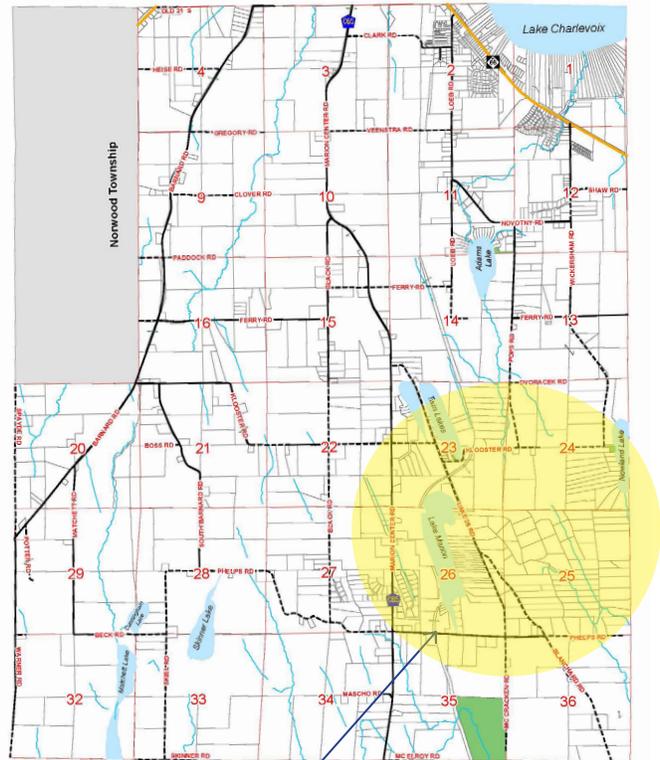
Source: Charlevoix County

MARION TOWNSHIP

1970



2014



Conversion of prime farm and forest lands to non-working land uses.

Source: Charlevoix County



Photo by Ross Maxwell

Beach at Thumb Lake Park

There have been joint planning efforts between the City of Charlevoix and Charlevoix, Eveline, Hayes, Marion, and Norwood Townships to develop common planning and zoning language to address mutual land use issues and concerns. The City of Boyne City, Wilson and Boyne Valley Townships, and the Village of Boyne Falls have collaborated on the M-75 corridor planning effort. These communities, along with Boyne Mountain Resort, are also collaborating to develop the Boyne Valley Trailway, a proposed non-motorized trail linking Boyne City and Boyne Falls. And Peaine and St. James Townships on Beaver Island maintain a shared master plan and zoning ordinance.

- Wetlands occupy 18 percent of the County's land area. Many of our wetlands are small, occupying less than 5 acres.
- Most of the County's wetlands are wooded cedar swamps, which are important for wildlife and water quality, and are a source of cedar wood products.
- There are 48 threatened, endangered or special concern species in the County, seven of which are federally listed. Many of these species occur in Great Lakes shoreline areas and in the Beaver Island Archipelago.
- Invasive species pose a significant threat to the County's lakes, wetlands, and forests. These non-native, introduced species outcompete native species; impact food chains and fish and wildlife habitat; reduce property values; impact water-based recreation and navigation; and among the many other environmental and economic problems,

GREEN INFRASTRUCTURE

Lakes, streams, wetlands and unique habitats

Charlevoix County is blessed with abundant natural resources that are the basis for an outstanding quality of life. The term "green infrastructure" refers not only to lakes, streams, wetlands and unique habitats, but to how these resources are linked together to form corridors and connections between habitats. Working lands such as farms and forests are also part of the green infrastructure, and are described in a separate section of this plan.

Our resources

- There are 38 named inland lakes in the County, ranging in size from 0.65 acre to 17,200 acres.
- Covering approximately 40 square miles, water is a dominant natural feature in the County (this does not include Lake Michigan water area).
- Including the Beaver Island Archipelago, there are 138 miles of Great Lakes shoreline in the County.

Table: Federally Listed Endangered and Threatened Species

Scientific Name	Common Name	Federal Status
<i>Charadrius melodus</i>	Piping plover	Endangered
<i>Cirsium pitcheri</i>	Pitcher's thistle	Threatened
<i>Iris lacustris</i>	Dwarf lake iris	Threatened
<i>Mimulus michiganensis</i>	Michigan monkey flower	Endangered
<i>Myotis septentrionalis</i>	Northern long-eared bat	Threatened
<i>Solidago houghtonii</i>	Houghton's goldenrod	Threatened
<i>Somatochlora hineana</i>	Hine's emerald dragonfly	Endangered

Source: U.S. Fish & Wildlife Service and Michigan Natural Features Inventory (MNFI). Note: MNFI provides County specific data as a reference; it is not a definitive list, and it is subject to change.



Courtesy of Michigan Sea Grant

Phragmites



Courtesy of U.S. Fish & Wildlife

Piping Plover

invasive species are costly to control and manage. Certain high profile species, such as phragmites and Eurasian watermilfoil, have been especially prolific, disruptive, and costly.

- Critical Dune Areas are located in Charlevoix, Norwood, Peaine, and St. James Townships. The State legislature identifies these coastal dunes as unique, irreplaceable, and fragile resources that provide significant recreational, economic, scientific, geological, scenic, botanical, educational, agricultural, and ecological benefits.
- The Lake Charlevoix Watershed covers approximately 332 square miles and covers much of the County.

Although all natural resources are locally important, there are seven focal areas that are important to the whole county and region.

Lake Michigan Shoreline – Approximately 23 miles long on the mainland, this ecologically unique area is home to many threatened species and species of special concern.

Beaver Island Archipelago – Islands in this group include 77 square miles of land area and well over 100 miles of Great Lakes shoreline. It is also home to many threatened and special concern plant and animal species.

Lake Charlevoix – With a surface area of 17,200 acres and 56 miles of shoreline, Lake Charlevoix is the third largest and one of the highest quality inland lakes in Michigan. This lake is critical for waterfowl and fisheries. Its largest tributary is the Jordan River.

Boyne River – This river is approximately 22 miles long, with a 40,320-acre watershed. The river is a state designated blue ribbon trout stream.

Jordan River – One of Michigan’s designated Natural Rivers.

Highly valued for its fishery, beautiful river valley and recreation. Most of the watershed is in Antrim County, although significant portions extend into the City of East Jordan and South Arm, Wilson and Boyne Valley Townships.

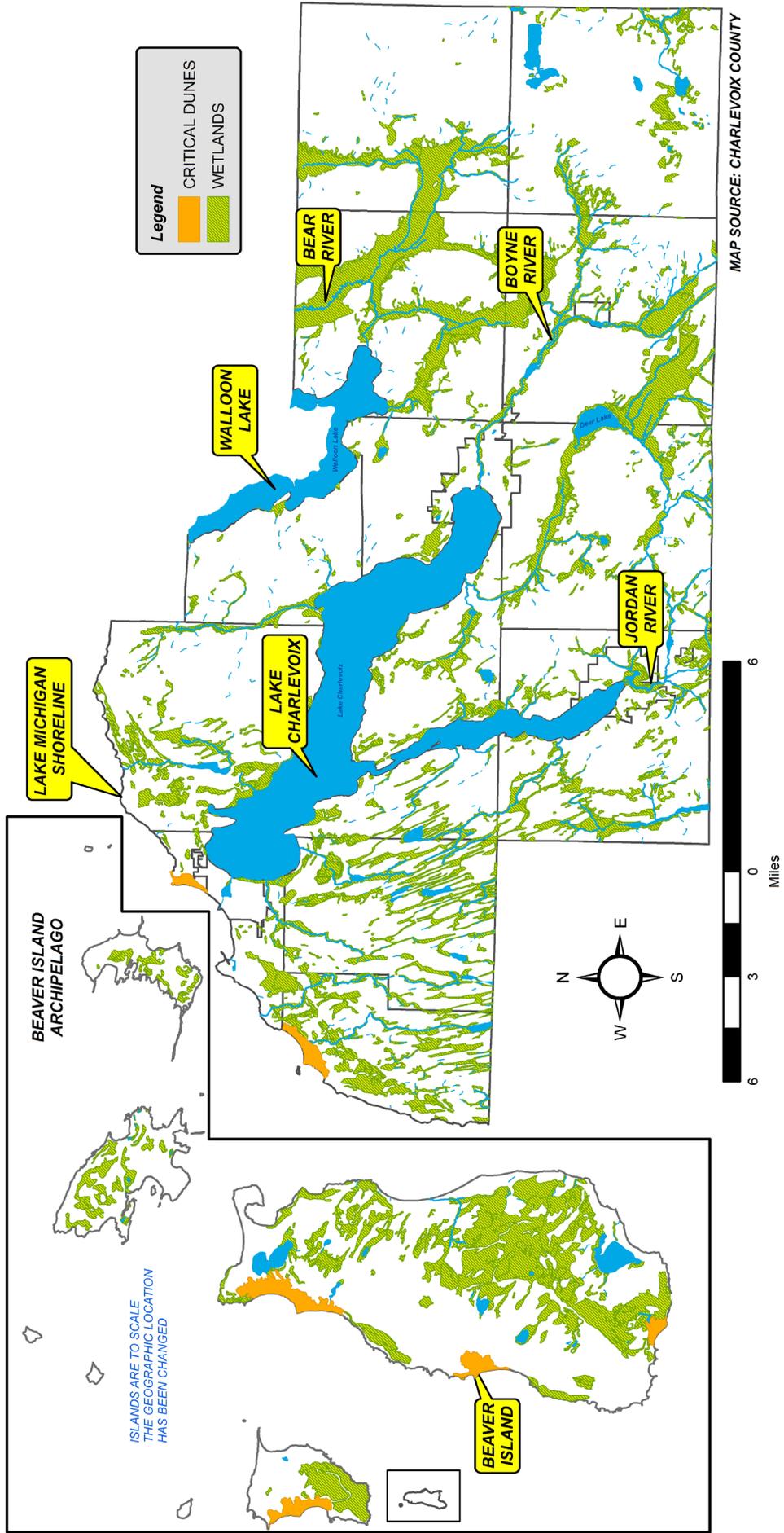
Walloon Lake – The southern shore of this lake lies within Charlevoix County. It is the source of the Bear River.

Bear River Wetland Complex – One of the largest wetland complexes in the County continues into Emmet County.

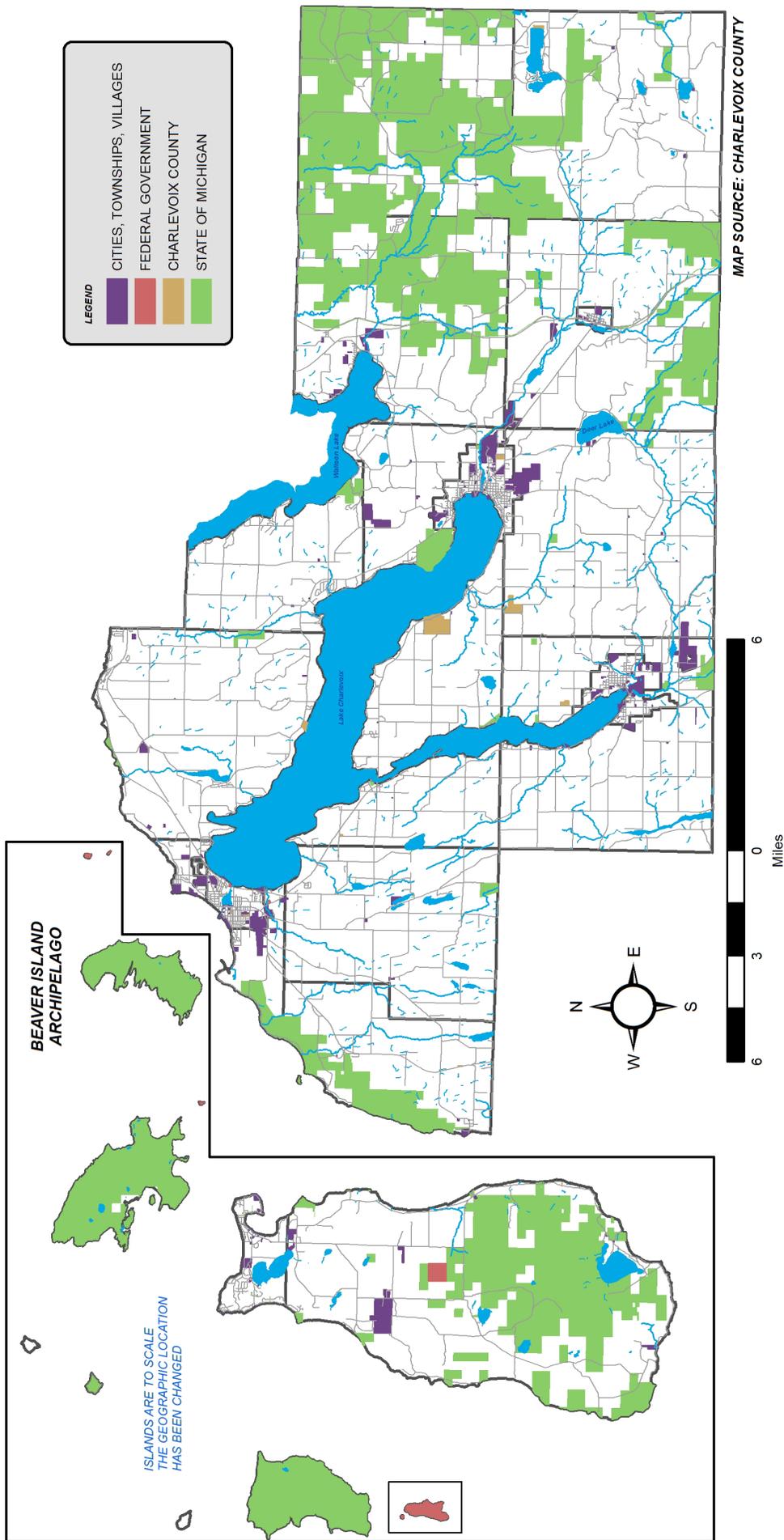
Trends

- Wetlands are being impacted by new development. Rarely are large sections lost at once, rather many small decisions on individual parcels, most often adjacent to lakes, are impacting critical shoreline wetlands.
- Development adjacent to inland lakes is expected to continue, with larger homes replacing older cottages
- As shoreline areas are built-out, second tier residential development may necessitate increased access to inland lakes and streams.
- Water levels in Lake Michigan and Lake Charlevoix will continue to fluctuate. Shoreline areas that may be “high and dry” one year may be under water in the future.
- Industrial pollutants were the greatest threat to the area’s lakes and rivers 100 years ago. Now, nutrients and sediment caused by shoreline development, recreational pressures, streambank erosion, road-stream crossings, stormwater discharge from urban areas, agricultural activities and other human activities are the main water quality concerns.
- Invasive species are having a negative effect on the area’s environment and economy, and will continue to be problematic over the coming years. Significant time and resources have gone into removal, monitoring, and

COUNTY AND REGIONALLY IMPORTANT FOCAL AREAS



CHARLEVOIX COUNTY PUBLICLY OWNED LANDS



FARM

The U.S. Census of Agriculture defines a farm as "any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold, during the census year."



Boyne City Farmers Market

education in the County. Two notable initiatives in the County include the phragmites work on the Beaver Island Archipelago and Eurasian milfoil treatment on Thumb Lake.

What does it mean?

- High quality lakes and streams are some of the most important drivers of economic development in the County due to their tourism value.
- Given the economic reliance on natural resources-based tourism, maintaining a vital green infrastructure will be as important as other forms of infrastructure (roads, utilities, sanitary sewer, etc.).
- Consistency between township, city and village plans regarding the seven focal areas is necessary to adequately protect these resources.

WORKING LANDS

Agriculture and Forestry

Working lands – areas used for agriculture and forestry – have been an important part of Charlevoix County’s economy since the first settlers arrived in the area. Much has changed since those days, both in the amount of land devoted to these uses and their role in the county’s economy.

How much land is in agriculture and forests?

- The total land area in farms was 37,540 acres in 2012 according to the Census of Agriculture; of this acreage, 8,543 acres were used for forage, pasture, or non-crop farmland.
- Approximately 163,000 acres within the County are forested, 70 percent of which are privately owned; the other 30 percent are largely owned by the State (US Forest Service).
- 26 percent of the County is classified as agricultural land.

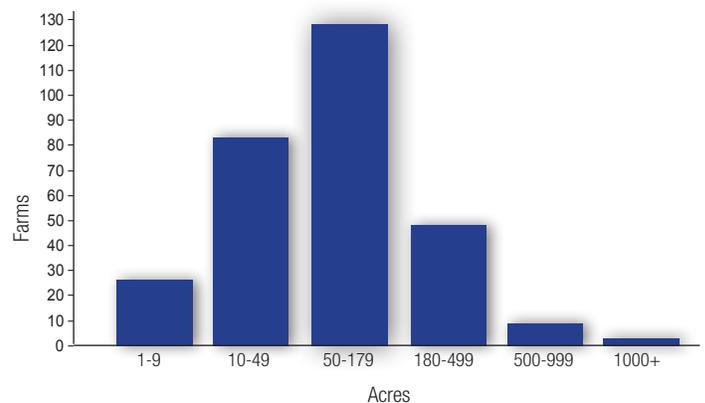
Where are our agricultural and forest lands?

- Most prime agricultural lands are located in Norwood, Hayes, Bay, Marion, Eveline and South Arm townships.
- According to the 2012 Census of Agriculture Average farm size is 126 acres, a small increase from 2007, but below historical averages.
- Prime forest lands are located in every township in the County.

What do we grow?

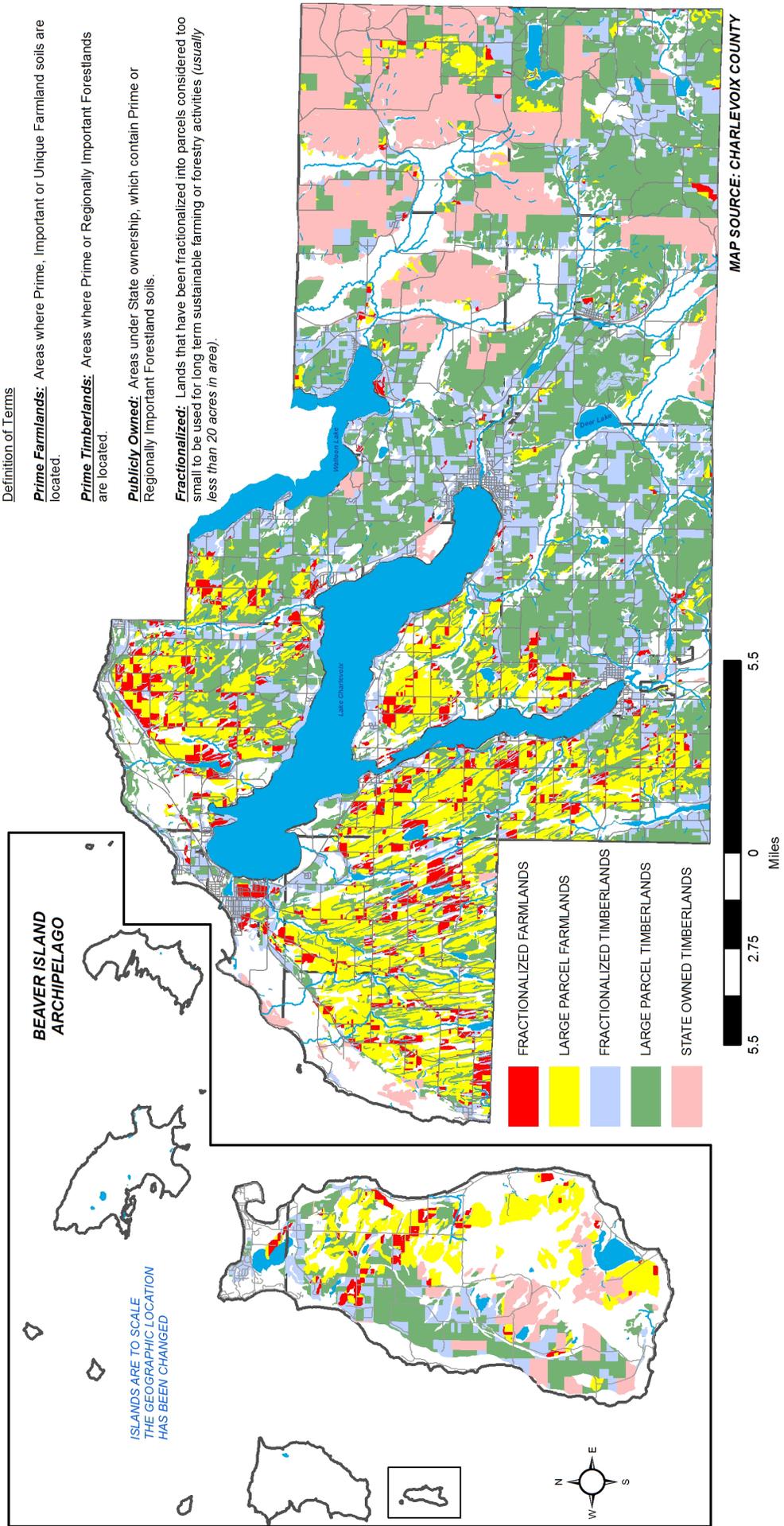
- Charlevoix County is on the northern edge of the west Michigan fruit belt. The hilly terrain and reduced temperature extremes near Lake Michigan make some areas well suited to fruit crops.
- Many areas within the County are excellent forest lands, growing highly valued commercial species.
- The total agricultural production is valued at \$9.9 million per year, up 30 percent from 2007. The crop sales represent 60 percent of the total market value; animal product sales represent 40 percent.

Figure: Farms by Size in Charlevoix County, 2012



Source: U.S. Census of Agriculture, County Profile, 2012

CHARLEVOIX COUNTY PRIME FARMLAND & TIMBERLANDS 2008



Definition of Terms

Prime Farmlands: Areas where Prime, Important or Unique Farmland soils are located.

Prime Timberlands: Areas where Prime or Regionally Important Forestlands are located.

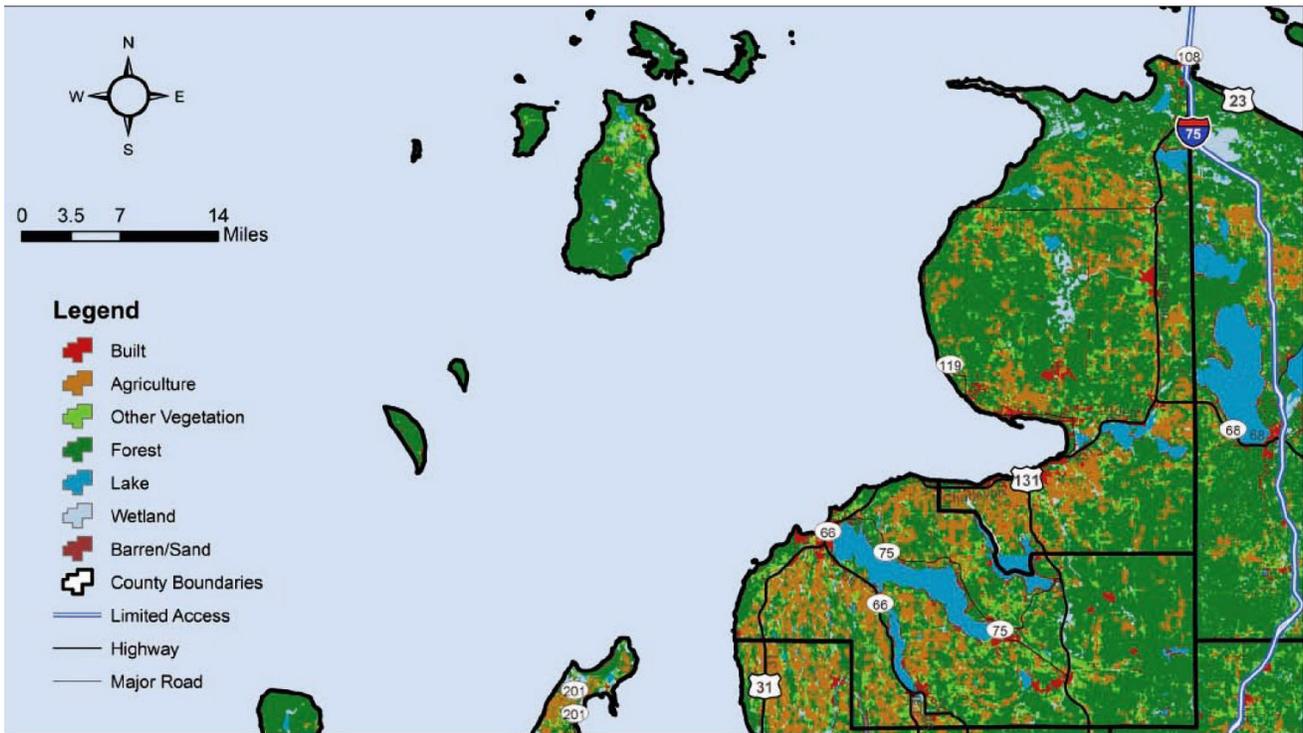
Publicly Owned: Areas under State ownership, which contain Prime or Regionally Important Forestland soils.

Fractionalized: Lands that have been fractionalized into parcels considered too small to be used for long term sustainable farming or forestry activities (usually less than 20 acres in area).

MAP SOURCE: CHARLEVOIX COUNTY

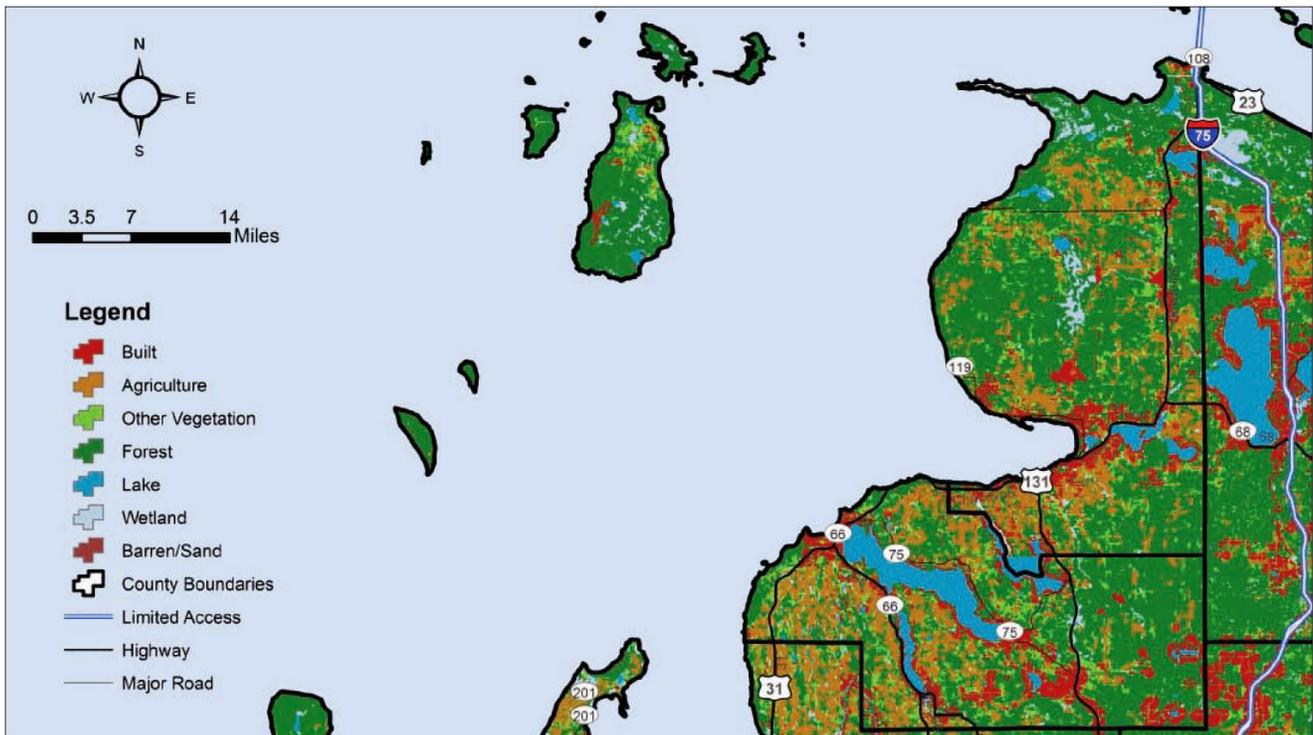
The following maps show one possible scenario for land use change based on current trends.

LAND USE TRENDS 1980



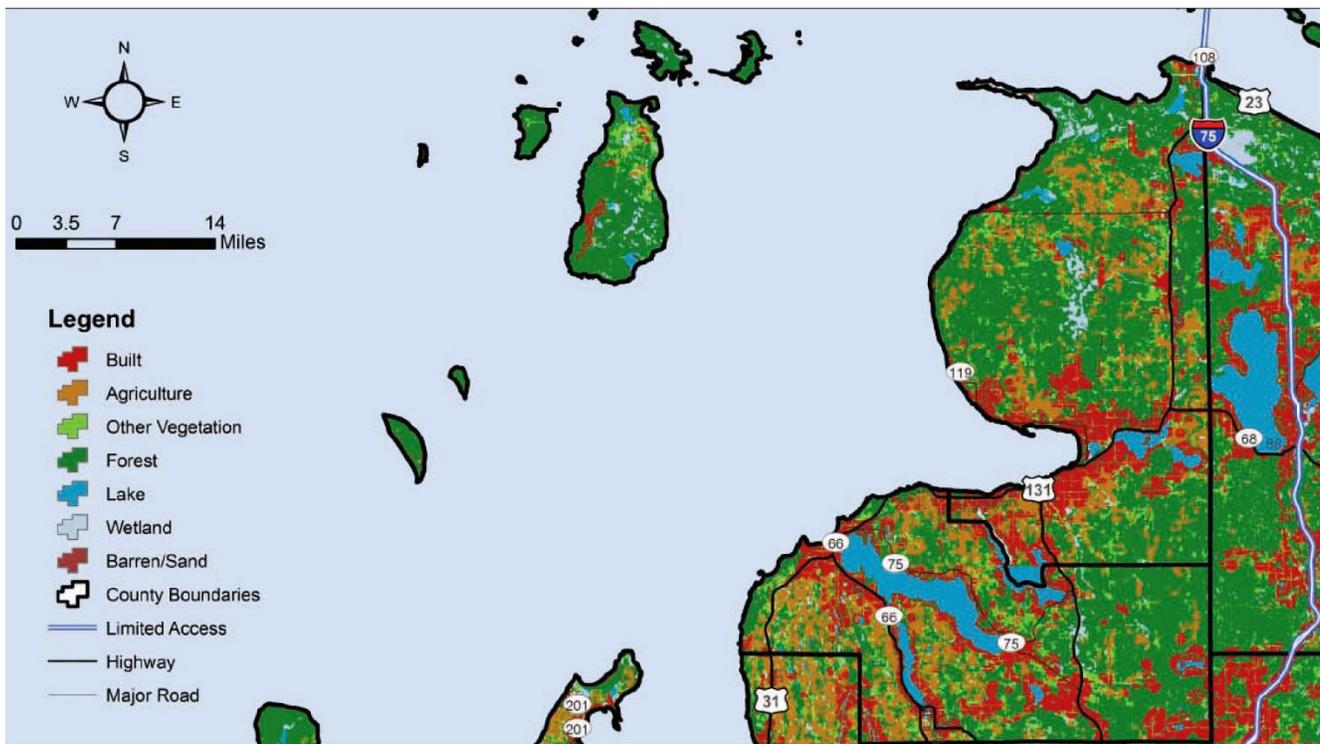
Prepared by the Hannah Professor Research Program at the Land Policy Institute, Michigan State University. 2008. Land use projections provided by the Michigan Land Resource Project, Public Sector Consultants, 2001, and the Michigan State University Land Policy Institute Picture Michigan Tomorrow Initiative.

LAND USE TRENDS 2020



Prepared by the Hannah Professor Research Program at the Land Policy Institute, Michigan State University. 2008. Land use projections provided by the Michigan Land Resource Project, Public Sector Consultants, 2001, and the Michigan State University Land Policy Institute Picture Michigan Tomorrow Initiative.

LAND USE TRENDS 2040



Prepared by the Hannah Professor Research Program at the Land Policy Institute, Michigan State University. 2008. Land use projections provided by the Michigan Land Resource Project, Public Sector Consultants, 2001, and the Michigan State University Land Policy Institute Picture Michigan Tomorrow Initiative.

- There is increasing emphasis on locally-grown food, especially fruits and vegetables. Local farm markets, some of which are year-round, generate economic activity in Charlevoix, East Jordan and Boyne City.

Who farms?

- There were 297 farms in 2012, although 34 percent had sales of less than \$1,000 per year.
- A majority of farmers are part-time and rely on other sources of income in addition to farming.

Trends

- Land in agriculture is expected to continue the downward trend, primarily due to conversion to low-density residential uses.
- Forest lands, especially those owned by the public or that are privately owned and enrolled in the Commercial Forest Act or Qualified Forest properties program, produce a valuable commodity as well as serve recreational and aesthetic purposes.
- While forestland acreage is expected to remain fairly constant, smaller average parcel sizes will reduce the number of acres actively managed for woodland products.
- Conversion from farmland and forestland to residential uses is expected to continue.
- Although the average farm size increased between 2007 and 2012, average parcel sizes are not expected to return to historical size.
- Increasing interest in alternative energy (wind, solar and

bio-fuels) will provide economic opportunities to area farmers and landowners.

- Farmland and forestland will be increasingly valued not only for their resulting products, but for scenic vistas and rural character.
- In order to remain competitive, many small farms in the County are working to enhance their profitability by diversifying, or by identifying and working with new markets. Farms are transitioning to serve local markets, process produce into value-added products, and act as event and tourism destinations.
- Orchards with cider mills, vineyards with wineries and tasting rooms, hop farms and breweries, corn mazes, and farm markets are both contributing to and taking advantage of the Region's tourist economy.

What does it mean?

- Farms and farming have a valued role in Charlevoix County.
- The conversion of farmland and forest land to other uses potentially impacts tourism, public services and quality of life.
- The unique Lake Michigan-influenced climate offers opportunities for expansion of fruit and vegetable crops.
- Tourism and agriculture can go hand-in-hand. A vital and growing agricultural sector on small farms will be a draw for tourism.
- The areas that are best suited for long-term agriculture productivity are also those areas most at risk for conversion to residential uses.



Facilities at Whiting Park

PUBLIC FACILITIES

Utilities, Sewer and Water

Electrical, natural and propane gas, telephone and high speed internet service are widely available throughout the County. The policies of the companies providing these services vary, but if the service cannot be provided by one firm on acceptable terms, the service is often available from another provider.

- With the exception of the Walloon Lake Water System, all public sewer and water utilities are owned by a municipality.
- Publicly-owned sewer and water utilities have historically been supported by property taxes and revenue bonds, in addition to user fees.
- Conditional transfer of lands between cities and townships (under Public Act 425 of 1984) has been used in the County as a vehicle for the extension of sewer and water from cities into townships. Tax revenue generated from the resulting development is shared between the two communities.
- Due to soil limitations, hamlets within the County generally cannot expand without the provision of sewer and/or water service.
- Historically, a critical mass of development or an environmental contamination issue has arisen prior to sewer and/or water being provided to hamlets.
- Municipal water service is provided by the cities of Boyne, Charlevoix and East Jordan, the Village of Boyne Falls, and Charlevoix Township. The unincorporated village of Walloon is serviced by a privately owned water supply system.
- The three cities provide sewer service to the majority of the area within their municipal boundaries and also service limited areas outside of their boundaries. A portion of St. James, on Beaver Island, and a portion of Walloon are served by common waste collection and disposal systems that are limited in scope, both geographically and in the level

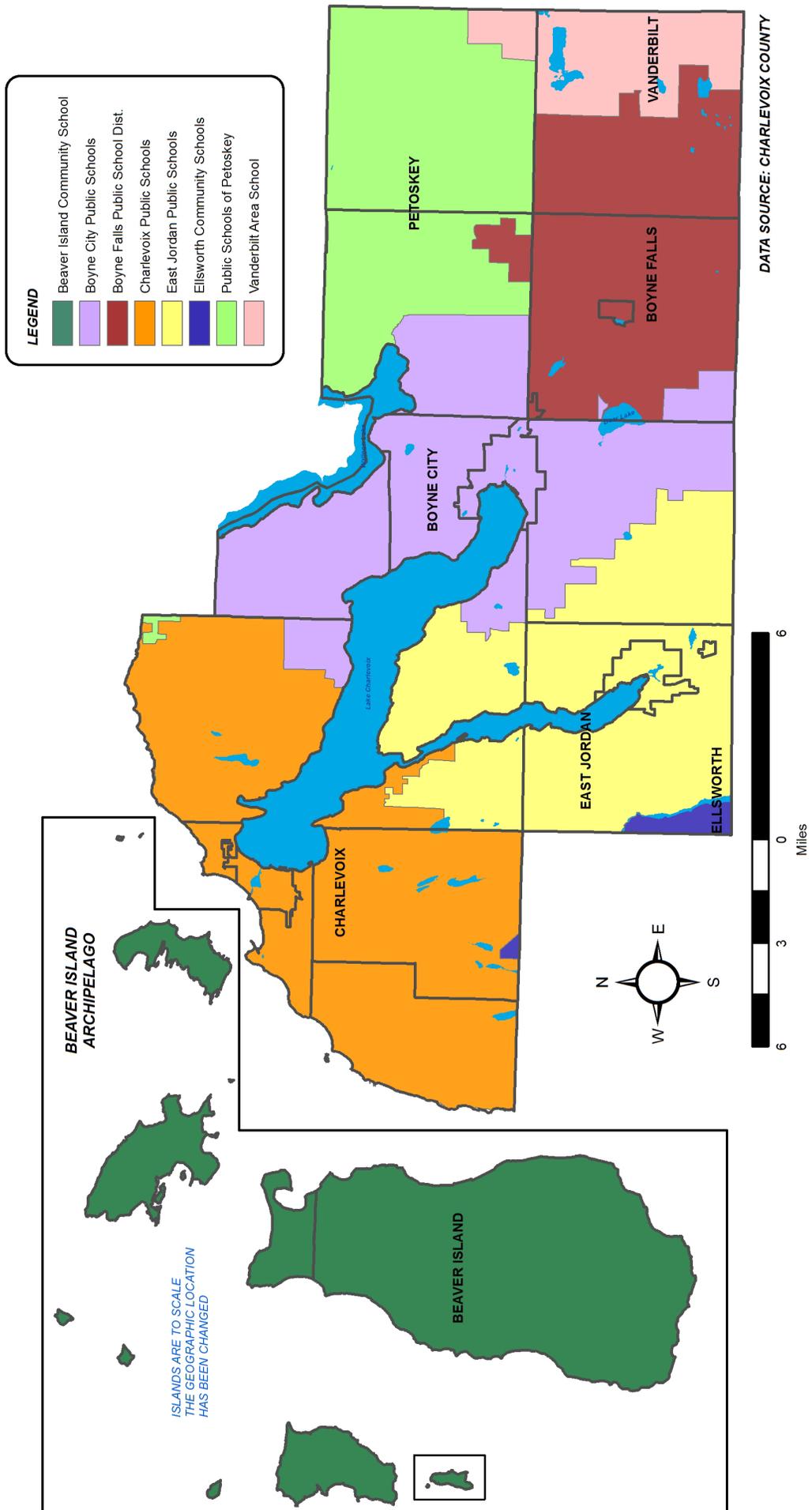
of treatment they provide, in comparison to the systems operated by the cities.

- Good working relationships have existed between the communities in the County, and there have not been any instances of a community being unwilling to provide service to an area when an environmental issue or concern has arisen, such as failing septic systems.
- Internet service currently is provided by telephone companies, cable and satellite television companies, and a number of wireless providers, including cellular phone companies. While internet service is widely available, broadband service is not uniformly available throughout the County.
- From 2009 to 2013, a fiber optic network providing broadband internet service was developed on the mainland portion of the County as part of a larger network that runs throughout Michigan and beyond. This fiber network was developed to make broadband service more uniformly available, especially in rural areas. Charlevoix County as well as city government, schools, healthcare institutions, libraries, and businesses use broadband service provided by this fiber network, primarily in the three cities. Efforts are currently underway to extend broadband infrastructure from Boyne City to Boyne Falls. Collaboration among local government officials, community organizations, businesses, and third party internet service providers (cable and wireless) is needed to expand this network to make broadband service available in rural areas throughout the County.

Public Schools

- There are eight (8) public school districts located at least in part in Charlevoix County. Seven (7) of these districts are part of the Charlevoix-Emmet Intermediate School District

CHARLEVOIX COUNTY SCHOOL DISTRICTS



CHARLEVOIX COUNTY COUNTY FACILITIES

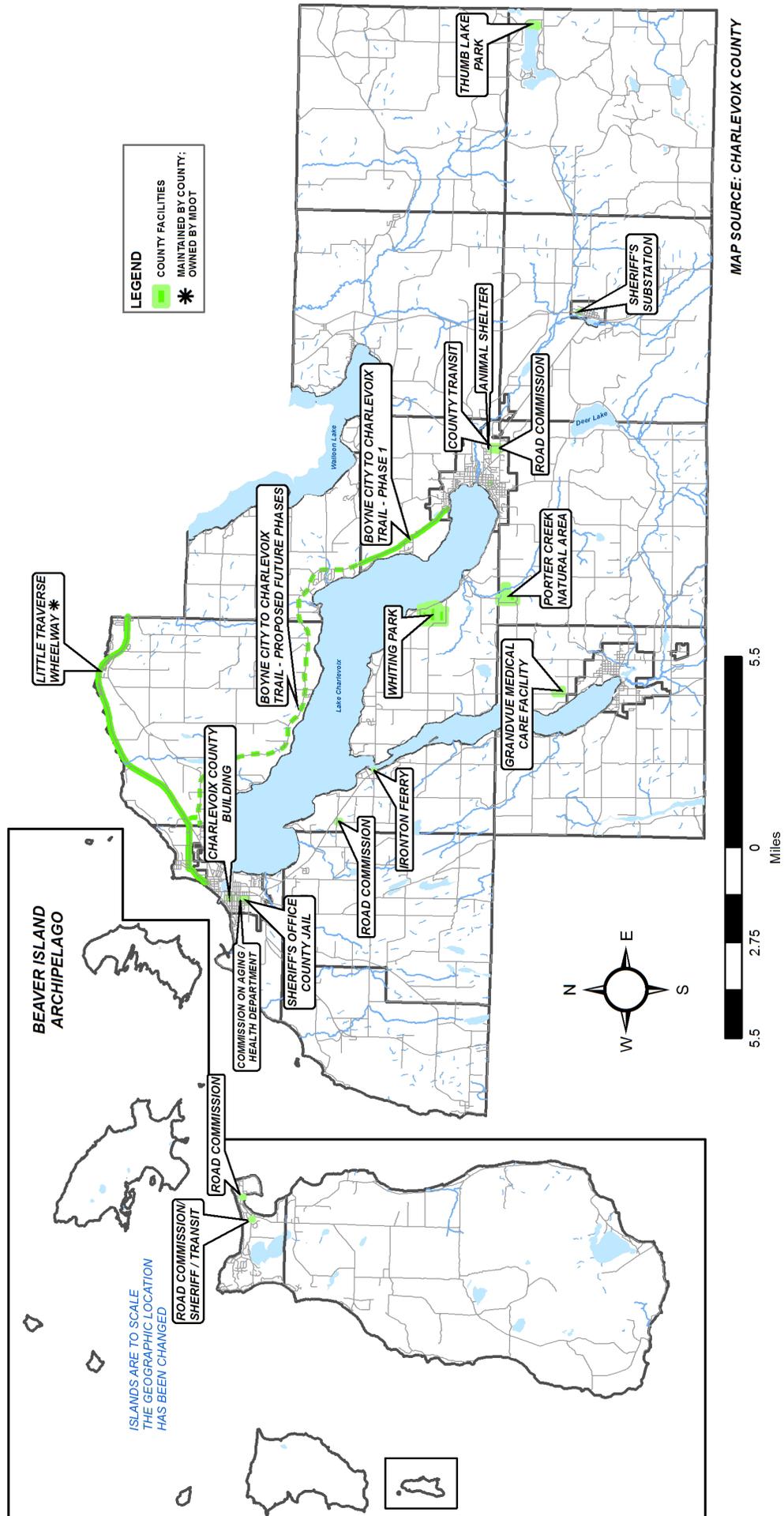




Photo by Stillpoint Photography/Frank Solle

Emerald Isle Ferry

(Char-Em ISD), including Charlevoix, Boyne City, Boyne Falls, East Jordan, Beaver Island, Petoskey, and Ellsworth. Vanderbilt is part of Cheb-Otsego-Presque Isle ISD. There are also two public academies and one private school in Charlevoix County. A map of the County's school districts is on page 18.

- Between 2010 and 2015, Boyne City and Petoskey were the only school districts or academies that did not experience enrollment losses in Charlevoix County.
- The location of a school can affect transportation, housing, water and utility demands, and more. Land use decisions can also have an impact on school districts.

Trends

- Most new parcels are being developed outside of the current service areas of the existing sewer and water providers.
- The majority of new homes constructed are not connected to municipal sewer or water services.
- Individual septic waste disposal systems require periodic maintenance. With the movement of a substantial portion of the population into the rural areas from those areas having municipal sewer service, these systems are sometimes inadequately maintained until the systems cease to function.
- There is increasing demand for broadband internet service, especially in rural areas throughout the County.
- There is increasing interest in alternative energy sources.
- Increasing the availability of broadband internet service throughout the County will spur economic development.
- School enrollment is largely reflective of demographic changes in the population.
- The siting of schools is an important land use consideration.

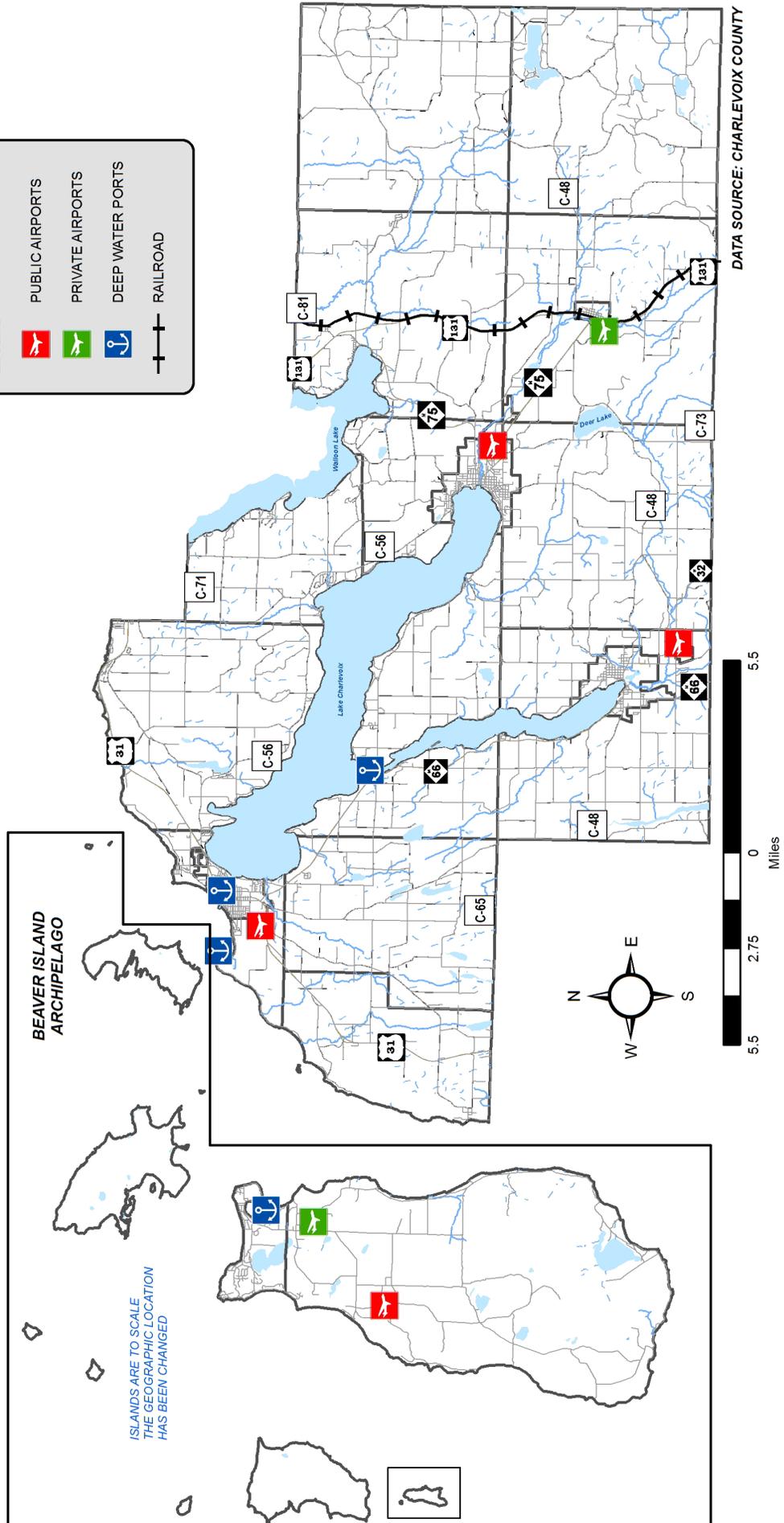
County Facilities

- Most of the County facilities are located within the three cities. Exceptions are Grandvue Medical Care Facility, the County Parks, Road Commission facilities, Sheriff's substations, and the Ironton Ferry. A map of the County's facilities is on page 19.
- Vacant land exists adjacent to the Sheriff's Office/Jail to allow for any expansions that should be necessary during the 20 year life of this plan.
- The County Building has adequate space to meet both current and short term future needs.
- The County currently owns four public parks and oversees a fifth facility (the Little Traverse Wheelway). Two of the parks, Whiting and Thumb Lake, are located along major water bodies in the County.
- Whiting Park is located in Eveline Township on the main arm of Lake Charlevoix. It encompasses approximately 240 acres and offers hiking trails, swimming, camping, and picnic areas. The park is pictured on page 9.
- Thumb Lake Park is located on the east end of Thumb Lake in Hudson Township and is just over 10 acres in size. The park is a popular swimming area. Photos of Thumb Lake are featured on pages 17 and 41.
- Porter Creek Natural Area is located in Wilson Township. Acquired from the State of Michigan in 1997, this 100 acre facility features hiking trails through wetland areas.
- The Boyne City to Charlevoix Non-motorized Trail runs parallel to Boyne City Road and once completed will connect the City of Boyne City with the Little Traverse Wheelway. Phase 1 of the trail, stretching from the City of Boyne City to the Evangeline/Bay Township line, has been completed.
- The Little Traverse Wheelway is a 26-mile non-motorized trail that follows the Little Traverse Bay shoreline, connecting

CHARLEVOIX COUNTY TRANSPORTATION MAP

LEGEND

-  PUBLIC AIRPORTS
-  PRIVATE AIRPORTS
-  DEEP WATER PORTS
-  RAILROAD





S Shore Dr/M-75 N

ASSET MANAGEMENT

A critical component of road and highway infrastructure is the ongoing maintenance of the existing road surface. A program known as “asset management” allows communities to plan for and manage needed road maintenance by collecting data about surface condition of roads and then managing pavement conditions based on strategic goals outlined by the MDOT and local road agencies. The process helps transportation agencies to make the most efficient use of public resources when improving road infrastructure.

Each year, the Charlevoix County Road Commission, Networks Northwest, and MDOT survey the condition of all arterial and collector roads that are eligible for federal aid dollars using the Pavement Surface Evaluation and Rating (PASER) system. PASER is a visual rating process that assigns a value to a road segment based on its condition at the time of the rating. Based on that evaluation, maps and comparative tables are generated by county. Asset Management provides the primary input into annual maintenance plans for the road commissions, cities that manage roads under Act 51, and MDOT.

Charlevoix, Petoskey and Harbor Springs (pictured on page 25). The paved trail is used for biking, walking, running, inline skating, and skiing. Nine (9) miles of the trail are located in Charlevoix County, and the other 17 miles are located in Emmet County. This facility is owned by the Michigan Department of Transportation, but is maintained by Charlevoix and Emmet counties.

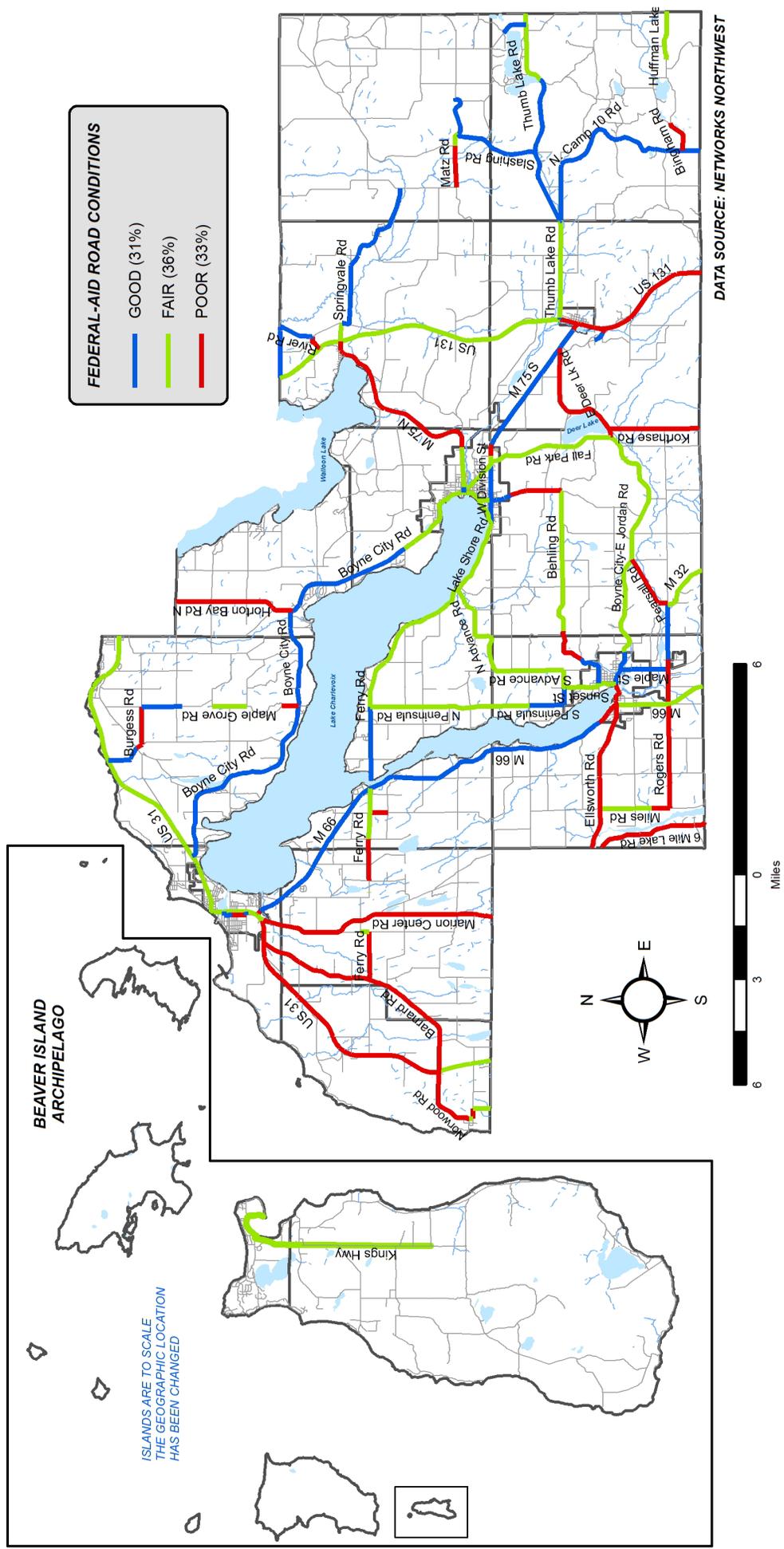
- The primary tool for determining future park and recreation needs at the County level is the Charlevoix County Recreation Plan.
- The location of recreation facilities has a significant impact on where land development activities take place.

Transportation

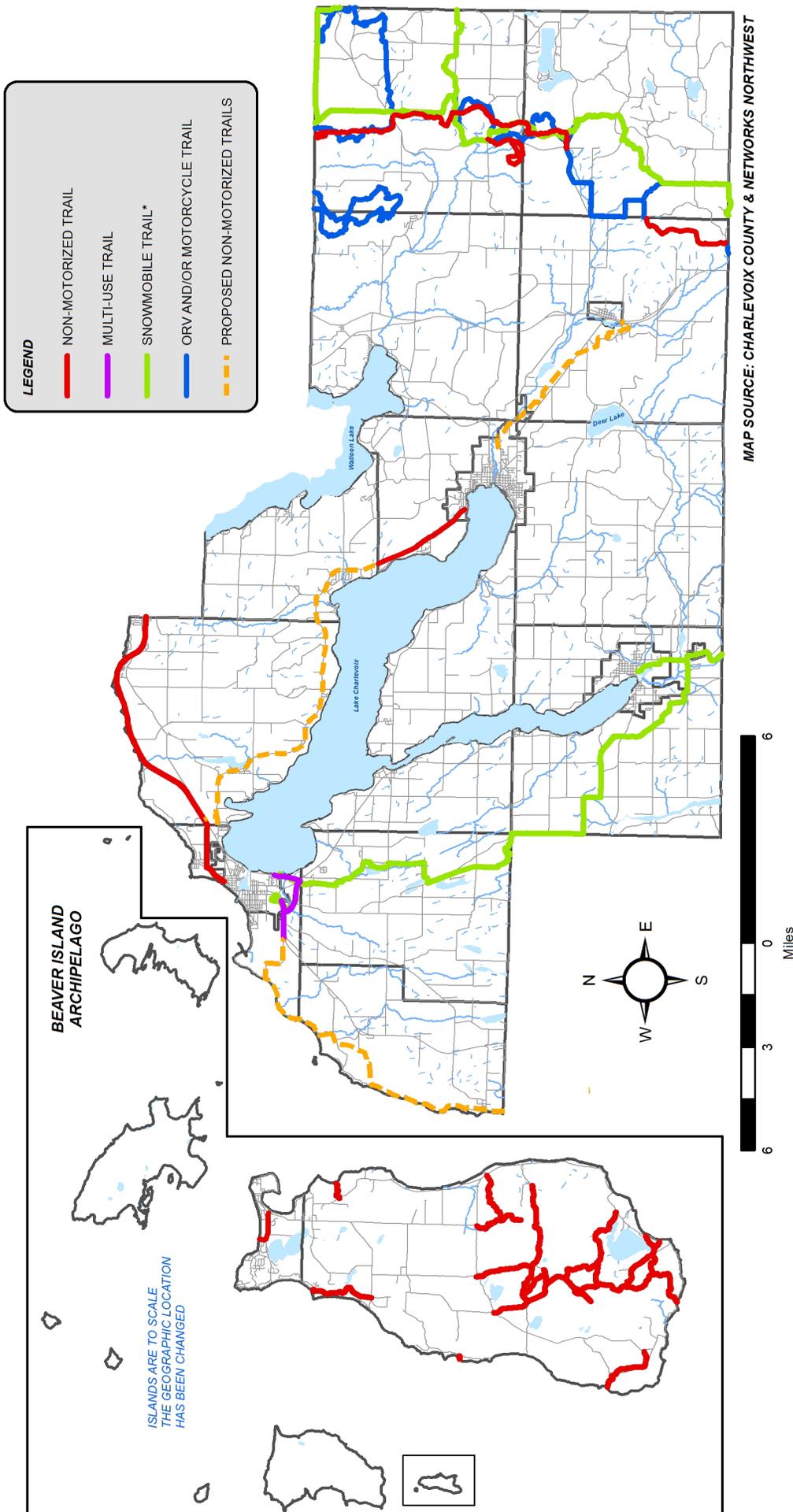
- Charlevoix County’s transportation network consists of approximately 968 miles of public roads, 4 public airports, 2 private airports, one rail line, 2 ferries and 4 deep water ports. The map on page 21 indicates the location of transportation facilities in Charlevoix County.
- 218 miles are classified as federal-aid roads. Federal-aid roads, the backbone of the road network, have changed very little over the past 100 years. These roads serve as the major traffic carriers in the County.
- Road maintenance funds are derived in large part from vehicle license plate registration fees and gasoline taxes. However, continuous reductions in gas tax revenues have diminished the resources available to meet ever increasing demands for infrastructure maintenance and improvements.
- The cost of maintaining the road system has been steadily increasing while the available dollars to maintain the roads have been declining. This prompted the state legislature to pass new legislation in 2015 to provide significantly more funding for roads.

- In 2008, Charlevoix County voters approved a countywide road millage of 1.0 mil annually until 2023. The millage pays for resurfacing or reconstruction of primary roads in the County. A county road steering committee was established in 2009 to make recommendations to the County Road Commission and the County Board of Commissioners on how these funds are spent each year.
- A 2015 study conducted by the Michigan Department of Transportation and Networks Northwest found that for the 216 miles of federal-aid roads in Charlevoix County, 37 percent were classified as being in “Fair” condition; 30 percent were in “Poor” condition, which is better than the regional average; and 33 percent were in “Good” condition, which is an improvement from the previous years and significantly higher than the regional average. The map on page 23 was generated from the 2015 evaluation of federal-aid roads.
- Eleven of the fifteen townships in Charlevoix County levy a road millage. Most of these road millages are restricted to being spent on secondary roads (i.e. non-county primary routes).
- Most commercial air traffic (passenger and freight) occurs at airports outside of Charlevoix County (the Emmet County Airport in Pellston or the Cherry Capital Airport in Traverse City) with the exception of passenger traffic between Charlevoix and Beaver Island.
- Of the six airports located in the County, each features a variety of facilities and services.
- The one rail line that passes through Charlevoix County (parallel to US 131) experiences limited use with typical traffic being one round trip per week from southern Michigan to Petoskey. While not experiencing high levels of traffic, this line serves a valuable purpose. At some point in the future, rail transportation may again become a viable means of

CHARLEVOIX COUNTY PAVEMENT SURFACE CONDITIONS 2015



CHARLEVOIX COUNTY TRAILS MAP



* Snowmobile routes are dependent on lease agreements with private land owners. Trail segments may be subject to closure.



Courtesy of Top of Michigan Trails Council

Little Traverse Wheelway

- transportation and as such, the line should be retained for rail transportation and maintained in its current configuration.
- Two passenger ferries provide service in Charlevoix County. The Ironton Ferry, which is owned and overseen by the Charlevoix County Transportation Authority, transports passenger vehicles, as well as pedestrians and bicyclists, across the South Arm of Lake Charlevoix between the mainland and the peninsula in Eveline Township. It operates from mid-April through mid-November. The Beaver Island Transportation Authority of St. James Township is responsible for the operation of the ferry service between Charlevoix and Beaver Island. The ferry “Emerald Isle” is owned by the State of Michigan and the Authority contracts with the Beaver Island Boat Company to operate the vessel. The “Beaver Islander” is owned by the Beaver Island Boat Company and serves as a back-up to the Emerald Isle and for operation during the peak tourist season. Funding for half of the fuel for the Beaver Islander is provided by the Transportation Authority. The ferry service is available from mid-April through mid-December.
 - The County’s four deep water ports - Ironton, Round Lake, St. Marys Cement Co., and St. James Harbor - serve as a means of transporting both goods and passengers to and from various locations around the Great Lakes as well as international destinations. While not highly developed for general shipping purposes, improvements can be made over time to accommodate appropriate shipping needs.
 - Many public investments that do not directly involve transportation nevertheless have significant impacts on transportation and land use. The location of new development affects transportation patterns and needs.
 - Charlevoix County’s rural character and scattered development patterns leave many residents dependent on private vehicles, leading to more vehicle miles traveled and higher transportation costs.
 - Charlevoix County Transit provides demand-response (dial-a-ride) public transportation for Charlevoix County residents. A demand response system generally means lengthy travel times, which leaves no assurance that any rider can get to work or to an appointment on time.
 - Transportation options are important for attracting workforce participants.
 - Transportation costs are among the largest household expenses for most Americans, second only to housing.
 - Trails, both motorized and non-motorized, serve as a means of transportation, in addition to providing recreational opportunities for the residents and visitors to Charlevoix County.
 - Motorized and non-motorized trails exist at various locations within the County. The map on page 24 features the County’s main trail facilities.
 - Snowmobile and off-road trails offer numerous recreation opportunities and connections to regional trail systems.
 - Non-motorized facilities are an important and desired quality of life amenity that enhance recreation opportunities and draw residents to a community, particularly the skilled workforce that drives new economic activity.
 - Non-motorized transportation networks encourage healthy physical activity and promote varied economic opportunities.
 - The County has two state designated snowmobile routes. These trails are not entirely located on state land, and access is dependent on leases and easements on the privately owned portions of the trail system. Longer term leases and permanent easements are important for securing these trails systems over the long-term.
 - Concerted efforts are being made to expand upon the existing regional non-motorized trail network. Current trail



Church in Norwood



Boyne City Sidewalk

Courtesy of Networks Northwest

projects include the proposed Boyne City to Charlevoix Non-motorized Trail, the Boyne Valley Trailway, and the Traverse City to Charlevoix Trail. The map on page 24 features both existing and proposed trails in Charlevoix County.

Trends

- The condition of primary roads in the County has improved significantly due to the county-wide road millage.
- More funding is needed to repair existing roads.
- The practicality of using transit in rural areas prevents many workers and others from using transit more regularly.
- Walkable communities with non-motorized connections are becoming increasingly desirable places to live. In the 2015 Charlevoix County Future Land Use Plan Survey, 85% of participants indicated that walking is an important form of transportation, ranked second to automobile transportation.
- Non-motorized facilities are increasingly recognized as important community infrastructure and economic development assets.
- Special events that utilize the County's trail network are becoming increasingly popular. Michigan Mountain Mayhem and the Charlevoix Marathon both attract well over 1,000 participants each year from across the region, state, and country.

POPULATION AND HOUSING

Charlevoix County's population and housing patterns are typical for northwest lower Michigan – very significant growth rates, an increasingly older permanent population and very large seasonal influx. Rising home and property values create issues for maintaining housing affordability.

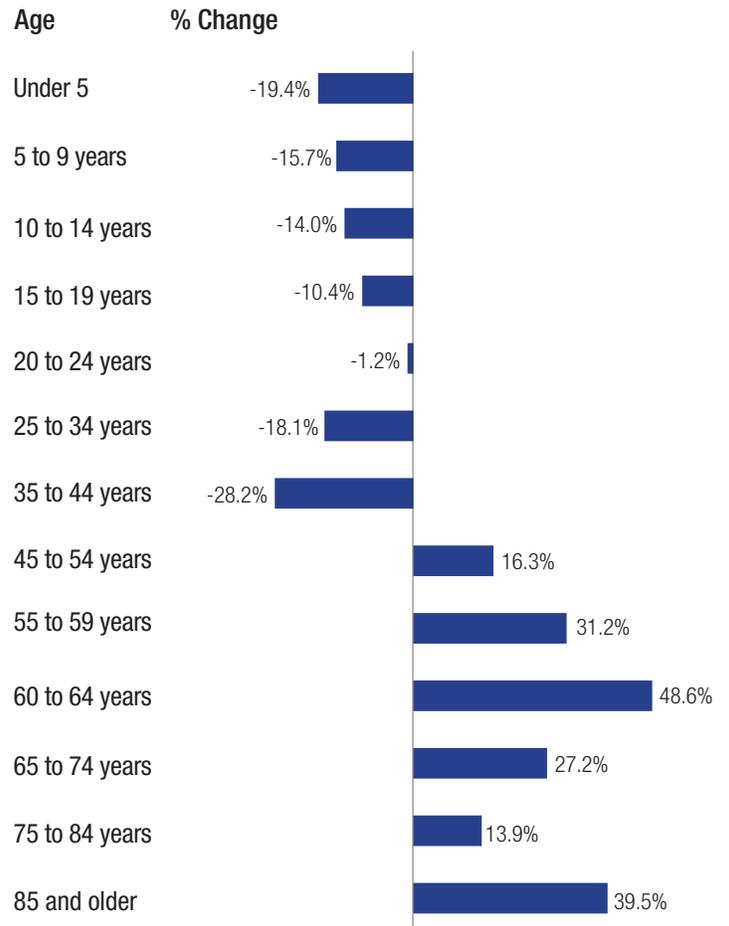
Population

- Charlevoix County's population declined by half a percent (141 individuals) between 2000-2010, compared to a 22 percent growth rate between 1990-2000. Much of this decline occurred in the cities and villages, with the Village of Boyne Falls losing over 20 percent of its population in the ten year census period.
- Ten of the County's fifteen townships actually experienced an increase in population between 2000 and 2010, with Peaine and St. James Townships increasing by nearly 20 percent.
- Migration into Charlevoix County has been a major part of population increase for the past 30 years. The greatest influx was between 1990 and 1999, when 3,585 individuals moved to the County, representing 78 percent of the total county population growth during that period.
- A 2014 study estimated that summer population increases by 37 percent, giving the County a seasonal population of over 41,000, one of the largest in Northwest Michigan.
- Since 1970, nearly all the population increases have been in the townships.
- In 1970, 53.7 percent of the County's residents lived in a city or village; compared to just 34.3 percent in 2010.
- All population growth between 2000-2010 occurred among those aged 45 years and up.
- Seniors are the fastest growing population group and the proportion of seniors as a percentage of the population is expected to increase, especially as young families leave the area. Some of this growth reflects natural age increases, as the Baby Boomers begin to reach retirement age; while some growth can be accounted for by new residents that moved to the area following retirement.
- Persons 60 and older increased from 15.8 percent of the population in 1970 to 26.1 percent in 2010. The number of

Table: Charlevoix County Age Profile, 2010

Age	Number	% of County Population
Under 5	1,363	5.3
5 to 9 years	1,552	6
10 to 14 years	1,745	6.7
15 to 19 years	1,575	6.1
20 to 24 years	1,119	4.3
25 to 34 years	2,447	9.4
35 to 44 years	2,996	11.6
45 to 54 years	4,308	16.6
55 to 59 years	2,067	8
60 to 64 years	1,944	7.5
65 to 74 years	2,709	10.4
75 to 84 years	1,499	5.8
85 and older	625	2.4
TOTAL	25,949	

Figure: Change in Charlevoix County Population, 2000-2010



Data Source: US Census Bureau

households with individuals aged 60 and over increased by 30 percent between 2000 and 2010.

- The population is aging, with median age increasing from 27.8 in 1970, to 45.5 in 2010. This is older than the state median age of 35.5, but fairly typical of Northwest Lower Michigan counties.
- There was a 28 percent decline in individuals aged 35-44 between 2000-2010, and as this age group is most likely to be part of a household with children at home, there was a decline in all age groups between the ages of 5-19 years.
- Between 2000-2010, Charlevoix County experienced a 14 percent decline in the number of households with children, compared to a 9 percent drop region-wide.
- Population forecasts predict minimal fluctuation of the total population of the County over the next three decades.
- The County's racial profile is predominantly White, with a minority population of 4.4 percent. The largest single minority group is American Indian, comprising 1.47 percent of the total population (382 individuals).
- For educational attainment in 2014, 91 percent of people 25 years and over had at least graduated from high school and 27 percent had a bachelor's degree or higher. An estimated 9 percent did not complete high school.

- Among the civilian noninstitutionalized population, 16 percent reported a disability in 2010-2014.

Housing

- In 2010 there were 17,249 residences in the County, about 80 percent of which were single family detached structures. Multi-family and single-family attached dwellings comprised 12 percent and mobile homes 8 percent.
- About 37 percent (6,367) of the County's housing units were classified as vacant in 2010, a 28 percent increase from the 2000 Census. Seasonal homes constitute the majority of these vacant units.
- In 2014, families made up 67 percent of the households in Charlevoix County. This figure includes both married-couple families (54 percent) and other families (13 percent).
- Between 2000-2010, all growth in owner-occupied households occurred in age groups over 45, whereas homeownership declined in all age cohorts under 44.
- Between 2000 and 2010, the number of new housing units constructed in Charlevoix County increased by 12 percent, (1,879 new units) to 17,249 units.
- The highest housing growth rates between 2000-2010 were

Table: Population by County, Township, City, Village

	1970	1980	1990	2000	2010	% Change 2000-2010	2014 Estimate	2015 Estimate
Charlevoix County	16541	19907	21468	26090	25949	-0.5	26121	26238
Townships								
Bay Township	456	599	825	1,068	1,122	5.1	1133	na
Boyne Valley Township	832	948	1102	1215	1195	-1.6	1199	na
Chandler Township	89	132	182	230	248	7.8	248	na
Charlevoix Township	720	993	1016	1697	1645	-3.1	1651	na
Evangeline Township	440	538	646	773	712	-7.9	719	na
Eveline Township	837	1061	1100	1560	1484	-4.9	1498	na
Hayes Township	706	1274	1317	1893	1919	1.4	1931	na
Hudson Township	219	343	481	639	691	8.1	696	na
Marion Township	694	694	946	1130	1714	14.9	1738	na
Melrose Township	830	947	1106	1388	1403	1.1	1408	na
Norwood Township	325	540	516	714	723	1.3	728	na
Peaine Township	58	81	128	244	292	19.7	295	na
St. James Township	161	240	276	307	365	18.9	369	na
South Arm Township	995	1237	1418	1844	1873	1.6	1883	na
Wilson Township	650	1199	1391	2022	1964	-2.9	1975	na
Cities								
Charlevoix city	3519	3296	3116	2994	2513	-16.1	2529	2540
East Jordan city	2041	2185	2240	2507	2351	-6.2	2361	2371
Boyne City	2969	3348	3478	3503	3,735	6.6	3760	3776
Village								
Boyne Falls	347	378	369	370	294	-20.5	294	295

Data Source: U.S. Census Bureau

found on Beaver Island, with the number of housing units in Peaine Township increasing by 38 percent and in St. James Township by 37 percent. The number of housing units in Boyne Valley Township increased by 28 percent and in Marion Township by 23 percent.

- In 2010, seasonal homes comprised 30 percent of the total housing stock. This is a large percentage when compared to statewide figures, but typical for the region. Over one-half of the housing in the Townships of Hudson, Peaine and St. James is seasonal.
- Between 2000-2010, 41 percent of Charlevoix County's new housing stock consisted of new seasonal homes. In contrast, between 1990-2000, seasonal homes accounted for only 23 pe of new housing growth.
- Charlevoix County is facing similar trends as the rest of the state, the number of individuals per household is decreasing, and the number of households is increasing at a greater rate than the population as a whole.

What does it mean?

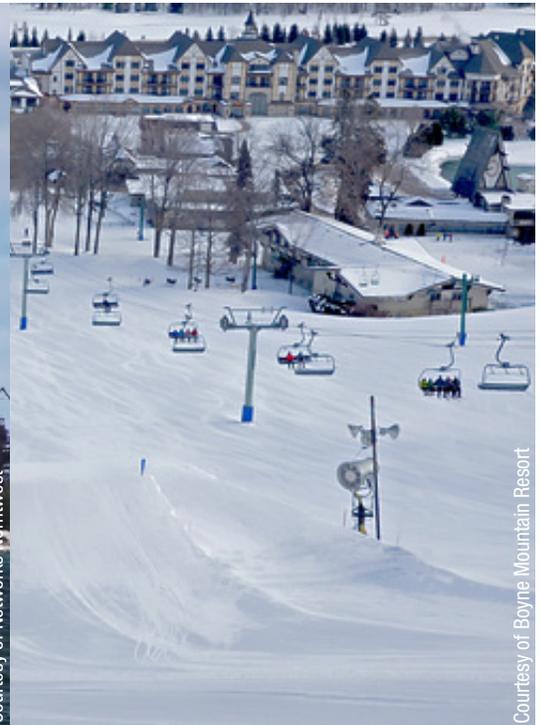
- A growing senior population is expected to increase the demand for senior services (emergency medical services, congregate or home-delivered meals, in-home care, etc.)

and housing in the County. New models for housing and service delivery will be needed to accommodate this increasing demand over time.

- The County's historically high growth rates slowed significantly between 2000-2010. Similar to preceding decades, much of the growth occurred outside of the County's urban areas, reflecting the desire for rural lifestyles. Most new growth will likely continue to take place in townships and shoreline areas.
- The recession had a significant impact on population and housing trends. With fewer jobs available, many residents and their families left the area to find employment opportunities elsewhere.
- Overall, housing affordability will continue to be an issue as housing prices increase at a greater rate than the rest of the state.
- The area's status as a tourism destination will continue to bring large seasonal population increases that will strain services and infrastructure during some times of the year.
- High concentrations of seasonal homes are more often found in communities with significant amounts of shoreline or public land, such as Beaver Island.
- Demand for housing is expected to increase even as the



St. Marys Cement Plant



Boyne Mountain Resort

Courtesy of Networks Northwest

Courtesy of Boyne Mountain Resort

population ages and household size and the number of family households with children decline. This demand will likely be focused on smaller homes as a result of smaller household sizes and economic factors. This is a change from the large single-family homes that have been the focus of new housing construction in recent decades.

- Accessibility will become increasingly important, as the County is experiencing an increase in seniors, who are more likely than other age groups to have a disability.
- Participants in the 2015 Future Land Use Survey expressed a strong interest in more and different housing types, particularly single-family homes, granny flats, individual apartments, and apartment buildings.

JOBS AND THE ECONOMY

It's no secret that Michigan's economy is undergoing restructuring with manufacturing employment and related economic activity declining, while service and knowledge-related jobs are increasing. This shift to a new economic structure has important implications for land use planning in Charlevoix County.

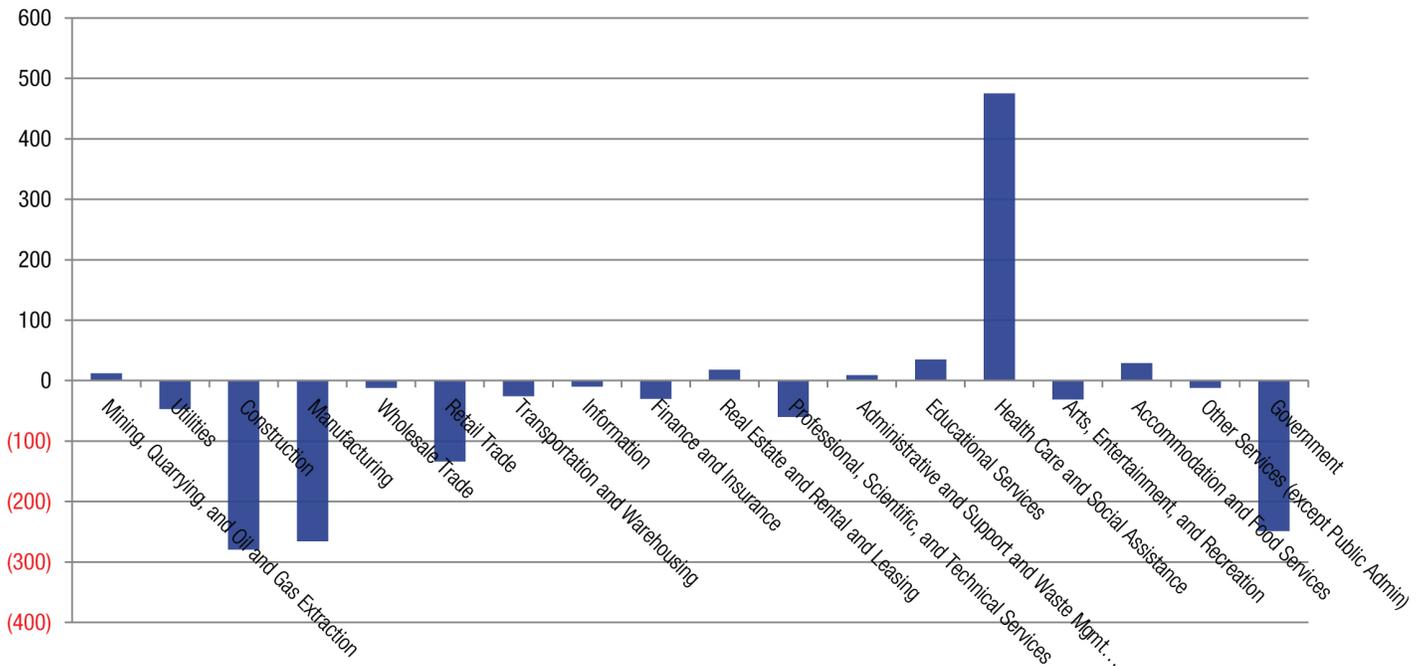
Jobs

- According to the Michigan Department of Technology, Management and Budget Local Area Unemployment Statistics (MI DTMB LAUS), in 2014, the total labor force was 13,115 and there were 12,061 employed. The unemployment rate was 8.0 percent, which was comparable to other counties in the region and just above the statewide average of 7.3 percent.
- According to the Quarterly Census of Employment and

Wages, the manufacturing industry was the largest employer, providing 2,316 jobs (23 percent), in 2014. This percentage is higher than in the surrounding ten county region. Employment in this sector declined by 10 percent between 2005 and 2014.

- The second largest employment category is government, providing 1,575 jobs in 2014. Employment in this category decreased by 11 percent between 2001 and 2014.
- The other largest private employment categories include accommodation and food services, which employs 1,723 people (17 percent); and health care and social assistance with 1,332 employees (13.3 percent). Combined with manufacturing, these three industries accounted for over one-half of all jobs in the County in 2014. Employment in trade and services, largely related to tourism, accounts for much of the remainder.
- Jobs in health care and social assistance increased by over 50 percent between 2001-2013.
- Overall employment decreased approximately 7 percent between 2001-2014; however, employment was up 8 percent from 2009.
- According to the 2009-2013 American Community Survey, 3,371 of Charlevoix County residents were employed outside of the County, largely in Emmet County. During this same time, 2,581 individuals from other counties commuted to Charlevoix County for work. Therefore, 790 more workers commuted to areas outside of the County than commuted from other places.
- Between 2008-2018, the occupations predicted to experience the greatest numeric increase in northwest Michigan include healthcare practitioners and technical occupations (such as registered nurses), sales and related occupations (such as retail sales persons), office and administrative support, and construction occupations.

Figure: Changes in Employment by Industry Sector, 2005-2014



Source: EMSI 2016

The Economy

- In 2014, it was estimated that 13.4 percent of Charlevoix County residents were in poverty (3,453) – 20 percent (1,078) of those were children. Poverty rates in Charlevoix County are lower than the state average of 16.9 percent.
- Per capita income in 2014 was \$43,251, higher than the averages for Northwest Lower Michigan, \$39,406, and the state, \$40,740, Charlevoix County ranks 8th in the state for per capita income.
- The biggest contributor to the County's economy is manufacturing. According to the 2012 Economic Census, manufacturing contributed \$728,370,000 in sales, shipments, receipts or revenues and \$109,167,000 in annual payroll. Adjusted for inflation, the annual payroll is down 26.0 percent from 1998, and 25.8 percent from 2007.
- Between 2002 and 2013, the total number of establishments with paid employees decreased by 14.3 percent. After peaking at 938 in 2005, the number of establishments steadily decreased to 792 in 2013.
- In 2014, private employment provided the largest share of total non-farm earnings, \$592,012,000, with the average earnings per job at \$40,777. Governmental employment totaled \$88,871,000 (16 percent).

What does it mean?

- Despite growth in tourism, health care and other economic sectors, Charlevoix County is still dependent on manufacturing for jobs and income. Continued decline in this sector will continue to provide challenges.
- Increases in tourism, second homes and outdoor recreation related employment are directly tied to the high quality natural resources and scenic beauty.
- The economic contribution of seasonal residents is significant.
- Although the manufacturing industry has remained the largest employer with the highest sales and revenue, the number of establishments, the annual payroll, and the number of employees has decreased. Decline in this sector has provided challenges to the economy, population, and housing.
- While Charlevoix County stands at a distinct advantage in terms of being able to offer a high quality of place

It's no secret that Michigan's economy is undergoing restructuring, with manufacturing employment and related economic activity declining, while service and knowledge-related jobs are increasing. This shift to a new economic structure has important implications for land use planning in Charlevoix County.

that's attractive for new residents and workers, it also encounters challenges to attracting new talent including wages and entrepreneurial activity.



EJ facilities in East Jordan

Courtesy of Ed

Table: Jobs and Earnings by Industry in Charlevoix County

NAICS	Industry	2014 Jobs	2014 Establishments	2014 Earnings
21	Mining, Quarrying, and Oil and Gas Extraction	12	1	ND
22	Utilities	146	4	\$84,428
23	Construction	522	114	ND
31	Manufacturing	2,316	50	\$55,907
42	Wholesale Trade	65	25	\$50,860
44	Retail Trade	882	112	\$23,310
48	Transportation and Warehousing	70	11	\$32,837
51	Information	24	7	\$38,029
52	Finance and Insurance	211	35	\$41,522
53	Real Estate and Rental and Leasing	157	29	\$22,072
54	Professional, Scientific, and Technical Services	151	56	ND
56	Administrative and Support and Waste Management and Remediation Services	238	51	\$26,043
61	Educational Services	75	5	\$32,472
62	Health Care and Social Assistance	1,332	62	\$44,806
71	Arts, Entertainment, and Recreation	245	35	\$26,046
72	Accommodation and Food Services	1,723	73	\$20,541
81	Other Services (except Public Administration)	238	77	\$23,572
90	Government	1,575	46	\$41,443
99	Unclassified Industry	15	16	\$30,708

ND = Not Disclosable due to data not meeting BLS or State agency standards.
 Note: NAICS 11, *Crop and Animal Production*, is not included above due to insufficient data.

Source: MI DTMB LMISI and Bureau of Labor Statistics Quarterly Census of Employment and Wages



Photo by Rick Wolcott

A Vision for Charlevoix County's Future Land Use

VISION STATEMENT

East Park in Charlevoix

INTRODUCTION

When the Future Land Use Plan was originally adopted in 2009, a Vision Statement presented a clear picture of the desired future of Charlevoix County. Updates that were made for this 2016 Plan were intended to complement and further the vision set forth in the original plan.

This vision is organized into topic areas that focus on key elements of the County and the process of planning for and managing our future.

VISION

Charlevoix County is viewed by many as the most desirable place to live and work in Michigan. Residents and businesses in Charlevoix County enjoy a rich quality of life and are reaping the benefits of land use and development decisions made decades ago. The small towns and agricultural and forested landscapes that have long attracted residents to the County have been maintained and enhanced over time. Back in 2008, a concerted, county-wide initiative was begun to retain and attract people and businesses to the County. The results of this hard work are now obvious to visitors and residents alike.

All Charlevoix County communities have embraced and utilized the concept of “Smart Growth” to guide land use decision-making and regulation. Efforts have focused on concentrating development in the center of existing communities, avoiding urban sprawl, reducing traffic volume and congestion, maintaining a unique sense of place, protecting natural features, open spaces, farmland and forestland, and providing a range of housing options. All communities in the County have adopted policies that promote widespread community and stakeholder involvement in development decisions, and local officials have worked hard to ensure that land use decisions are made in a predictable, fair, and cost effective manner.

Quality of Life: Impressions, Standards and Visual Character

Residents of Charlevoix County enjoy an abundance of scenic areas and quality recreational opportunities located in close proximity to their homes and places of work. A highly educated and computer literate population residing in the County is indicative of the excellent educational opportunities offered at local schools.

New rural residential development has occurred in compact form and in locations that retain

The rural landscape
does more than
simply provide
scenery

VISION STATEMENT



Photo by Rick Wolanin

Fall Colors in the County

ample wooded and agricultural open space. This pattern of development has enabled the retention of scenic views of our many lakes and rolling hillsides.

Large-scale changes to the landscape (especially of views, open spaces, vegetation, and along the water's edge) have been decreased by the decisions of community leaders to accommodate growth by encouraging redevelopment of previously abandoned sites and underutilized areas, and careful integration of new development that has minimal impact on visual character or sensitive natural resources. This philosophy has been applied to both residential and non-residential development.

A key to maintaining community character has been a conscious effort to minimize the aesthetic impact of development along transportation routes throughout the County. New developments have been designed to complement existing transportation systems and serve the needs of pedestrians, cyclists, and automobile drivers safely and efficiently. The cities of Boyne City, Charlevoix, and East Jordan, as well as the Village of Boyne Falls and our many hamlets (Advance, Bay Shore, Horton Bay, Ironton, Norwood, St. James, and the unincorporated Village of Walloon), are known as walkable communities, providing safe pathways which are separate from roads and which provide connections, not only between residential areas and other destinations within the community such as shops, businesses, public buildings, churches, schools, parks and restaurants, but between communities as well. As a result of the increased walkability of our communities, residents now enjoy an excellent level of health.

Expansion of our commercial and industrial facilities has taken place to meet the demand for additional facilities and establishments in each community. A philosophy has been embraced by the business community to redevelop vacant and underutilized commercial and industrial properties to reduce conversion of residential, agricultural, and open space to business uses. In return, communities offer tax incentives to these businesses, recognizing that redevelopment of abandoned

or underutilized commercial or industrial property can be more costly for businesses than acquiring undeveloped property. This has reduced the need to extend costly public services to new areas of the County while areas already serviced lay unused.

As redevelopment and the development of new areas for business use has taken place, the chambers of commerce and the business community have worked with local officials to ensure that development fits into the existing visual character of the County and protects sensitive environments. Where commercial uses serve residential needs, businesses have been accommodated within or adjacent to residential neighborhoods, with architectural design and layout that fits the character of the neighborhoods.

Transportation links continue to be established between residential neighborhoods and commercial and industrial development to provide safe, attractive and low cost pedestrian and bike routes as options in addition to automobile use. There are also links to greenways via trails that extend beyond Charlevoix County. These greenways provide recreational opportunities and connect destinations, between the communities, parks, and shores of Lakes Michigan, Charlevoix, Walloon, Thumb, Geneserath, Font and the smaller inland lakes.

The visual attractiveness of the County has been enhanced by a number of actions taken by local units of government, businesses, industries and individuals. These actions include placing utility lines underground and siting utility towers in areas that do not interfere with scenic vistas. Wireless communication antennas have been co-located on telecommunication towers and alternative tower structures, limiting the number of towers constructed. With the assistance of electrical contractors, engineers, architects and other design professionals, night lights have been reduced in number and intensity. Outdoor lights have been shielded, limiting lighting to areas where it is needed, allowing the night sky to remain visible throughout the County.



Courtesy of the Borisch Family

VISION STATEMENT

Walloon Lake Commerce Area

Natural Areas, Farm and Forest Lands

The most common landscape view in Charlevoix County continues to be a mix of woods, farm fields, meadows, lakes and wetlands. This is a result of settlement occurring in a compact pattern close to existing cities, villages and hamlets and in buffered clusters in rural areas. These clusters enable people to have homes close to nature and in a rural environment while much of that environment is retained as open space, agricultural or wooded areas.

The rural landscape does more than simply provide scenery. Farming and forestry activities continue as viable components of the area economy. Woods and fields help with water infiltration, maintaining biological diversity, and provide habitat for wildlife. Property owners have coordinated natural area connections to create ecological corridors, enhance recreation and provide a more continuous natural scenic view. Property owners along streams and lakes have retained and established new greenbelts using native vegetation to assist in protecting water quality.

A public well-versed in land and water protection is deeply involved in making decisions about preservation. Working with conservancies and State programs, key parcels have been preserved through development rights purchases, donations and other similar innovative approaches over the past several decades. As a result, wetlands, forests, farmland and green spaces that comprise the scenic character and ecosystem of the County have been permanently protected.

City and Village Centers

County, city and village leaders recognize the area's solid historical, cultural and visual heritage. City and village centers have been retained and rejuvenated as the focal point for community and business activity.

The cities and villages enjoy a unique and appealing visual character with the architectural foundation laid in the late 19th

and early 20th centuries. New buildings capture the scale, level of detail and compact arrangement of structures from earlier periods. Architectural styles vary, reflecting the long period of settlement in Charlevoix County. Structures and places of historical and architectural significance have been preserved and restored as necessary, serving as reinforcing elements of visual character.

Cities and villages are vital, exciting and active places where sidewalks are lined with shops and are filled with people. There is a vibrant mix of shopping, entertainment, restaurants, offices, churches and homes in the cities and villages. In town centers, multi-use development has brought residents, stores and offices into close proximity, which enhances the success of those businesses plus provides for greater convenience and a more active lifestyle for residents. Parks and streets are lined with stately trees, flowers and other landscaping.

Friendly, Cooperative Community

Charlevoix County is a friendly and caring place to live, and visitors feel the hospitality. The community is supportive of its citizens and helps provide constructive guidance. Members of all generations of the community share in its identity. Both cultural and natural resources are preserved through the broad community support of citizens who understand the value and principles of preservation.

Community leaders work to encourage a high level of citizen involvement. In return, leadership is responsive to the direction expressed by citizens. Leaders hold the public's trust when enforcing regulations that protect the environment, implementing County and local land use plans, and otherwise ensuring the health, safety and welfare of the public; all while respecting the rights of citizens to own and use their property. The following sections – Future Land Use Map and Goals, Objectives and Actions – chart a path for achieving this vision.



Photo by Rick Wolanin

Vista near Boyne City

Future Land Use Map

The Charlevoix County Future Land Use Map is a general recommendation for where different types of land uses should be located in the future. It is intended to be used as a general guideline by the local units of government in the County for planning purposes. It does not provide detailed locations for commercial, industrial, single or multiple family residential uses, institutional or recreational uses.

The map features seven land use categories. Six of these categories are based on those found in many township land use (or master) plans:

- Urban
- Lakefront and Lake View Residential
- Rural Residential
- Working Lands (farm and forest lands)
- Recreation Lands
- Sensitive Lands

The seventh category is Little Traverse Conservancy Nature Preserves.

Process

In developing this map, all of the townships' future land use maps were reviewed. Using the combined township maps as the starting point, the Planning Commission considered common themes and consistencies, computer land use change models and other information to generate the county-wide future land use map.

Themes

Even though the County Future Land Use Map is quite general, there are several important themes:

- Large areas of the County are retained as working lands – farmland and forest land.
- Urban areas adjacent to the three cities are somewhat larger than they currently are, with the recommendation that future residential, commercial and industrial development be focused in those areas.
- Shoreline areas and wetlands are recognized as special categories due to the environmental sensitivity of these areas.
- Rural residential areas are designated, for the most part, in areas where parcel sizes are already smaller than what is suitable for most farm and forest uses.

FUTURE LAND USE CATEGORIES

Below is a brief description of each land use category shown on the County Future Land Use Map. The Planning Commission would like to stress that the difference between the term “density” and “minimum lot size” is important for purposes of this plan. Please refer to the Glossary for definitions of these terms.

Township, village and/or city future land use plans and zoning ordinances should be consulted before making any specific development decisions.

Urban

In general, higher density and higher intensity land uses are located in the areas designated as *Urban*. The urban lands host a variety of commercial, industrial, institutional and residential uses, as well as parks and recreation facilities, and are typically supported by municipal services such as sewer and water. Residential uses in urban areas are developed at a density of 5 to 10 dwelling units per acre.

Lakefront and Lake View Residential

These lands front on or are near water bodies (primarily lakes), or they feature a view of the lake(s). Due to the nature of these lands, their proximity to water, and lack of a full complement of urban services, the recommended residential density is no greater than two dwelling units per acre.

Rural Residential

These lands are located away from water bodies and are not areas typically served by urban utilities, especially municipal sewer systems. The recommended density is one dwelling unit per acre. These dwellings could be clustered to provide an area of common open space, and they share access roads to minimize the number of driveways fronting on County roads, especially primary roads.

Working Lands

These lands are well-suited for agricultural and timber production purposes and are retained for such uses. Large parcels of property are required due to the nature of activities occurring on working lands. The maximum residential density is one dwelling unit per 10 acres, with a one acre maximum parcel size for residentially developed lots. For instance, this would allow a 40-acre parcel to have three building sites, one acre in size, with the remaining land area being used for one additional dwelling as well as being used for agricultural and/or forestry purposes.

Many of our publicly owned forest lands are included in the Working Lands category. These publicly owned lands, while functioning as working lands, also serve as wildlife habitat and assist in meeting our needs for low intensity recreational uses.

Recreation Lands

This includes high and low intensity recreation uses, such as parks, campgrounds, and other recreation areas. This classification is based on the premise that publicly-owned

recreation lands will not have residential development, with the exception of a caretaker’s or similar type of residence; hence, the residential density does not exceed one dwelling unit per forty acres. Privately-owned recreation lands will have the potential for residential development with an overall density that does not exceed one dwelling unit per five acres. Included in this category is Boyne Mountain Resort, Young State Park, Fisherman’s Island State Park, Hayes Township Park (Camp Sea-Gull), and the County parks.

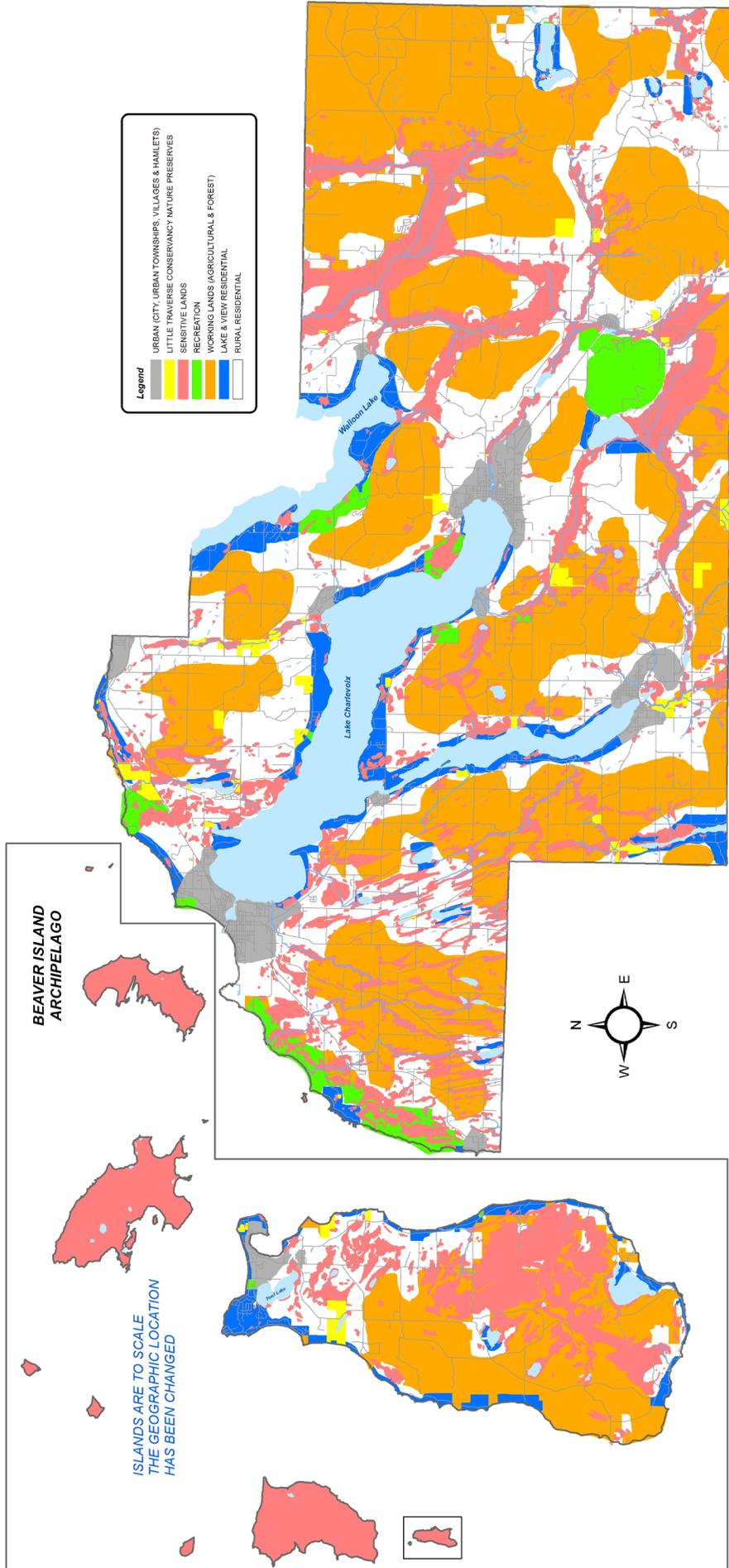
Sensitive Lands

These lands fall into one of two classifications: 1) wetlands, based on the National Wetlands Inventory (NWI) and Michigan Resource Information System (MIRIS) maps, or 2) small islands in Lake Michigan, which by virtue of being islands have uniquely sensitive features. Not all of the lands depicted as being Sensitive Lands on this map will actually be wetlands because, in order to be accurate, wetland determinations require onsite evaluation of the land, which is not possible at a county level map scale. In addition, some wetland areas may exist, which are not depicted on this map. For purposes of this plan, the recommendation is one of no development on wetlands regardless of whether or not they are depicted on this map. As with the Working Lands category, some of the lands within the Sensitive Lands category are publicly owned, serve as wildlife habitat and provide recreational opportunities.

Little Traverse Conservancy Nature Preserves

These lands have been protected by the Little Traverse Conservancy with the primary goals of preservation and protection. The land is open to the public for recreational, educational and scientific activities that align with these primary goals. This includes low intensity recreational uses such as hiking, bicycling, birdwatching, cross-country skiing, snowshoeing, fishing, and similar low-impact, non-motorized activities. To preserve the integrity of these nature preserves, these lands are not intended for intensive use. Permitted uses are established by the Little Traverse Conservancy and may vary from one preserve to another.

CHARLEVOIX COUNTY FUTURE LAND USE MAP



MAP SOURCE: CHARLEVOIX COUNTY

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Photo by Stillpoint Photography/Frank Solle

Future land use plan goals, objectives, and actions

Farmland on Beaver Island

The goals, objectives and actions in this section were created as a way to achieve the County's future vision. Because the future vision incorporates the principles of "Smart Growth", this concept was used as the framework for developing the goals, objectives and actions. Collectively, the principles of "Smart Growth" foster community growth, economic development and job creation. They provide for strong communities and neighborhoods with a variety of housing types, a mixture of land uses that allow people to walk to work, shopping areas, recreational and cultural amenities, and enable agricultural and forestry activities, which historically have been the backbone of the County, to flourish in a clean, inviting environment.

It is important to note that the following goals, objectives and actions are not listed in any particular order; they are equally important. None of the goals has a higher priority than any other.

MAINTAIN A UNIQUE SENSE OF PLACE

Goal: Maintain and enhance the unique sense of place that attracts people to Charlevoix County and makes it a special place to reside.

Objective: Encourage adoption of township, city, and village land use plans, ordinances, and initiatives that preserve, maintain, and enhance the assets that create Charlevoix County's unique sense of place.

Actions:

- ▶ Facilitate, support, and encourage the development of master plans and zoning ordinances that include consideration of:
 - Preserving, enhancing, and maintaining community assets, including cultural, historical, scenic, environmental, and other features that contribute to Charlevoix County's unique sense of place
 - Historic preservation and adaptive reuse
 - Native landscaping
 - Tree preservation
 - Multi-use community greens and open space

- Identification and preservation of scenic road corridors
 - Waterfront protection, enhancement, use, and maintenance
 - Identification and preservation of scenic views
 - Agriculture
 - Dark sky protections
 - Wayfinding
 - Standards that minimize visual signage impacts
 - Design guidelines for streets, buildings, and public spaces that maintain a sense of place
 - Site plan review standards that promote distinctive and attractive retail centers
- ▶ Support efforts to minimize blight through ordinance enforcement, housing rehabilitation programs, and other activities that reflect the character of the community.

PROTECT THE ECONOMIC VITALITY OF FARM AND FOREST LANDS (WORKING LANDS)

Goal: Support the economic vitality, continued operation, and growth of agriculture and forestry in Charlevoix County.

Objective 1: Facilitate, support, and encourage farmland and forestland protection efforts throughout the County.

Actions:

- ▶ Identify farm and forest lands in the County that are unique, viable, and important for future protection efforts.
- ▶ Work with governmental agencies, educational institutions, and nonprofit organizations to increase citizens’ understanding of farm and forest lands, including the need for preservation.
- ▶ Participate in and coordinate efforts to protect farm and forest land with the townships, Charlevoix County Farm Bureau, Little Traverse Conservancy, and other community groups.
- ▶ Support the business marketing, retention and development efforts of the Northern Lakes Economic Alliance (NLEA) in the agriculture and forestry sectors.
- ▶ Work with partners including the townships, Charlevoix County Farm Bureau and landowners to promote programs such as Michigan’s Farmland and Open Space program (formerly P.A. 116), the Qualified Forest Properties Program, Qualified Agriculture Lands programs, and other programs that create incentives for landowners to voluntarily retain their lands for farming and/or forestry uses.
- ▶ Work with local units of government, nonprofit organizations, conservation groups, and other governmental agencies to recommend best forestry management practices to buffer and minimize the visual

Facilitate, support, and encourage efforts by local units of government and land conservancies to develop a coordinated program to protect lands that have unique natural features and significant open spaces.

impacts of forestry activities.

Objective 2: Coordinate planning and zoning policies that support agricultural production, innovation, and financial viability.

Actions:

- ▶ Facilitate, support, and encourage the development of master plans and zoning ordinances that include consideration of:
 - Agricultural tourism
 - Food production and processing
 - Food distribution, food hubs, and food innovation districts
 - Small-scale urban agriculture
 - Community gardens, market gardens, and other small-scale food production
 - Farmers markets, roadside stands, and other direct-to-consumer retail activities
 - Options to purchase or lease farmland development rights or easements
 - Protection and active use of prime agricultural soils
 - Transfer of development rights
 - Density-based or cluster zoning that preserves larger tracts of working lands
- ▶ Facilitate, participate in, support, and encourage educational opportunities on the benefits and opportunities of various techniques of density-based zoning.

PROTECT UNIQUE NATURAL FEATURES & OPEN SPACE

Goal: Maintain and enhance the unique natural features and open spaces that draw people to Charlevoix County.

Objective 1: Coordinate policies, plans, and ordinances that protect, preserve, and enhance natural features and green infrastructure.

Actions:

- ▶ Facilitate, support, and encourage the development of master plans and zoning ordinances that include consideration of:
 - Sensitive natural features or high-quality environments
 - Cluster development
 - Incentives for preservation of open space or green infrastructure
 - Overlay districts for environmentally sensitive areas
 - Forestry management
 - Low-impact design
 - Methods to prevent and mitigate invasive species impacts such as using native species and/or



Photo by Rick Wolajohn

Thumb Lake

prohibiting the use of invasive species

- ▶ Facilitate, support, and encourage efforts by local units of government and land conservancies to develop a coordinated program to protect lands that have unique natural features and significant open spaces.

Objective 2: Coordinate policies, plans, and ordinances that protect, preserve, and enhance the County's outstanding surface and groundwater quality.

Actions:

- ▶ Facilitate, support, and encourage the development of master plans and zoning ordinances that include consideration of:
 - Vegetative buffer zones or greenbelts
 - Minimum setbacks from water bodies
 - Reduced impervious surface coverage for driveways, parking lots, sidewalks, and roads
 - Low impact development techniques
 - Point-of-sale inspections of septic systems
 - Groundwater wellhead protection programs
 - Wetland, floodplain and groundwater recharge protection
 - Use of native species and/or prohibit use of invasive species in riparian buffer zones
- ▶ Work with watershed organizations such as the Tip of the Mitt Watershed Council, Lake Charlevoix Association, Friends of the Jordan River Watershed, Friends of the Boyne River, Walloon Lake Association, Water and Air Team Charlevoix Inc. (WATCH), Beaver Island Association, and other groups to promote the protection of surface and subsurface water resources.
- ▶ Support and encourage efforts to develop and implement wellhead protection programs.

- ▶ Incorporate site designs to treat stormwater on site or to reduce the impact of surface water runoff in any new construction or expansion of County-owned facilities.
- ▶ Review all County plans to ensure they contain provisions for protecting water quality.
- ▶ Support and encourage the use of stormwater management techniques to reduce or eliminate stormwater runoff, including, but not limited to the use of rain gardens, "green roofs", pervious surface parking lots, stormwater retention and detention basins and other appropriate methods.
- ▶ Participate with other agencies and groups in efforts to develop, update, and/or implement management plans for any watersheds located either wholly or in part within Charlevoix County.
- ▶ Review and comment on Michigan Department of Environmental Quality and U.S. Army Corps of Engineers permit applications for proposed activities affecting Charlevoix County to help ensure the protection of water quality, fisheries habitat, navigability, and the aesthetic appeal of the County's surface and groundwater and to ensure that proposed activities are otherwise consistent with County plans and local plans and zoning ordinances.

GROWTH AND INVESTMENT THROUGH MIXED-USE, COMPACT DESIGN, AND DEVELOPMENT IN EXISTING COMMUNITIES

Goal: Strengthen and direct development towards growth and investment areas and commercial corridors in compact building and site designs.

Objective 1: Coordinate policies, plans, ordinances, and



Photo by Rick Wolanin

IMPLEMENTATION

Boyne City Waterfront

initiatives that encourage new growth and investment in existing cities, villages, and urbanized areas

Actions:

- ▶ Support and encourage compact design principles when planning the expansion of County facilities.
- ▶ Facilitate, support, and encourage the development of master plans and zoning ordinances that include consideration of:
 - Mixed-use development as a use-by-right
 - Public open spaces in areas of compact development
 - Small, multi-family, and/or efficient homes
 - Traditional neighborhood design concepts
 - Higher density or cluster housing in commercial corridors and/or in areas with adequate access to infrastructure and services
 - Adaptive reuse of existing commercial, industrial and warehouse buildings
 - Appropriate scale, design, and siting of “big box” stores and other high-impact uses
 - Redevelopment of vacant, obsolete, or underused buildings or lots
 - Streetscape improvements, wayfinding, landscaping, and other placemaking features that create a strong sense of place and enhanced walkability/bikeability in commercial areas
 - Home renovation and rehabilitation in existing neighborhoods
 - Community-based efforts to revitalize neighborhoods
 - Economic incentives that encourage businesses and home owners to locate in areas with existing infrastructure
 - Business improvement districts

- Incentives to assist in directing development toward unutilized or underutilized areas of existing communities

Objective 2: Provide and/or promote infrastructure, economic and cultural incentives to encourage and direct new development to and in existing cities, villages and hamlets.

Actions:

- ▶ Work with partners to identify, inventory, and assess priority redevelopment sites
- ▶ Facilitate, support, and encourage initiatives that identify, package, and promote incentives for priority redevelopment sites
- ▶ Facilitate, support, and encourage the use of brownfield, downtown development authority, corridor improvement authority and other avenues of tax increment financing to incentivize infrastructure and improvements
- ▶ Work with partners such as the Northern Lakes Economic Alliance to inventory and actively market brownfield sites for redevelopment

Objective 3: Coordinate plans, policies, and initiatives for infrastructure and community services that strengthen and direct development to existing cities, villages, and urbanized areas.

Actions:

- ▶ Facilitate, support, and encourage multi-jurisdictional infrastructure and capital improvement planning.
- ▶ Rehabilitate, modernize or expand County facilities as needed and consistent with community plans.
- ▶ Re-evaluate County office space and parking needs on a regular basis to ensure future needs can be met within the downtown business area
- ▶ Identify real estate in close proximity to existing County-owned properties that may be appropriate for future



Courtesy of Networks Northwest



Courtesy of Harbor House Publishers

Wildwood on Walloon



Photo by Rick Wolanin

The Brook in Boyne City

expansion for possible purchase.

- ▶ Facilitate, support, and encourage the location and/or retention of civic and institutional buildings in and near downtowns rather than in undeveloped areas
- ▶ Work with partners to encourage and support the siting and design of schools that enhance the County's unique sense of place and minimize urban sprawl.

CREATE A RANGE OF HOUSING OPTIONS

Goal: Affordable housing options for rental and ownership are available for all residents and provide for downtown housing options.

Objective 1: Coordinate plans, policies, and ordinances that create a range of housing options and affordability throughout the county and region.

Actions:

- ▶ Facilitate, support, and encourage the development of master plans and zoning ordinances that include consideration of:
 - Housing affordability for all incomes
 - Housing accessibility and barrier-free features
 - Supportive housing
 - Diverse housing types, including multifamily housing, small homes, accessory dwelling units
 - Energy efficient housing
 - Senior housing options
- ▶ Facilitate, support, and encourage the development of master plans and zoning ordinances that guide new residential development to areas with access to or in locations featuring:
 - Infill and redevelopment opportunities

- Sewer, water, and natural gas infrastructure
- Motorized and non-motorized connections to schools, jobs, shopping, services, recreation, and adjacent services
- Placemaking enhancements including parks, lighting, trails, sidewalks, and other amenities

- ▶ Support and encourage the redevelopment of vacant and abandoned buildings and tax-reverted property for affordable housing use.
- ▶ Work with other governmental agencies and community organizations to help educate developers, local officials, and the public on tools to assist in creating affordable housing.

CREATE WALKABLE COMMUNITIES

Goal: All of the cities, villages and hamlets within the County will be developed in a manner that allows residents to walk to school, work and commercial/service establishments.

Objective 1: Promote the development of walkable community programs in the County to ensure ample opportunities for walking within cities, villages, hamlets and clusters of rural developments.

Actions:

- ▶ Facilitate, support, and encourage community audits to assess walkability within the cities, village and clusters of rural developments in the County.
- ▶ Facilitate, support, and encourage efforts on the part of school districts, neighborhoods, the Health Department, the County Commission on Aging, and other organizations to create and promote safer and more walkable places and routes.



Photo by Rick Wolanin

IMPLEMENTATION

Ironton Ferry

Objective 2: Encourage adoption of township, city and village land use plans and zoning ordinance provisions to ensure that each community is walkable.

Actions:

- ▶ Facilitate, support, and encourage the development of master plans and zoning ordinances that include consideration of critical and frequently needed services.
- ▶ Facilitate, support, and encourage the development of master plans and zoning ordinances that include consideration of:
 - Street, sidewalk, parking, and trail design standards in the site plan review process that ensure safety and mobility for pedestrian and non-motorized modes of transport
 - Form and design of buildings that encourage walking and biking
 - Native plants and landscaping that provide shelter, beauty, heat reduction, and separation of pedestrian uses from automobile traffic
 - Universal accessibility
 - Connection of parking lots, greenways, and developments by means of paths, sidewalks and trails
 - Location of land uses in close proximity to allow for and promote walking
 - Non-motorized transportation plans
 - Safe pedestrian routes to public transit pickup and drop-off locations
 - Visual cues and design elements to indicate pedestrian rights of way and minimize conflicts
 - Retrofitting of cul-de-sac streets with sidewalks and non-motorized paths
 - Traffic calming techniques

PROVIDE A VARIETY OF TRANSPORTATION OPTIONS

Goal: Ensure a well-maintained and connected transportation network for all vehicles, pedestrians, bicyclists, and transit riders.

Objective 1: Support the development of an integrated transportation system in the County that incorporates a variety of modes, including but not limited to, motor vehicle, non-motorized, watercraft, aircraft and public transportation.

Actions:

- ▶ Work with adjacent counties, the Charlevoix County Road Commission, Charlevoix County Transit, Networks Northwest, Michigan Department of Transportation, and other agencies to integrate Charlevoix County's transportation plans with regional efforts.

Objective 2: Encourage adoption of township, city and village land use plans and zoning ordinance provisions to ensure that each community has a variety of transportation options.

Actions:

- ▶ Facilitate, support, and encourage the development of master plans and zoning ordinances that include consideration of:
 - Interconnection of different modes of transportation between communities
 - Concentrated residential and commercial uses near transit access
 - Plans for neighborhood-scaled streets with numerous connections and short blocks.
 - Sidewalks and/or non-motorized trails in all new developments
 - Long-term parking needs for motorized and non-motorized vehicles in township, city and village master plans in advance of specific development proposals.
 - Planning for transit services where businesses and



Downtown Boyne City

- residents are most likely to use public transit.
- Clustered commercial and industrial development in areas near ports, airports and rail lines
- Car sharing and carpooling
- Park and ride lots as multiuse facilities
- Pervious pavement, retention basins, rain gardens, and other on-site techniques to treat and reduce stormwater runoff
- Community bicycling programs
- Non-motorized transportation connections between neighborhoods
- Access management
- ▶ Support and encourage access management efforts that minimize traffic congestion and eliminate the need for additional traffic lanes.
 - Promote model access management ordinance to the local units of government.
 - Work with other government agencies and organizations to offer, provide, and promote access management training workshops within the County.

- websites, newsletters, town hall meetings, and other events.
- ▶ Support and encourage local government efforts to improve access to public information and input opportunities through use and maintenance of the County website.
- ▶ Support and encourage local government efforts to improve outreach and regular two-way communication about major projects, initiatives, or other decisions, through online tools, surveys, questionnaires, focus groups, charrettes, and town hall events.
- ▶ Work with partners including Michigan State University Extension, Networks Northwest, Michigan Association of Planning, Michigan Municipal League, Michigan Townships Association and other organizations to facilitate or offer training to local planning officials on methods of engaging the public in the planning process.
- ▶ Coordinate with service groups, nonprofits, schools, and other community partners to engage all residents in local planning decisions and to encourage civic engagement and volunteerism.

ENCOURAGE COMMUNITY AND STAKEHOLDER COLLABORATION IN DEVELOPMENT DECISIONS

Goal: Proactively engage all stakeholders in community planning processes and implementation.

Objective 1: Enhance the quality and consistency of community participation in planning and development decisions throughout the county

Actions:

- ▶ Facilitate, support, and encourage township, village and city public participation processes through the use of

Objective 2: Enhance information access and communication between regional, County and local groups, including planning commissions and elected officials, regarding planning issues

Actions:

- ▶ Facilitate and participate in countywide planning discussions with stakeholders, such as the Antrim-Charlevoix-Kalkaska Board of Realtors, Little Traverse Association of Home Builders, Tip of the Mitt Watershed Council, Little Traverse Conservancy, Friends of the Jordan River Watershed, Friends of the Boyne River, Water and Air Team Charlevoix, Inc., Beaver Island Association and other advocacy groups.

- ▶ Maintain a County planning website to include current County plans and related information, and links to each local government website (many of which post their community plans and zoning ordinances).
- ▶ Offer a “preliminary review” of plans and zoning ordinances under development by the townships, cities, and the villages in order to enhance the consistency of the language proposed with that of adjacent communities’ plans and ordinances, and to enable the community to easily incorporate changes into the proposed language prior to formal action by the township, city or village planning commission.

MAKE DEVELOPMENT DECISIONS PREDICTABLE, FAIR AND COST-EFFECTIVE

Goal: Facilitate greater consistency, timeliness and efficiency in the land use development process throughout the County.

Objective 1: Ensure that local units of government have access to timely, accurate data and maps for use in their decision-making process

Actions:

- ▶ Provide access to countywide planning and zoning information including census data, land use/cover information, aerial imagery, narrative text and maps, natural features information, parcel data, and other information via the County website.

Objective 2: Enhance consistency between local plans and ordinances throughout the County, especially those of adjacent communities, while appreciating their differences.

Actions:

- ▶ Identify inconsistencies or potential conflicts between local, County, and regional master plans and zoning ordinances.
- ▶ Facilitate and participate in joint planning meetings and educational sessions with township, city and village elected and appointed officials to address common emerging issues or shared resources that cross jurisdictional lines (such as lake or river corridors) in order to encourage the adoption of consistent plans, regulations and ordinance language.
- ▶ Facilitate, support, and encourage multi-jurisdictional planning efforts within the County and between Charlevoix County, neighboring counties and the northern Michigan region.

SUPPORT ECONOMIC DEVELOPMENT ACTIVITIES

Goal: Support and encourage economic development activities that grow jobs, enhance the region’s unique and vibrant character, and create opportunities to capitalize on new economic trends and conditions.

Objective 1: Coordinate policies, plans, and ordinances that

support business and entrepreneurial opportunities

Actions:

- ▶ Facilitate and support the development of master plans and zoning ordinances that include consideration of:
 - Home-based occupations and cottage industries
 - New types of business
 - Reuse of existing commercial or industrial buildings to accommodate innovative, entrepreneurial, or knowledge-based activities
 - Mixed-use development
- ▶ Facilitate and support partnerships that provide linkages between business/entrepreneurs and technical assistance providers.
- ▶ Encourage the development of Capital Improvements Plans to guide decisions regarding infrastructure improvement and expansion.

Objective 2: Improve knowledge, understanding, and awareness of community development, growth, and investment needs, procedures, and policies

Actions:

- ▶ Ensure plans, ordinances, development, and community initiatives rely on relevant and up-to-date research, community information, and market data.
- ▶ Work with state and regional partners to offer, provide, or participate in regular workshops, webinars, packaged training, and presentations on community and economic development needs, tools, resources, and strategies for the community and local units of government.

Objective 3: Encourage the expansion of high-tech infrastructure in key business areas

Actions:

- ▶ Support partnerships between communities and providers to expand and/or enhance broadband access.
- ▶ Explore partnerships with providers and local units of government to provide affordable broadband services throughout the County.

Objective 4: Strengthen and enhance sense of place in downtowns and commercial corridors with actions and initiatives that build on existing community assets

Actions:

- ▶ Encourage the use of downtowns and commercial corridors as focal points for events and festivals.
- ▶ Work with community and business partners to recruit, encourage, and retain retail, entertainment, and recreational development downtown and in commercial corridors .
- ▶ Promote and encourage marketing of local and regional assets by chambers of commerce and other business and community partners.



Glossary

Photo by Rick Wojanin

Ice Boating on Lake Charlevoix

ACCESS MANAGEMENT – A set of policies and standards that manage the number and location of driveways along public roads.

ACCESSORY DWELLING UNITS (ADUs) – Also known as accessory apartments, in-law apartments, granny flats, or secondary units, are a way to expand the housing supply within neighborhoods, without diminishing their single family character. ADUs are small rentals created on a lot with an existing home. They might be located within the home, as a detached unit, or above a garage or other accessory building.

ADAPTIVE REUSE – The rehabilitation and use of an existing (typically historical) structure for a different use than the structure was originally built to accommodate.

AGRI-TOURISM – The practice of attracting tourists and visitors to an agriculturally based operation or activity. Agritourism enterprises may include orchards with cider mills, vineyards with wineries and tasting rooms, corn mazes, farm markets, hospitality services such as farm stays or guided tours, and more. These activities provide opportunities to enhance or expand revenues beyond product sales.

AFFORDABLE HOUSING – Housing for sale or rent that costs no more than 30% of the annual household income.

BIG-BOX RETAIL – A single retail or wholesale business that occupies at least 75,000 square feet of gross floor area, typically requires a large amount of space for parking, and has a regional sales market. Examples are membership warehouse clubs that emphasize bulk sales, discount stores and department stores.

BROADBAND INTERNET SERVICE – Refers to several different kinds of high-speed Internet connections – cable, DSL, satellite, and fiber optic networks.

BROWNFIELD – Abandoned, idle, or underused industrial

and commercial facilities (property) where expansion or redevelopment is complicated by real or perceived environmental contamination.

BROWNFIELD REDEVELOPMENT AUTHORITY – A local governing body that provides decision-making and control of brownfield redevelopment projects.

BUFFER ZONE – An area between adjacent land uses (i.e., residential and industrial) that is designed to help reduce potential conflicts between those uses.

BUSINESS IMPROVEMENT DISTRICT – A downtown or commercial area where a special assessment (tax) can be levied for improvements in that area.

CAPITAL IMPROVEMENT PLAN – A proposed schedule of all future projects listed in order of construction priority along with cost estimates and the anticipated means of financing each project. Included are all major projects requiring the expenditure of public funds over and above the annual local government's operating expenses for the purchase, construction, or replacement of the physical assets for the community.

CAR SHARING – Also known as ride sharing, car pooling or van pooling. Small groups of commuters use a common vehicle or vehicles, usually owned by members of the group, and share the benefits of lower transportation and vehicle maintenance costs.

COMMUNITY GREEN – An open space available for unstructured recreation where the landscaping consists of grassy areas and trees.

COMPACT BUILDING DESIGN – Communities are designed and laid out in a way that allows more open space to be preserved, and buildings are constructed in a way that uses less land and resources. For example, by encouraging buildings to expand

vertically rather than horizontally, and by allowing for parking garages rather than only parking lots, communities can reduce the amount of space taken up by development and preserve more green space.

CONSERVATION EASEMENT – A voluntary agreement, usually between a property owner and a land conservancy, that puts limitations on the use of the property in order to 1) retain or protect natural, scenic, or open space; 2) assure the availability of the property for agricultural, forest, recreational, or open space use; 3) protect natural resources, and/or 4) maintain air or water quality.

CUL-DE-SAC – A dead-end street or road with only one entrance/exit.

DENSITY – The number of dwelling (or commercial) units located on or to be developed on an acre of land, usually described in terms of units per acre.

DENSITY BONUS – Extra residential units a developer or property owner is allowed to build on a site above and beyond what is normally allowed by the local zoning ordinance in exchange for the developer or property owner building affordable housing or preserving open space or other significant natural features.

DENSITY-BASED ZONING – A method for averaging residential density over an entire parcel and placing no restrictions on lot sizes. With this method, dwellings are permitted anywhere on the site, as long as total density does not exceed the maximum number of units per acre allowed. The only development standards imposed are for distances between buildings, distance between facing windows, amount of parking, and minimum open space. Conventional setback and lot-size requirements are dropped.

FARM – A tract of agricultural land, together with the fields, buildings, animals, and personnel assembled for the purpose of producing a crop or crops.

FEDERAL AID ROAD – A road eligible for federal aid.

FOOD HUB – A business or organization that facilitates the aggregation, distribution, and marketing of locally or regionally grown food products.

FOOD INNOVATION DISTRICT – A geographic concentration of food-oriented businesses, services, and community activities that local governments can support through planning and economic development initiatives in order to promote a positive business environment, spur regional food systems development, and increase access to local food.

GREEN INFRASTRUCTURE – A planned and managed network of wilderness, parks, greenways, conservation easements and working lands that support native species, maintain natural ecological processes, sustain air and water resources, and contribute to the health and quality of life for the community. Green infrastructure includes a wide range of landscape elements, including natural areas such as wetlands, woodlands, waterways, and wildlife habitat; public and private conservation lands such as nature preserves, wildlife corridors, greenways, and parks; and public and private working lands of

conservation value such as forests, farms, and ranches. It also incorporates outdoor recreation and trail networks.

GREEN ROOF – A roof that is covered partially or entirely with plants and soil over a waterproof membrane. Green roofs help reduce stormwater run-off, absorb air pollution, protect underlying roof material from ultraviolet radiation, insulate buildings from extreme temperatures and provide habitat for birds and other small animals. They can be used on industrial facilities, residences, offices, and other commercial property.

GREENBELT – A strip of land of a prescribed length, width, and location where the existing natural vegetation is preserved to serve as a screen or buffer between adjacent land uses, structures or the waters edge.

GREENWAY – A linear open space; a corridor composed of natural vegetation. Greenways can be used to create a network of open space that includes/connects parks and natural areas.

HAMLET – A small, unincorporated “village”, primarily residential, that accommodates development in a more compact form than what typically occurs in the surrounding area.

HIGH-SPEED INTERNET SERVICE – Refers to any kind of Internet connection that is not a standard dial-up connection. Usually faster than 56 KB per second and also encompasses broadband and wireless connections.

INFILL DEVELOPMENT – Development or redevelopment of land that has been vacant or underused. Generally, these areas and/or sites are not of prime quality. However, they are usually served by or readily accessible to municipal sewer, water and other utilities. Use of such lands for new housing and/or other urban development is considered more desirable than continuing to expand outward into rural areas. Further expansion into rural areas is more costly than infill development for the local unit of government because it requires the construction of new streets/roads and the extension of sewer, water and other utilities to serve the new development. The use of infill development promotes the best use of resources and tends to have a positive impact on tax and other fiscal policies.

LAND BANKING – The purchase of vacant, abandoned, and tax-delinquent properties by a governmental body for conversion into productive use. Banked lands may be used for development or low- and moderate-income housing, expansion of parks, or development of industrial and commercial centers.

LAND BANK AUTHORITY – A governmental body that focuses on the conversion of vacant, abandoned and tax-delinquent properties into productive use.

MINIMUM LOT SIZE – The smallest lot size upon which a land use is allowed to occur in the zoning district in which it is located. The required minimum lot size typically will vary from one zoning district to another.

MINOR CIVIL DIVISION – Townships, cities and incorporated villages.



Advance Store in Eveline Township

MIXED USE DEVELOPMENT – Different types of land uses, such as residential, commercial, and/or professional offices within the same building or adjacent to one another. One example would be a building with retail shops on the first floor, offices on the second floor, and apartments on the third floor. Another example would be a small grocery store located in a residential neighborhood.

MULTI-JURISDICTIONAL – Involves multiple units of government (i.e., township, city, village), usually adjacent to one another.

NATURAL FEATURES - Things that are part of the natural environment, such as wooded areas, open space, sloped land, wetlands, lakes, streams, etc.

NATURAL FEATURES INVENTORY – A list of database of all the natural features in an area.

NEIGHBORHOOD-SCALED STREETS – Narrow tree-lined streets with sidewalks and short blocks in a grid design that fits the size of a residential neighborhood.

OPEN SPACE – A substantially undeveloped area, usually including environmental features, such as meadows, farm fields, forests, rivers, streams and lakes, or recreational facilities.

OVERLAY DISTRICT OR ZONE – A zoning technique that allows the local unit of government to superimpose certain additional requirements over and above a basic use zoning district [i.e., Single Family Residential (R-1) District with a Waterfront Overlay may apply to lakefront property]. In most cases, when there are conflicting requirements between the basic zoning district and the overlay district, the stricter of the conflicting requirements applies.

PARK AND RIDE LOTS – A public parking lot that accommodates ride sharing or public transit; usually adjacent to highways or expressways.

PEER REVIEW GROUP – The evaluation of one's work or performance by other people in the same field in order to maintain or enhance the quality of the work or performance in that field.

PERVIOUS SURFACE – A surface that allows precipitation to infiltrate into the ground.

PUBLIC ACT 425 AGREEMENT – Refers to an agreement for the conditional transfer of land pursuant to Michigan Public Act 425 of 1984. The purpose of Public Act 425 is to provide a means for two local units of government to share tax revenues resulting from new or expanding development in the areas of their jurisdiction. Usually, a city and a neighboring township are the parties to such an agreement. Development that takes place in the township may require municipal sewer, water and other utilities provided by the city, but if the development is entirely within the township boundaries, the city does not receive any tax revenue to offset the cost of providing these services. A "425 Agreement" between the city and the township allows the city to receive a portion of the tax revenue from the development.

RAIN GARDEN – An attractive, low maintenance landscaping feature in which perennial native plants naturally adapted to wet conditions are planted in a depression in the ground. The plants and soil soak up stormwater runoff from impervious surfaces, such as streets, sidewalks and parking lots – and filter out any pollutants as the water seeps into the ground.

RETROFITTING – To improve or reconstruct an existing facility to bring it into compliance (or where that is not feasible, more nearly into compliance) with modern standards for such facilities.

REVITALIZATION – New economic and community life occurring in an existing neighborhood, area, or business district while

at the same time preserving the original buildings and historic character.

SENSE OF PLACE – The man-made and natural landmarks and social and economic surroundings that enable someone to identify with a particular place or community; the things that make a community unique.

SEV – State Equalized Value; 50% of true cash value of real property.

SMART GROWTH – A concept in land use planning that recognizes connections between development and quality of life. Development is convenient to the places and things people need; proximity and good design minimize the need to drive everywhere.

STORMWATER RETENTION BASIN – A wet or dry stormwater holding area, either natural or manmade, which does not have an outlet to adjoining watercourses or wetlands other than an emergency spillway. The only way stormwater leaves the basin is by infiltration into the ground or evaporation.

STORMWATER DETENTION BASIN – A structure or facility, natural or artificial, which stores stormwater on a temporary basis and releases it at a controlled rate.

STRIP COMMERCIAL DEVELOPMENT – Commercial development located along one or both sides of a street which is generally one lot in depth. Businesses are relatively close together and there are multiple closely spaced driveways.

SUPPORTIVE HOUSING - housing that is linked to support services such as mental health care, substance abuse treatment, employment or job training assistance, or other services that support independent living. Supportive housing is made affordable to residents through rental vouchers or housing subsidies.

SUSTAINABLE DEVELOPMENT – Development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

TENET – A principle, belief, or doctrine generally held to be true.

TRADITIONAL NEIGHBORHOOD DESIGN – Neighborhood design incorporating concepts such as walkability, increasing the density of development (compactness), a mixture of uses (not separated by type) and reducing automobile use.

UNIVERSAL ACCESSIBILITY – Accessible to the entire population regardless of individual physical abilities.

URBAN SPRAWL – Homes, businesses, stores and professional offices are spread out, requiring a person to use an automobile, rather than walking, to get from one place to another. This pattern of development is energy – and land – consumptive and requires a larger road network.

VALUE-ADDED AGRICULTURE - Enhancing or expanding the value of an agricultural commodity or of an animal or plant product. Farmers and processors may achieve this through marketing,

farm stands, farmers markets, community-based agricultural businesses, agricultural processing, packaging, and the like.

VIEWSHED – The area within view from a defined observation point.

VISIONING SESSION – A public input session in which community members are invited to describe the future they want for their community.

VISUAL CUE – A graphic display that prompts a specific activity (i.e., pedestrian crossing signal).

WALKABLE – Describes a community that caters to non-motorized forms of transportation; homes, retail shops, government facilities, professional offices and other businesses are within walking distance of one another.

WAYFINDING - Providing visual queues, generally with signs, to direct visitors to assets and features of a community.

WELLHEAD PROTECTION PROGRAM – A program that assists local communities utilizing groundwater for their municipal drinking water supply systems in protecting their water source. Such a program minimizes the potential for contamination by identifying and protecting the area that contributes water to municipal water supply wells and avoids costly groundwater clean-ups.

WILDLIFE CORRIDOR – An area through which wild animals frequently migrate in search of food or shelter.

WIND TURBINE GENERATOR – A machine that converts wind energy into electricity.

COMMERCIAL WIND TURBINE GENERATOR – A wind turbine generator designed to be used primarily to generate electricity for sale to utility companies.

NONCOMMERCIAL WIND TURBINE GENERATOR – A wind turbine generator designed and used primarily to generate electricity for use on the property where located.

RESIDENTIAL WIND TURBINE GENERATOR – One type of noncommercial wind turbine generator, smaller in size than other noncommercial and commercial wind turbine generators and used to provide electricity for a home.

WORKING LANDS – Land that supports economically viable agriculture or forestry activities.

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