



CHEBOYGAN COUNTY PLANNING COMMISSION

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CHEBOYGAN COUNTY SPECIAL PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, MAY 13, 2020 AT 7:00 P.M. ROOM 135 - COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Johnson, Delana

ABSENT: None

STAFF: Mike Turisk, Jen Merk

GUESTS: Bob Andrews, Brian Fullford, Ed Shovan, Cal Gouine, Sharon Lange

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. Kavanaugh, seconded by Mr. Borowicz, to approve the agenda as presented. Motion carried unanimously.

APPROVAL OF MINUTES

The March 4, 2020 Planning Commission minutes were presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Delana, to approve the meeting minutes as presented. Motion carried unanimously.

PUBLIC HEARING AND ACTION ON REQUESTS

Bob Andrews/Team Andrews Enterprises, Inc. - Requests a Special Use Permit for boat storage per section 6.3.14 of the Zoning Ordinance. The property is located at 6123 N. Straits Hwy., Inverness Township, section 34, parcel # 091-034-400-006-03 and is zoned Commercial Development (D-CM).

Ms. Merk reviewed the background information contained in the staff report. Ms. Merk noted that public comments regarding stormwater drainage were received by telephone and email from James and Christine Becker. Ms. Merk read the email from Mr. Becker (Exhibit A). Ms. Merk noted that the Health Department stated that there were no Health Department requirements and no other agencies commented on this application.

Mr. Andrews stated he purchased the property in 2010 and at that time there was outdoor storage occurring on this site. Mr. Andrews stated that it was almost like a mini junkyard when he purchased it as there were three or four abandoned boats on the property and a couple of junk cars that had been sitting there so long they sunk into the ground. Mr. Andrews stated there was a semi-trailer with no axles underneath it sitting on the ground and there was also an extensive amount of miscellaneous construction materials lying around. Mr. Andrews stated that he cleaned up the property. Mr. Andrews stated that he assumed because the property was zoned Commercial that it included outdoor storage. Mr. Andrews stated that after the property was cleaned up, he started storing empty boat trailers there in the summertime. Mr. Andrews stated that it is only seasonally in the winter. Mr. Andrews stated that he doesn't allow storage in the areas where he stacks snow when plowing in winter. Mr. Andrews stated that he looked at Google Earth and the oldest pictures from 1998 clearly show that outdoor storage was occurring on the property. Mr. Andrews stated that all of properties that he owns are clean and well maintained and he would never do anything to diminish the value of the property or his neighbor's property.

Ms. Croft asked if there are any Planning Commission questions. Mr. Kavanaugh stated that a letter was received regarding drainage. Mr. Kavanaugh stated that maybe the Planning Commission didn't take a good look at that the first time and he is not sure that anything can be done at this time. Mr. Kavanaugh stated that Mr. Andrews is correct and that the property is always well maintained. Mr. Kavanaugh stated the only recommendation he would have is that he continue the tree buffer to the front of the building as he believes it would make those adjacent homeowners happy. Mr. Kavanaugh stated that he wants to make certain there's absolutely no grading or adding of the material on that site. Mr. Kavanaugh stated if there was he

thinks that drainage would have to be reviewed because he knows that there was water over those roads and that people have complained in the past. Mr. Kavanaugh stated there is some fall to the ditch side of the first buildings constructed that drains the first couple sections at least. Mr. Andrews stated that there are no plans to add any gravel or do any grading whatsoever. Mr. Andrews stated that it isn't feasible to do any type of upgrades and it is perfectly fine the way it is currently.

Mr. Freese stated that there is a request for a topography waiver on this application. Mr. Freese stated that previous topography waiver requests have been approved. Mr. Freese stated that most of the parcel is flat. Mr. Freese stated that the 5ft. incremental topography requirement would not be helpful. Mr. Freese stated that the portion of the property on which the buildings and the proposed storage area are located rises to the west. Mr. Freese stated that isn't anything that would be affected by the proposed storage area and there has been storage in this area before. Mr. Freese stated that Mr. Andrews is not proposing anything additional in the way of adding gravel or grading and the storage of trailers on the existing hard sand in the northeast corner is not going to make any difference to the drainage off the rest of the property. Mr. Freese stated that Mr. Andrews takes care of the property very well and it is an improvement over what it was in the past. Mr. Freese stated he does not see any real problems other than potential drainage, but not much can be done about that other than regrading the entire site. Mr. Freese stated that what is being proposed now is not really going to change what's already existing.

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

Motion by Mr. Freese, seconded by Mr. Bartlett, to grant the topography waiver request. Motion carried unanimously. The Planning Commission reviewed the General Findings. Mr. Kavanaugh stated that "There will be no additional grading or material brought into that site." be added to 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. Freese, to approve the special use permit based on the General Findings, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 subject to a greenbelt be extended to the front of the second building along the north property line and that it indicates it is for seasonal boat and trailer storage only. Motion carried unanimously.

Fullford Surveying & Mapping, PC/ECS Investments - Requests an amendment to a Special Use Permit per section 18.11 of the Zoning Ordinance for an additional indoor storage facility per section 6.3.16 and expansion of an outdoor boat storage area per section 6.3.14 and a Special Use Permit for change of use from indoor storage facility to motor vehicle sales and/or repair facility per section 6.3.4. The property is located at 1771 and 1829 S. Straits Hwy., Tuscarora Township, section 7, parcel # 162-007-300-010-01 and 162-007-300-010-02 and is zoned Commercial Development (D-CM).

Ms. Merk reviewed the background information contained in the staff report. Ms. Merk stated that no public comments have been received. Ms. Merk stated that she did receive an email from Kyle Keller, District Health Department #4 and he had stated in a May 6, 2020 email that the property owner has the appropriate well and septic permits for the uses. Ms. Merk stated Mr. Keller provided in an email dated May 13, 2020 an update noting that an agreement had been reached on the number of patrons at the facility and had amended the sewage permit and increased the drainfield square footage. Ms. Merk stated that David Carpenter, Tuscarora Township Fire Chief submitted an email and stated he had no issues regarding the project.

Ms. Croft asked for the questions from the Planning Commission. Mr. Freese stated that the hours of operation are not addressed and the containment and disposal of hazardous chemicals are not addressed. Mr. Freese stated that he doesn't understand what type of sales facility is proposed other than it involves motor vehicles. Mr. Freese questioned if it will be licensed motor vehicles or ORV's and other recreational vehicles.

Mr. Kavanaugh stated that the application indicates that there was previous outdoor storage approved. Mr. Kavanaugh stated that he didn't think boat storage was approved for this site. Mr. Kavanaugh stated that hours of operation will need to be addressed. Mr. Kavanaugh stated that there will have to be EGLE approval for disposal of hazardous waste if there's any kind of floor drains. Mr. Kavanaugh stated that existing screening is adequate and the buildings look nice and the grading looks good. Mr. Kavanaugh stated the retention area is acceptable. Mr. Kavanaugh would like to see the Road Commission determine if the entrance is adequate due to the increased traffic. Mr. Kavanaugh asked Mr. Fullford and Mr. Shovan to narrow down what type of vehicles, boats, automobiles, tractors, sales or gravel that will be stored outdoors. Mr. Kavanaugh stated we'd like to know a little bit about the type of inventory. Mr. Kavanaugh stated that he believes this is a good project.

Mr. Fullford stated the hours of operation will be 8:00am - 5:00pm, Monday through Saturday for the vehicle business. Mr. Fullford stated that he will talk with Brent Shank at the Road Commission and request a letter. Mr. Fullford stated that temporary staging and boat storage was included in the previous site plan. Discussion was held. Mr. Fullford stated that Mr. Shovan is proposing any lawful vehicle based on Section 6.3.4 of the Zoning Ordinance. Mr. Fullford stated that they do not

want to be pinned down by just saying recreational vehicles or trailers. Mr. Fullford stated that they want to follow the market trends. Mr. Fullford stated that they would like flexibility but they will comply with Section 6.3.4. Mr. Fullford stated that vehicle sales are allowed. Mr. Fullford stated that Mr. Shovan keeps the sites in good shape. Mr. Fullford stated that in regards to EGLE, they had not contemplated chemicals or waste oil, but they will be prepared to address it with EGLE. Mr. Fullford stated that they can provide an area for barrel storage, a commercial disposal contractor or whatever is needed with an institution like crystal flash, absorbent pads on site, floor dry, etc. Mr. Fullford stated that Mr. Shovan is not interested in turning this into a storage area for chemicals, waste oil products or contaminants. Mr. Fullford stated that the thrust is going to be towards sales and installation of implements on vehicles.

Mr. Freese stated that hazardous materials are inherent in the motor vehicle repair use. Mr. Freese stated that it is part of a motor vehicle repair facility license. Mr. Freese stated that a license for the sale of motor vehicles requires either a repair facility on site or contracts with some other licensed motor vehicle repair facility to provide these services. Mr. Freese stated that the application indicates that a repair facility is proposed on site.

Mr. Kavanaugh stated he is concerned about the hazardous materials if there is a car wash and oil and those kinds of things. Mr. Kavanaugh stated that a letter from EGLE stating what is or isn't required will suffice. Mr. Kavanaugh stated that Mr. Shovan is doing a good job of trying to keep the area clean and graded, but questioned what will happen if it is sold and there is a new owner. Mr. Turisk read the definition of Motor Vehicle Sales and/or Repair Facility, "A commercial establishment for the repair of motor vehicles such as automobiles, boats, motorcycles, all-terrain vehicles, snowmobiles, motor homes, recreational vehicles, tractors and motor vehicle equipment such as farm equipment and trailers. This definition shall include the sale, installation and servicing of motor vehicles and motor vehicle equipment parts including engine rebuilding and includes specialty services such as brake, muffler, tire service, body and frame repair and collision repair services including vehicle painting."

Mr. Shovan stated that regarding the use, they are currently leaning toward RV's (such as travel trailers and fifth wheels), sales and service of those accessories and storage. Mr. Shovan stated that it is not his intention to stockpile any chemicals on site. Mr. Shovan stated he is not looking to change oil or to do any heavy service there. Mr. Kavanaugh asked if Mr. Shovan is looking at licensed automobiles and motorcycles. Mr. Kavanaugh asked if Mr. Shovan expect a lot of a tractor sales and parts and equipment as this is the only thing that Mr. Kavanaugh believes may degrade from the operation. Mr. Shovan stated no, he is not looking to do that.

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

Mr. Freese noted that an amendment to the original soil permit will be required as there is extensive grading and sloping on the east side of the property.

The Planning Commission reviewed and approved the General Findings, the Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to approve the special use permit based on the General Findings, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 subject to:

1. Hours of operation from 8:00am – 5:00pm, Monday through Saturday
2. Disposal of any hazardous chemicals in accordance with the applicable state regulations
3. Compliance with state regulations regarding motor vehicle sales and repair facility licensing
4. Soil Erosion and Sedimentation Control Permit
5. Compliance with District Health Dept. #4 on the amended permit for the septic
6. Compliance with Department of Building Safety on the additional buildings
7. Compliance with Cheboygan County Road Commission requirements

Discussion was held. Mr. Kavanaugh stated that the applicant will be responsible to provide agency approval letters to the Planning and Zoning Department. Mr. Turisk asked if he is proposing that as a condition required prior to operation that the letters of approval be provided to staff prior to operation of the use. Mr. Kavanaugh stated yes. Mr. Freese stated that if there isn't a licensed motor vehicle repair facility or licensed motor vehicle dealer at this location, Mr. Shovan will not receive anything from the state that says he's complied with it. Mr. Kavanaugh stated that this could be exempt or allow that to be done as he changes the use. Discussion was held. Mr. Turisk stated that an email was sent to Mr. Shank when the application was received asking for comment. Mr. Turisk stated that another email was sent to Mr. Shank recently encouraging comment. Mr. Turisk stated that if we receiving any comments we will forward them to Mr. Fullford. Motion carried unanimously.

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

Discussion regarding zoning amendment to help local business and the general public during the COVID-19 pandemic.

Mr. Turisk stated this rough document is not a formal amendment you're looking at today, this is an amendment that would seek to provide a measure of regulatory relief for local businesses and the general public, given the pandemic situation currently. Mr. Turisk stated that this document proposes several long term or more permanent changes and temporary changes that more directly impact local business owners, particularly restaurant tours, and retail establishment.

Mr. Turisk stated that our zoning permit approvals are valid for up to six months. Mr. Turisk stated that staff has questioned why this is not one year, which would reflect the Department of Building Safety's permit time frame. Mr. Turisk stated it makes sense to align these so as to reduce confusion on the part of applicants. Mr. Turisk explained that there are applicants that will want to pull a building permit, but when they come in they are told that the zoning permit has expired and they have to reapply for a zoning permit. Mr. Turisk stated this would save applicants money and time. Mr. Turisk stated it would save staff time. Mr. Turisk stated that site plan reviews and special use permits are valid for one year. Mr. Turisk stated that there has been some discussion about maybe bumping that up to two or even three years. Mr. Turisk noted that approved applicants may request an extension from the Planning Commission for an additional one year and this can only be requested one time. Mr. Turisk stated that this amendment is proposing to increase the time window from one year to at least two years or maybe three years. Mr. Turisk stated if we were to move forward with such an amendment that such extensions would be approved administratively with the condition that the project scope has not changed significantly and that the applicable zoning regulations have not changed.

Mr. Freese stated that the condition of zoning permits being valid for only six months is ridiculous and should have been changed a long time ago. Mr. Freese proposed that the zoning permit should be valid for one year, which is the same as the building permits. Mr. Freese stated that COVID -19 problems are not going away any time soon and there will be continuous delays. Mr. Freese proposed allowing administrative approval for one year extensions of special use permits and site plan reviews, conditioned upon no change in the work or scope of the permit and that there have been no changes in the regulation that would change the way the Planning Commission looked at it in the first place. Mr. Freese stated that it should have to come back to the Planning Commission if a third year extension is necessary. Ms. Johnson stated that she agrees with Mr. Freese and Mr. Kavanaugh. Ms. Croft stated that everything will be in the same time frame and this will make things run a little smoother.

Mr. Turisk stated the proposed temporary amendment that the Board of Commissioners will entertain is intended to help local business owners try to find alternative ways of generating income without the burden of the adopted regulatory environment and the Zoning Ordinance. Mr. Turisk stated that on a temporary basis, we will allow for parking lot or sidewalk sales as an accessory use to permitted retail uses. Mr. Turisk stated that on a temporary basis, we will allow parking spaces that are assigned to a permitted retail or restaurant use to temporarily accommodate outdoor sales areas and include the use of merchandise display areas, food and beverage sales, and outdoor seating areas and transactions as necessary. Mr. Turisk stated that a certain percentage of the parking spaces must remain dedicated to that use. Mr. Turisk provided an example using 40%. Mr. Turisk stated that if there are 100 parking spaces 40 would need to be dedicated to the principal use and the remaining spaces could be used as accessory outdoor sales are and allow for temporary structures such as tents. Mr. Turisk stated that we would permit the taking of food orders and food deliveries outside of the business establishment and or within the establishment dedicated off street parking area. Mr. Turisk stated that this would be permitted so long as the proprietor complies with necessary minimum social distancing guidelines of course. Mr. Kavanaugh asked if we want to recommend seating areas. Mr. Kavanaugh asked if we want people to sit and congregate in a spot where they're selling items. Mr. Turisk stated that we are proposing to allow it. Mr. Freese stated that you are going to need to do that on restaurants that are trying to pick up some of their business that they can't cover indoors. Mr. Freese stated in Indian River a business is pouring a cement patio off the end of the building and another restaurant is doing a car hop. Discussion was held. Mr. Freese stated that any relaxation should not be limited to sales of items, but also to services since businesses may need to provide services under a covered structure in a parking lot. Mr. Turisk stated that we shouldn't necessarily restrict it to retail or restaurant uses and that we should also include service related businesses. Discussion was held regarding Department of Building Safety permit being required when a building is permanent and over 200sf. Mr. Kavanaugh stated that he does not believe that a temporary structure can be erected at a commercial business without permits. Mr. Turisk stated that a building permit is not required for anything less than 200sf. Mr. Turisk stated that zoning permit would be required as an informational permit and that there would be no fee. Ms. Johnson stated that she has a copy of the building codebook and it indicates the building official is authorized to issue a permit for temporary structures and temporary uses. Ms. Johnson stated that such

permit shall be limited to a time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause. Mr. Turisk stated that he would pull the Department of Building Safety in as needed. Mr. Turisk stated he envisions someone wanting to install a tent or temporary structure and upon review of the zoning application he would pull in the Building Official to see if there is anything applicable from the Department of Building Safety that would be required. Mr. Turisk stated that this element of the amendment is temporary. Mr. Turisk stated that this is temporary to try to allay some of the economic issues. Ms. Johnson stated that with the congested parking that's already in Indian River, is this something that we should even consider. Ms. Johnson stated her concerns regarding congested parking and questioned if this will cause conflict with businesses that utilize shared parking in that area. Ms. Croft stated that there are only a couple of businesses in Indian River that could make use of their parking for something else. Discussion was held. Ms. Croft stated that there is no private parking and that it is all public parking and that it may cause a problem. Mr. Freese stated the clinic has a lot of parking and it could be utilized by other businesses if it was on a cooperative basis with the clinic. Ms. Johnson asked if there is any way to add into the amendment cooperation from the neighboring businesses.

Mr. Turisk stated that parking requirements in the Village Center Indian River District and in Village Center Indian River Overlay are loose. Mr. Turisk stated that there are no parking requirements for uses that are permitted by right or by special use permit. Ms. Johnson asked how do you tell them that they can put up a temporary structure if it's based off of 40% of the required parking area. Mr. Turisk stated it would be as applicable and we could inject some language that speaks to some measure of having adequate parking. Mr. Turisk stated that shared agreements are discussed between the interested parties and not Cheboygan County.

Mr. Freese stated that although the Indian River Overlay District does eliminate the mandatory parking spaces be allocated to each business, it does not remove the responsibility of the Planning Commission to look at the available parking in the area for shared parking. Mr. Freese stated that if a business requires more parking than would be available in the shared parking we can't approve that use.

Mr. Turisk stated that Mr. Freese's point applies to the Village Center Indian River District and it doesn't appear to be spelled out in the Village Center Indian River Overlay District. Mr. Turisk stated that in the Village Center Indian River District the Planning Commission may waive all or a portion of the off street parking requirements normally assigned if they find that sufficient parking would exist through shared and/or on street parking. Mr. Turisk stated that in the Indian River Overlay District there should be no parking requirements which are permitted by right or by special use permit. Ms. Croft stated that this will also be the same for Topinabee. Mr. Kavanaugh stated that this is the Planning Commission's first look at this proposed amendment. Mr. Kavanaugh stated that there are a lot of major changes to look at and it will not be solved tonight. Discussion was held regarding including this amendment on the May 20, 2020 agenda. Ms. Croft stated that she would like to see the permanent part of this amendment that the Planning Commission can agree on put into language so that the public hearing process can be scheduled. Ms. Croft would also like to see the temporary part addressed in regards to parking. Mr. Turisk suggested breaking this into two distinct amendments, one being for the permit extensions and the other would address parking.

Mr. Turisk stated that it is the purview of the Planning Commission to decide when the temporary amendment that speaks to regulatory relief would cease. Ms. Croft stated that would be so hard to determine because of what we have to face with regards to the extending the stay at home order. Mr. Turisk suggested that we have a date through which this would be valid, and then it would be up to the Planning Commission to decide whether or not to extend. Mr. Turisk suggested a date of November 1, 2021. Mr. Freese stated that it could be made conditional upon the relaxation of all administrative or regulatory restrictions on commerce because of the COVID-19 pandemic. Ms. Johnson agreed with Mr. Freese. Mr. Freese stated we don't know whether the federal government may say that there are no more restrictions. Ms. Croft stated that the Governor can be more restrictive than the federal government. Mr. Freese stated that once the restrictions are lifted, then this should expire. Mr. Freese stated that these temporary relaxations of the regulation be predicated upon the lifting of the restrictions placed either by the federal government or the state government due to the COVID-19 pandemic. Mr. Turisk asked if the Planning Commission would like to include language that speaks to a time window for removal for temporary signage or temporary accessory structures such as 30 days of lifting of federal and state restrictions. Mr. Freese stated yes and noted that you may see that these distancing factors may end up being permanent in some cases.

Mr. Delana stated that he strongly supports the idea of breaking apart the permanent changes and moving forward with them while we wrestle with the trickier ones. Mr. Delana suggested considering a similar approach for pieces and parts of those that might be bites bite size morsels of low hanging fruit as opposed to the ones that become complex quickly such as how long the emergency might this last and parking questions. Mr. Delana stated that outdoor seating seems to him like a no

brainer and noted there are small businesses that aren't going to be here in six months if it takes many months to get a regulation approved.

Mr. Kavanaugh believes that the first proposal of establishing a date is reasonable because it only takes a motion and support to extend the time or at least indicate that time or sooner if federal and state guidelines allow. Discussion was held. Mr. Kavanaugh stated that this will not be settled tonight and the Planning Commission needs more time to review the proposed language.

Ms. Croft stated that next week she would like to look at the portion of the proposed amendment pertaining to the permanent permit extensions and the Planning Commission will work some more on the temporary. Ms. Croft asked for an update on the sign amendment. Mr. Turisk stated that staff got firm direction when this was discussed on March 4, 2020 and he will put together something quickly to allow the Planning Commission to springboard to a public hearing quickly. Discussion was held regarding the May 20, 2020 Planning Commission meeting agenda.

STAFF REPORT

No comments.

PLANNING COMMISSION COMMENTS

Mr. Kavanaugh stated that in regards to the findings of fact, there should be factors that do comply and factors that do not comply. Mr. Kavanaugh stated that if you look back at the old findings of fact, it will show factors that do comply and factors that do not comply. Mr. Kavanaugh stated that with each application you can find reasons that are unacceptable.

Ms. Johnson referred to the April 19, 2017 Planning Commission meeting minutes and noted that boat storage was approved for Ed Shovan's site.

PUBLIC COMMENTS

Mr. Gouine stated that a property owner would have a lot of difficulty building a temporary storage building. Mr. Gouine stated his concerns regarding 45 mph winds and temporary storage buildings. Mr. Gouine stated that if you allowed Knaffle Tent someone who is in the business to put a tent up that would okay. Mr. Gouine stated that a temporary pole barn without sides would be okay. Mr. Gouine stated that they will have to tear it down in six months. Mr. Gouine stated that is the only thing that's going to hold up.

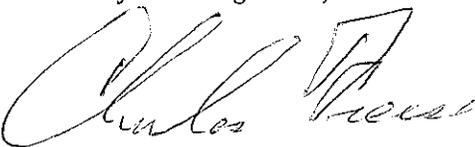
Ms. Lange stated that after listening to the last couple of hours she is extremely appreciative and thankful to have had the opportunity to listen to the Planning Commission be so thoughtful in their comments, in their time and in their care about businesses. Ms. Lange stated that she owns multiple businesses in downtown Cheboygan. Ms. Lange stated that the Planning Commission has taken the time to have the conversation and has acclimated to a virtual meeting. Ms. Lange stated the Planning Commission's flow and your efficiency as a board has been impressive to follow. Ms. Lange stated that the Planning Commission is fantastic and doing a great job. Ms. Lange thanked the Planning Commission for trying to create pathways for business owners in an emergency situation.

Mr. Turisk stated there is a Rising Waters In Northern Michigan webinar on May 14, 2020 for shoreline property owners at 11:00am.

Mr. Turisk stated that in regards to Census information, Michigan is ranked number five in the nation in terms of self response. Mr. Turisk stated that we are at 52% the national average is 47.8%. Mr. Turisk stated that Cheboygan County is at 46% in terms of self response and of that 21.3% responded by internet. Mr. Turisk stated that we are on pace to exceed 2010. Mr. Turisk stated that the Census Bureau has extended the self response phase to October 31 from July 31. Mr. Turisk encouraged those who haven't responded to the census questions to do so and to encourage others to do so.

ADJOURN

Motion by Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 9:21pm.



Charles Freese
Planning Commission Secretary