



# CHEBOYGAN COUNTY PLANNING COMMISSION

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## CHEBOYGAN COUNTY PLANNING COMMISSION SPECIAL MEETING & PUBLIC HEARING TUESDAY, AUGUST 11, 2020 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

- PRESENT:** Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana
- ABSENT:** Karen Johnson, Sharon Lyon
- STAFF:** Mike Turisk, Jen Merk, Jeff Lawson, Peter Wendling
- GUESTS:** Gil Archambo, Matthew Zimmerman, Michael Cressner, David Wolf, Rick Tromble, Michele Wolf, Eric Boyd, Sue Cleary, Andy Beethem, Bob Goodenow, Christina Beethem, Al German, Amanda Hoffman, Annette Eustice, Colin Whitehead, Jeff Zirpoli, Ken Kaliski, Ryan Poley, Sonia Singh, Timothy Wyler, Mark Hemstreet

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. Freese, to approve the agenda as presented. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson)

### APPROVAL OF MINUTES

There were no meeting minutes to be reviewed by the Planning Commission.

### PUBLIC HEARING AND ACTION ON REQUESTS

**Orion Renewable Energy Group, LLC** – The applicant requests a Special Use Permit for a Level 3 Solar Energy System – Photovoltaic (SES-PV), per Sections 9.3.27 and 10.3.16 of the Zoning Ordinance for construction of a “solar farm”/utility-scale solar energy generating facility in Grant Township. The subject properties are zoned Agriculture and Forestry Management (M-AF) and Lake and Stream Protection (P-LS) and are located approximately 13 miles southeast of the City of Cheboygan, along N. Black River Road, south of Twin Lakes Road and bounded by Ross Road to the south and Page Road to the north, Chamberlin Road to the east and Trudeau Road to the west. The subject properties are in sections 4, 5, 6, 8 and 9 and encompass approximately 1,572 acres on 31 parcels, tax parcel id numbers:

- |                        |                        |                        |
|------------------------|------------------------|------------------------|
| 1. 151-009-200-001-05  | 12. 151-008-300-007-00 | 23. 151-009-400-002-00 |
| 2. 151-006-100-004-00  | 13. 151-008-400-001-00 | 24. 151-009-200-002-00 |
| 3. 151-006-300-001-02  | 14. 151-008-200-001-02 | 25. 151-009-400-001-00 |
| 4. 151-006-100-005-00  | 15. 151-009-300-001-00 | 26. 151-009-200-003-00 |
| 5. 151-006-200-003-00  | 16. 151-009-100-003-00 | 27. 151-004-401-001-00 |
| 6. 151-006-200-005-00  | 17. 151-009-300-004-00 | 28. 151-005-100-001-00 |
| 7. 151-006-400-001-05  | 18. 151-009-400-004-00 | 29. 151-005-300-004-00 |
| 8. 151-008-400-003-00  | 19. 151-009-400-003-00 | 30. 151-005-300-008-00 |
| 9. 151-008-400-004-00  | 20. 151-009-200-001-07 | 31. 151-006-200-002-00 |
| 10. 151-008-100-004-00 | 21. 151-009-300-003-00 |                        |
| 11. 151-008-300-006-00 | 22. 151-009-100-004-03 |                        |

Mr. Turisk reviewed the staff report and pointed out the changes which had been made from the prior staff report dated July 6, 2020.

Mr. Turisk stated that Mr. Bartlett will need to recuse himself from the proceedings. Mr. Wendling asked Mr. Bartlett to explain why he is recusing himself. Mr. Bartlett stated that he has property which abuts the parcel leased by Orion upon which the step up transformer facility is to be located.

Ms. Croft asked the Planning Commission members if they have any comments.

Mr. Freese stated that he wished to add as exhibit 42 the USDA Letter Dated March 14, 2013, Subject Debt For Nature Conservation Contract. Mr. Freese stated that he had asked staff to obtain information from Orion in regards to the problem brought out by Mr. Eustice's letter of May 1, 2020 (Exhibit 25), concerning portions of the solar farm in Section 6 being located on land reserved under Public Act 116. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to add the USDA Letter Dated March 14, 2013 as Exhibit 42. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

**Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to waive the requirement for a scaled drawing at 1ft. = 100ft. and approve a scale 1ft. = 400ft. as agreed to in prior meetings. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

Ms. Croft asked the Planning Commission members if they have any questions on the staff report.

Mr. Kavanaugh stated that he did not feel that Orion's comments should be made part of the Findings since they were bound to be prejudiced in favor of the applicant. He felt they could be added to the minutes of the meeting but should not be part of the actual Findings. Mr. Wendling stated that it is the responsibility of the applicant to provide factual evidence that their application meets the requirements of the regulation and that it is the responsibility of the Planning Commission to evaluate the material and statements provided to determine if they are correct and if so what weight they should be given in determining whether the standards have been met. Mr. Freese stated that facts are facts, whether provided by the applicant, staff, Planning Commission members or by members of the public as evidenced in exhibits. Mr. Freese stated that incorporating Orion's comments, if appropriate and helpful, should be utilized in determining if a given factor has been met.

Ms. Croft asked whether there were any changes or addition to the General Findings.

Mr. Freese requested that Exhibit 37 be added to General Finding #1. Mr. Freese requested that Exhibits 30 and 37 be added to General Finding #2. Mr. Freese requested that Exhibits 29 and 37 be added to General Finding #3. Mr. Freese requested that Exhibits 29 and 37 be added to General Finding #6. Mr. Freese requested that Exhibit 37 be added to General Finding #8.

Mr. Freese stated he wished to add the following to the General Findings:

9. A Debt For Nature Conservation Contract was entered into on March 23, 2001 for a period of 50 years between David and Bronwyn Long and the U.S. Department of Agriculture covering two parcels of land in Grant Township, Section 6, T36N R1E. Parcel A consisted of 196.1 acres and parcel B consisted of 10.5 acres (Exhibit 25).
10. By letter dated March 14, 2013, 123.4 acres of land in Parcel A were released from the Long's contract (Exhibit 42).
11. A comparison of the maps provided in Exhibits 25 and 42, and the revised site plan provided by Orion (Exhibits 30 and 37), shows that solar panels and associated equipment located in Section 6 are situated on land that was released from the Debt For Nature Conservation Contract or are located on land that has never been under contract with the USDA.

**Motion** by Mr. Freese, seconded by Mr. Delana to add General Findings 9-11 and corrections to General Findings 1-8. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed the Findings of Fact Under Section 17.30.6C of the Zoning Ordinance.

The Planning Commission reviewed Section A regarding Setbacks. The Planning Commission added Exhibit 31 to #1 and #2. **Motion** by Mr. Freese, seconded by Mr. Borowicz, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed Section B regarding Vegetative Screening and Landscaping. The Planning Commission added Exhibit 31 and 37 to #1 and Exhibit 37 to #2. The Planning Commission changed "9 feet in height" to "8 feet in height" under #2. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed Section C regarding Noise. The Planning Commission deleted Exhibit 38 and added Exhibit 37 under #1. **Motion** by Mr. Kavanaugh, seconded by Mr. Freese, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed Section D regarding Electrical Interconnections. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed Section E regarding Height Restriction. The Planning Commission added Exhibit 16 to #1. **Motion** by Mr. Freese, seconded by Mr. Borowicz, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed Section F regarding Performance Guarantee. **Motion** by Mr. Freese, seconded by Mr. Borowicz, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed Section G regarding Final Reclamation. The Planning Commission added Exhibits 7, 29, 30 and 37 to #1. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed the Findings of Fact Under Section 18.7 of the Zoning Ordinance.

The Planning Commission reviewed section 18.7.a. The Planning Commission added Exhibit 37 to #1 and #2. **Motion** by Mr. Borowicz, seconded by Mr. Kavanaugh, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed section 18.7.b. The Planning Commission added Exhibit 37 to #1, #2, #3, #4, #5 and #7. The Planning Commission added Exhibit 29 to #7 and #8. The Planning Commission added as #11 "The Planning Commission finds that the Michigan Department of Natural Resources has indicated that it is unaware of any potentially significant impacts to the movement of large game species as a result of the installation of utility-scale solar projects, and that this has not been an issue for other types of development projects, including those with fragmented fenced areas. (Exhibit 36)" **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed section 18.7.c. The Planning Commission replaced #5 with "The Planning Commission finds that the RSG sound modeling analysis demonstrated that the noise generated by the solar panels, substation transmission lines and related equipment is well within the County's sound limits (Exhibits 11, 28 and 38). The Planning Commission added as #6 "The Planning Commission finds that a few people expressed concerns at the public hearing about the radiation levels and safety of the project. The Planning Commission finds that the applicant's Health and Safety Impacts of Solar Photovoltaics explained that photovoltaic technology and solar inverters are not known to pose any significant health dangers (Exhibits 9, 10, 11). The Planning Commission further finds that the project areas are already subject to high voltage transmission lines that likely produce substantially more radiation than will the project." **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that the standard has been met. Mr. Borowicz pointed out the fact that solar energy was only collected during daylight hours and therefore this is not a 24 hour operation. **Motion** by Freese, seconded by Mr. Kavanaugh to delete "and for 24 hours per day". Mr. Cressner stated that although solar energy is only collected during daylight hours that in fact operations and maintenance functions could be carried out during a 24 hour period. **Motion** by Mr. Freese, seconded by Mr. Borowicz, that the revised revised standard was met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed section 18.7.d. Mr. Kavanaugh stated that he didn't feel that the impact of the project on property values was adequately addressed. Mr. Freese asked whether the addition of Orion's paragraph 2 and 3 to the findings would adequately address Mr. Kavanaugh's concerns. Mr. Kavanaugh stated yes. The Planning Commission added as #6 "The Planning Commission finds that the proposed use will not diminish the opportunities for surrounding properties to develop as zoned. The Planning Commission further finds that it is consistent with agricultural uses as previously determined by the Michigan Department of agriculture and Rural Development in its guidance entitled "Policy for Allowing Commercial Solar Panel Development on PA 116 Lands". The Planning Commission further finds that PA 116 is the farmland preservation statute. The Planning Commission further finds that Level 3 SES-PV solar panels do not impact residential or natural resources in protection areas. (See Exhibits 7, 8, 9, 10, 11, 13, 14, 15, 17, 28, 30, 32, 34 and 37)". The Planning Commission added as #7 "The Planning Commission finds that the Cohn Reznick Property Value Impact Study demonstrated that there is no measurable and consistent difference in property value for properties adjacent to solar farms. The Planning Commission further finds that this was supported by interviews with local real estate brokers who stated that there is no difference in price, marketing periods, or demand for homes directly adjacent to solar farm facilities in Michigan. (See

Exhibits 5, 10 and 34)” **Motion** by Mr. Freese, seconded by Mr. Delana, that the standard has been met with the addition of Orion’s paragraph’s 3 and 4 as paragraphs 6 and 7. Motion carried. 5 Ayes (Freese, Borowicz, Croft, Ostwald, Delana), 1 Nay (Kavanaugh), 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed section 18.7.e. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed section 18.7.f. The Planning Commission deleted Exhibit 10 from #3 and #5. **Motion** by Mr. Freese, seconded by Mr. Borowicz, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed section 18.7.g. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed section 18.7.h. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed the Specific Findings of Fact Under Section 20.10 of the Zoning Ordinance.

The Planning Commission reviewed Section 20.10.a. The Planning Commission added as #4 “The Planning Commission finds that a level 3 SES-PV Solar Farm is compatible with agricultural uses as determined by the Michigan Department of Agricultural and Rural Development in its guidance document titled “Policy For Allowing Commercial Solar Panel Development ON PA116 Lands.” (Exhibit 38) The Planning Commission added as #5 “The Planning Commission finds that acreage previously set aside under a USDA Debt For Nature Conservation Contract had been released by Letter Dated March 14, 2013. (Exhibit 42)” **Motion** by Mr. Freese, seconded by Mr. Borowicz, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed Section 20.10.b. The Planning Commission corrected item 1 to read “620 -680 feet above sea mean level.” **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed Section 20.10.c. The Planning Commission added as #3 “The Planning Commission finds that the applicant will obtain the approval of the Drain Commissioner at or prior to the time of seeking building permits. (Exhibits 7, 28, 30, 37 and 38)” **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed Section 20.10.d. Not applicable.

The Planning Commission reviewed Section 20.10.e. **Motion** by Mr. Freese, seconded by Mr. Borowicz, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed Section 20.10.f. **Motion** by Mr. Freese, seconded by Mr. Borowicz, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed Section 20.10.g. Not applicable.

The Planning Commission reviewed Section 20.10.h. The Planning Commission replaced #1 with “The Planning Commission finds some localized security-related lighting may also be required during construction and/or operations. The Planning Commission further finds that perimeter and safety lights will be installed and used only on an as-needed basis for emergencies or protection against security breach. The Planning Commission further finds that lighting activated manually or by motion detection will be provided at points of site ingress and egress, any operations and maintenance, and the Project substation. The Planning Commission further finds that the on-site Project substation or switchyard will include lighting to allow for safety inspections or maintenance that may be required during the evening hours. The Planning Commission further

finds that lighting will also be provided next to the entrance door to the operations and maintenance building and mounted at the site entrance gates to allow for safe entry and exit. The Planning Commission further finds that since maintenance activities are not typically carried out during the evening hours, lights will only be turned on as needed. The Planning Commission further finds that all lighting will be shielded and directed downward to minimize any effects to the surrounding area (adjacent properties and adjacent streets). (See Exhibits 7, 12, 14, 16, 28, 30, 37 and 38)” **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

The Planning Commission reviewed Section 20.10.i. Not applicable.

The Planning Commission reviewed Section 20.10.j. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that the standard has been met. Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

**Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to approve the special use permit based on the amended General Findings, Findings of Fact Under Section 17.30.6.C , Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 with the following conditions:

1. The applicant shall comply with requirements for Level 3 Solar Energy Systems – SES-PV, per Section 17.20 of the Zoning Ordinance, as applicable.
2. Prior to issuance of any County Department of Building Safety building permits, the Project shall be in compliance with the Department of Environment, Great Lakes and Energy’s (EGLE) Soil Erosion and Sedimentation Control Program, Part 91, as applicable.
3. Prior to construction or commencing with construction preparation activities including, but not limited to, land clearing, grubbing and/or grading, the applicant shall obtain County Department of Building Safety permits, as applicable.
4. Prior to construction, the applicant shall obtain all County Road Commission permits, as applicable, and submit written confirmation of compliance with County Road Commission requirements with regard to fencing and screening installations.
5. The applicant shall repair any damage to existing roadways caused by construction vehicles following construction, or during construction as necessary, to maintain safe driving conditions.
6. To minimize negative hydrological impacts, the applicant shall restore development-impacted on-site watercourses to pre-development conditions following construction (except for drainage features specifically designed to mitigate drainage impacts).
7. The Project shall comply with District Health Department No. 4 requirements, as applicable.
8. Herbaceous and woody vegetation installed and utilized as ground cover and screening purposes shall be maintained for the duration of the useful life of the Project. In addition, dead, dying and diseased herbaceous and woody vegetation shall be replaced yearly as needed for the duration of the useful life of the Project.
9. Transformers that will serve the project shall be specified to be 5 dBA lower than the National Electrical Manufacturer’s Association (NEMA) TR-1 standard sound levels.
10. Prior to building permit issuance the applicant shall provide a crossing agreement with the utility holding the power line easement for that portion of Section 6 along North Black River Rd. where an access point is proposed.
11. Prior to beginning construction or commencing with site preparation activities, including, but not limited to, land clearing, grubbing and/or grading, a performance guarantee shall be furnished to the County by the owner(s) or their legal representatives of the Level 3 Solar Energy System – SES-PV in the form of a cash deposit, certified check, irrevocable letter of credit, surety bond or other guarantee form acceptable to the County in an amount equal to the estimated costs associated with removal of the Level 3 Solar Energy System – SES-PV, including all solar panels, supporting structures, inverters, transformers and all associated equipment in accordance with the

decommissioning and restoration plan per Section 17.30.3.3.M. The performance guarantee shall be subject to the approval of the County prior to beginning construction or commencing with site preparation activities, including, but not limited to, land clearing, grubbing and/or grading.

The performance guarantee shall be reviewed and revised if necessary every five years to determine if the amount of the performance guarantee is sufficient to cover the work required to be accomplished under the decommissioning plan. The applicant shall be responsible under section 18.9 for all expenses incurred by the county related to the county's monitoring of the implementation and construction of the approved special use and site plan including but not limited to the monitoring of all to be built and built out operational phases of the approved project through its decommissioning to ensure compliance with the approved special use and site plan with conditions.

12. The applicant shall provide the Planning and Zoning Department the Acceptance of Conditions form to be attached to the special land use approval letter within thirty (30) calendar days from the date of the approval letter. This form shall be signed by the owner(s) or their legal representatives of the Level 3 Solar Energy System - Photovoltaic (SES-PV). The applicable building permit application(s) shall include a site plan in conformance with this special land use that meets all applicable site development standards (such as minimum required setbacks from property boundaries) and appropriate building permit fees, as applicable. Permits must be issued within twelve (12) months from the date of the special land use approval letter (unless a special use extension request is approved by the Planning Commission, pursuant to Section 18.12.a, as amended), otherwise the special land use may be deemed void upon thirty (30) days written notification to the applicant.
13. Any changes to the approved special use shall be subject to review by the Planning and Zoning Department and may require an application for special use amendment and approval by the Planning Commission.
14. It is the applicant's responsibility to obtain any additional permits or meet additional conditions, if any, that may be applicable to the proposed land use pursuant to other federal, state, or local laws or regulations.

A copy of the final approved General Findings and Findings of Fact Under Sections 17.30.6.C, 18.7 and 20.10 as amended are attached to and become a part hereof these minutes of the August 11, 2020 Planning Commission meeting.

Motion carried. 6 Ayes (Freese, Kavanaugh, Borowicz, Croft, Ostwald, Delana), 0 Nays, 2 Absent (Lyon, Johnson), 1 Recused (Bartlett)

#### **UNFINISHED BUSINESS**

No comments.

#### **NEW BUSINESS**

No comments.

#### **STAFF REPORT WITH UPDATE ON MASTER PLAN REVISION**

Mr. Turisk stated that Commissioner Cal Gouine's funeral will be held on Thursday, August 13, 2020 at 10:00am.

Mr. Turisk stated that copies of the Planning and Zoning News have been distributed to the Planning Commission members. Mr. Turisk stated that there is a timely article on a Supreme Court decision regarding short term rentals.

#### **PLANNING COMMISSION COMMENTS**

Mr. Kavanaugh stated that Orion did a good job in answering all of the Planning Commission's questions and the public's concerns.

#### **PUBLIC COMMENTS**

Mr. Cressner stated he is the Director of Development. Mr. Cressner thanked Cheboygan County, Planning and Zoning staff and the Planning Commission. Mr. Cressner stated he appreciated working with everyone in the county and we're looking forward to working with the community to get this project done. Mr. Cressner stated that they really appreciate all the effort and hard work and they appreciate all the hours everyone spent in this.

Mr. Archambo stated that Mr. Freese covered his comments regarding road damage. Mr. Archambo stated that he wants to ensure that any damage to roads will be taken care of so that the township residents do not have to bear that burden.

Mr. Germain stated that he is with Orion and he agrees with Mr. Cressner's comments. Mr. Germain thanked the Planning Commission for persevering through difficult organizational challenges.

Ms. Hoffman stated that she is with Orion. Ms. Hoffman thanked the Planning Commission for taking the time and helping them get through the review process.

Mr. Zirpoli expressed his appreciation for the Planning Commission's review of the project.

Ms. Singh stated that she is associated with Kohn Resnick. Ms. Singh thanked the Planning Commission for their time and effort in reviewing this application.

Mr. Wolf stated that he hopes this project is able to begin soon and he hopes bigger and better things come to Cheboygan.

Mr. Tromble stated that solar energy is the power for the future and it is the right thing to do for the environment.

**ADJOURN**

**Motion** by Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:41pm.

A handwritten signature in cursive script, appearing to read "Charles Freese", written over a horizontal line.

Charles Freese  
Planning Commission Secretary