



CHEBOYGAN COUNTY PLANNING COMMISSION

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CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, OCTOBER 17, 2018 AT 7:00 PM ROOM 135 - COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdyk, Churchill, Lyon
ABSENT: None
STAFF: Michael Turisk
GUESTS: Eric Boyd, Carl Muscott, Cal Gouine, Bob Lyon, Roberta Matelski, John Moore, Russell Crawford, Cheryl Crawford, Karen Johnson

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

APPROVAL OF MINUTES

The October 3, 2018 Planning Commission minutes were presented. **Motion** by Mr. Borowicz, seconded by Mr. Churchill, to approve the meeting minutes as presented. Motion carried unanimously.

PUBLIC HEARING AND ACTION ON REQUESTS

No comments.

UNFINISHED BUSINESS

Continued discussion regarding the County's Capital Improvement Plan.

Mr. Turisk introduced the Capital Improvement Plan. Discussion was held. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh to schedule a public hearing on the Capital Improvement Plan for November 7, 2018. Motion carried unanimously.

Continued discussion regarding the draft Amendment to the Zoning Ordinance relative to Motor Vehicle and Fuel Sales Uses.

Mr. Turisk discussed the information on the Motor Vehicle and Fuel Sales Uses amendment, explaining changes made by legal counsel. Discussion was held. **Motion** by Mr. Freese, seconded by Mr. Churchill, to schedule a public hearing on the Motor Vehicle and Fuel Sales Uses Amendment for November 7, 2018. Motion carried unanimously.

Continued discussion regarding the draft Amendment to the Zoning Ordinance relative To Solar Energy Systems.

Mr. Turisk introduced the revisions to the solar ordinance. Mr. Freese went over changes agreed to with legal counsel in his memo of October 11, 2018. Mr. Freese then went over all changes proposed by Mr. Muscott's email dated September 18, 2018 and made changes to the draft that were agreed to by the Planning Commission. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to schedule a public hearing on the Solar Energy Systems amendment for November 21, 2018. Motion carried unanimously.

NEW BUSINESS

No comments.

STAFF REPORT

Mr. Turisk that an offer was made for the Code Enforcement Officer position and it was accepted. Mr. Turisk stated the

expected start date for the new employee will be October 30, 2018. Mr. Turisk stated that the new employee will be asked to attend a future meeting to meet the Planning Commission members. Discussion was held.

PLANNING COMMISSION COMMENTS

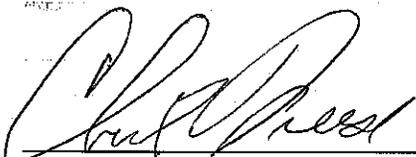
Discussion was held regarding if the proposed solar amendment will work for developers.

PUBLIC COMMENTS

Mr. Muscott stated that the Level 2 system is the largest system that the public will be involved with and site plan review is required for any system larger than 1,333sf. Mr. Muscott stated that he could purchase two ten acre parcels and put a solar system on each one that is under 1,333sf. Mr. Freese referred to page 6 of the proposed Solar Energy System amendment and read "A Level 2 PV-S System(s) may be located on any parcel within the zoning district that permits these systems to service each building on that lot or lot of record parcel." Mr. Muscott stated that he appreciates the Planning Commission's work on this amendment. Mr. Borowicz noted that a Level 2 PV-S System on a parcel of 2 acres, with more than 1,333sf of solar collection surface, requires a special use permit. Discussion was held.

ADJOURN

Motion by Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 9:11pm.



Charles Freese
Planning Commission Secretary