



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, OCTOBER 18, 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.) **Telecad Wireless Site Design Inc. on behalf of Verizon Wireless and Chuck and Carol Underwood** Requests a Special Use Permit for a wireless communication facility (section 17.13.). The proposed wireless communication facility address is 4802 Carlson Road. The property address is 4981 Riggsville Road. The property is located in Inverness Twp., section 20, parcel #091-020-300-002-00, and is zoned Agriculture and Forestry Management (M-AF).
- 2.) An amendment to Cheboygan County Zoning Ordinance #200 to add Article 10A to provide for the Lake and Stream Protection Shelter Overlay (P-LS-SO) zoning district and provide conditions and requirements for boat shelters.

UNFINISHED BUSINESS

- 1.) Sign Ordinance Amendment Relative To Content Based Regulation

NEW BUSINESS

STAFF REPORT

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, SEPTEMBER 20, 2017 AT 7:00 P.M. ROOM 135 – COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill, Jazdzyk
ABSENT: None
STAFF: Scott McNeil
GUESTS: Eric Boyd, Bob Lyon, John F. Brown, Cal Gouine, John Moore, Carl Muscott, Karen Johnson, Russell Crawford, Cheryl Crawford, Mike Vroman, Mary Vroman, Rae Bontekoe, Matthew Shann,

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.

PUBLIC HEARING AND ACTION ON REQUESTS

Rae Bontekoe – Requests a Special Use Permit for an Event Venue (Section 9.3.3. pursuant to Zoning Ordinance Amendment #140). The property is located at 8739 Brudy Road, Ellis Township, section 18, parcel #210-018-400-002-01 and is zoned Agriculture and Forestry Management (M-AF).

Mr. McNeil stated that in June 2016 the Planning Commission reviewed a similar application for Ms. Bontekoe. Mr. McNeil stated that the special use permit has expired and Ms. Bontekoe is seeking a new special use permit. Mr. McNeil noted that a smaller tenting area is proposed in the current application and as a result, the parking area is also smaller. Mr. McNeil stated that this falls under the Assembly, Educational or Social Event Facility for an Events Venue use. Mr. McNeil stated that the property is zoned Agriculture and Forestry Management and a special use permit is required for this type of use. Mr. McNeil stated that this application includes a request for public venues such as art fairs.

Ms. Bontekoe stated that she would like to be able to have a small craft show in the barn. Ms. Lyon asked if the parking would stay the same. Ms. Bontekoe stated yes and it may possibly be less. Mr. Churchill asked if there will be any flea markets. Ms. Bontekoe stated no. Mr. Kavanaugh asked if everything will be located in the barn or in the tent. Ms. Bontekoe stated yes. Ms. Croft asked for public comments. Ms. Vroman stated that she lives on Brudy Road where it is supposed to be agricultural and residential for families. Ms. Vroman stated that what Ms. Bontekoe is requesting is not right. Ms. Vroman stated that there are more children on this road now than there have been in the past. Ms. Vroman stated it is not fair to the neighbors and the children to have events going until 11:00pm. Ms. Vroman questioned how there will only be parking for 55 cars when there may be 250 people attending a wedding. Ms. Vroman asked how it is fair to bring in a commercial business to a residential and farming area. Ms. Vroman questioned if the barn is up to standards in regards to the bathrooms. Ms. Vroman stated that the barn smells like mold. Mr. McNeil stated that the barn will have to be brought up to code. Ms. Vroman stated that this is not fair to the neighbors. Ms. Vroman stated that the neighbors shouldn't have to change their lifestyle because the applicant wants to bring in arts and crafts. Ms. Bontekoe stated that she will suggest to the bride that she should rent a shuttle for the bridal party.

Public comment closed.

Mr. Kavanaugh stated that the Health Department has approved the site and there will be a new septic system and bathrooms. Mr. Kavanaugh stated that there will be an upgraded well. Mr. Kavanaugh stated that all changes to the building have to be

approved by the Department of Building Safety. Mr. Kavanaugh stated that there are a lot of uses that can be approved in the Agriculture and Forestry Management Zoning District.

Mr. Ostwald asked if there will be a designated area for smoking. Ms. Bontekoe stated that she would prefer to not allow smoking. Ms. Bontekoe stated she is not aware of a law that requires her to have a designated area for smoking. Ms. Bontekoe stated a designated area for smoking is required, it would be located on her blacktop driveway.

Mr. Freese asked if the Department of Building Safety has visited the site. Mr. McNeil stated he believes that Matt Cronk has visited the site.

Motion by Mr. Kavanaugh, seconded by Mr. Churchill, to grant the topography waiver request. Motion carried unanimously.

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.

Mr. Kavanaugh asked if the Planning Commission has ever discussed a designated smoking area for any other requests in the past. Mr. Churchill stated no. Mr. Freese stated that it has never been required in the past. Discussion was held regarding requesting comments from the fire department regarding this request. Ms. Lyon stated there should be strict adherence to the hours of operation. Discussion was held.

Motion by Mr. Kavanaugh, seconded by Mr. Bartlett, 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 with the following conditions:

1. Everyone is to vacate the property by 11:30pm
2. Clean up can continue the next day
3. Approval by the fire department after completion of renovations
4. Department of Building Safety requirements be met
5. Cheboygan County Road Commission requirements be met
6. Health Department #4 requirements be met

Motion carried unanimously.

UNFINISHED BUSINESS

Zoning Ordinance Amendment Regarding Boat Shelter Overlay District

Mr. McNeil stated that this amendment has been reviewed by legal counsel. Mr. McNeil noted that formatting changes to the amendment are noted in his memo to the Planning Commission. Mr. McNeil referred to section 10A.3.2.4 and stated that Mr. Jazdyk has concerns that this states that no part of the shelter shall extend more than 2ft. from the wall or edge of the boat well but then in another section there is an allowance for up to 2ft. for the eave. Mr. McNeil suggested that there should be an exception for the eaves in this section so that it will be clear. Mr. McNeil stated he will make this change. Mr. McNeil stated that the amendment is ready for a public hearing.

Mr. Muscott referred to section 10A.3.2.3 and stated that he thought that the width of the boat structure is self-regulating but now there is an allowance of 20% of the lot width. Mr. Muscott stated that this would allow a 40ft. wide boat shelter if the lot is 200ft. wide. Mr. Muscott asked if the word "greater" should be "less". The Planning Commission agreed that "greater" should be changed to "less". Discussion was held regarding boat shelters not being allowed on a shared waterfront.

Motion by Mr. Freese, seconded by Mr. Kavanaugh, to schedule a public hearing for October 18, 2017. Motion carried unanimously.

Sign Ordinance Amendment Relative To Content Based Regulation

Mr. McNeil stated that the amendment has been updated to use lot width instead of a front lot line as a means to determine the size of the sign allowed. Mr. McNeil stated the remainder of the amendment document remains as last viewed by the Planning Commission. Ms. Croft asked if this amendment has been reviewed by legal counsel. Mr. McNeil stated that it has been reviewed by legal counsel, but he would like to have it reviewed again. Ms. Croft stated that Mr. McNeil should send the amendment to legal counsel for review.

Zoning Ordinance Amendment Relative To Bar And Restaurant Uses

Mr. McNeil explained that Barns and taverns will be replaced with Bar and Restaurant, Restaurant carry out, Restaurant drive

in and Restaurant, Fast Food in section 6.2.3. Mr. McNeil stated that Drive in eating establishments, fast food establishments, and restaurants will be replaced with Drive Through in section 6.2.9. Mr. McNeil stated that site plan review will be required for these uses in the Commercial Development zoning district.

Mr. McNeil stated that Bar and Restaurant will replace Entertainment and eating establishments in Section 9.3.5. Mr. McNeil stated that a special use permit will be required for this use in the Agriculture and Forestry Management zoning district. Mr. McNeil stated that Bar and Restaurant will replace Restaurant/Bar in section 10.3.14. Mr. McNeil noted that a special use permit will be required for this use in the Lake and Stream Protection zoning district.

Mr. McNeil referred to the Village Center zoning district and stated that Bar and Restaurant will replace Bar and taverns in section 13.2.2. Mr. McNeil stated that Restaurants will be removed from section 13.2.11 and this section will be reserved for future use.

Mr. McNeil referred to the Village Center Indian River zoning district and stated that Bar, restaurant and restaurant carryout will replace Bar and taverns in section 13A.2.4. Mr. McNeil stated that Restaurants will be removed from section 13A.2.13 and this section will be reserved for future use.

Mr. McNeil referred to the Village Center Indian River Overlay zoning district and stated Bars and Taverns will be replaced with Bar, Restaurant and Restaurant in section 13B.2.2. Mr. McNeil stated that Restaurant will be removed from section 13B.2.8 and will be reserved for future use.

Mr. McNeil stated referred to Village Center Topinabee zoning district and Bars and Taverns will be replaced with Bar, Restaurant and Restaurant in section 13C.2.4. Mr. McNeil stated that Restaurant will be removed from section 13C.2.12 and will be reserved for future use.

Mr. McNeil stated referred to Village Center Topinabee Overlay zoning district and stated that Bars and Taverns will be replaced with Bar, Restaurant and Restaurant in section 13D.2.1. Mr. McNeil stated that Restaurant will be removed from section 13D.2.5 and will be reserved for future use.

Ms. Croft asked if this amendment has been reviewed by legal counsel. Mr. McNeil stated no. Mr. Kavanaugh recommended that this amendment be forwarded to Tuscarora Township and Mullett Township for their review and comment.

NEW BUSINESS

Zoning Ordinance Amendment Regarding Office, Health And Fitness Center And Personal Service Center Uses

Mr. McNeil reviewed the proposed definitions of Health and fitness center, Personal service center, and office. Mr. McNeil stated that Health and fitness center and Personal service center are proposed to be uses that will require site plan review in the Commercial Development zoning district. Mr. McNeil stated that Personal service center is a proposed use in the Indian River Village Center zoning district and Indian River Village Center Overlay zoning district that will require site plan review.

Mr. Freese stated his concerns regarding the use of the term profession in the definition of Office. Mr. Freese stated that a profession used in this context is any type of work. Mr. Freese stated that ditch digging could be considered a profession in this context. Mr. Freese suggested changing the word profession to business.

Ms. Croft asked if this amendment has been reviewed by legal counsel. Mr. McNeil stated no. Mr. McNeil noted that this amendment should be sent to Tuscarora Township for their review.

STAFF REPORT

Mr. McNeil stated that he will be retiring in 5 months and stated that he has one more amendment for the Planning Commission to review. Mr. McNeil suggested holding off reviewing any new amendments until a new person is hired.

PLANNING COMMISSION COMMENTS

Mr. Kavanaugh asked what criteria the Road Commission uses to determine if curb and gutter are required. Discussion was held.

PUBLIC COMMENTS

Mr. Brown referred to section 10A.3.2.4 of the Boat Shelter Overlay amendment and encouraged the Planning Commission to change the 2ft. to 4ft. to allow for 36in. for a wheelchair. Mr. McNeil stated that this amendment requires open side walls. Discussion was held.

ADJOURN

Motion by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 7:43pm.

Charles Freese
Planning Commission Secretary

DRAFT

CHEBOYGAN COUNTY PLANNING COMMISSION

Telecad on behalf of Verizon Wireless – Revised 10/17/17

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. Mailing List (2 Pages)
6. Project Plans
 - a. Title Sheet (1 Page)
 - b. Site Survey (1 Page)
 - c. Site Survey (1 Page)
 - d. Overall Site Layout Plan (1 Page)
 - e. Equipment Layout Plan (1 Page)
 - f. Site Details (1 Page)
 - g. Area Map (1 Page)

The following items were added to exhibit list on 10/06/17:

7. Email dated 10/06/17 From Brent Shank, Cheboygan County Road Commission Manager/Engineer (1 Page)

The following items were added to exhibit list on 10/11/17:

8. Fence Details (1 Page)

The following items were added to exhibit list on 10/17/17:

9. Email dated 10/16/17 From Kimberly Socolovitch (1 Page)

Note: Planning Commission members have exhibits 1 and 2.

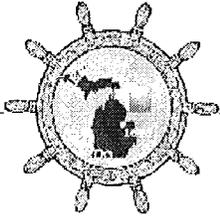
NOTICE
CHEBOYGAN COUNTY PLANNING COMMISSION MEETING and PUBLIC HEARING
WEDNESDAY, OCTOBER 18, 2017 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721

A Public Hearing will be held to receive public input on the following matters:

- 1.) **Telecad Wireless Site Design Inc. on behalf of Verizon Wireless and Chuck and Carol Underwood**
Requests a Special Use Permit for a wireless communication facility (section 17.13.). The proposed wireless communication facility address is 4802 Carlson Road. The property address is 4981 Riggsville Road. The property is located in Inverness Twp., section 20, parcel #091-020-300-002-00, and is zoned Agriculture and Forestry Management (M-AF).
- 2.) An amendment to Cheboygan County Zoning Ordinance #200 to add Article 10A to provide for the Lake and Stream Protection Shelter Overlay (P-LS-SO) zoning district and provide conditions and requirements for boat shelters.

Please visit the Planning and Zoning office or visit our website to see the proposed ordinance amendment and special use permit applications 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.



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PROPERTY LOCATION

Address 4802 Carlson Road	City / Village Cheboygan	Twp / Sec. Inverness/20	Zoning District M-A-F
Property Tax I.D. Number 091-020-300-002-00	Plat or Condo Name / Lot or Unit No.		

APPLICANT

Name Telecad on behalf of Verizon Wireless	Telephone 423-843-9500	Fax 423-843-9509
Address 1961 Northpoint Blvd., St 130	City, State & Zip Hixson, TN 37343	E-Mail daniel.smith@telecadeng.com

OWNER (If different from applicant)

Name Chuck and Carol Underwood	Telephone 248-625-0699	Fax
Address 7058 Ridgewood Road	City, State & Zip Clarkston, MI 48346	E-Mail underwoodcarol@gmail.com

PROPOSED WORK

<p>Type (check all that apply)</p> <p><input type="checkbox"/> New Building <input type="checkbox"/> Reconstruction</p> <p><input type="checkbox"/> Addition <input type="checkbox"/> Relocated Building</p> <p><input type="checkbox"/> Change in Use or Additional Use <input type="checkbox"/> Sign, Type: _____</p> <p style="padding-left: 150px;"><input checked="" type="checkbox"/> Other: <u>New Cell Tower Facility</u></p>	<p>Building/Sign Information</p> <p>Overall Length: _____ feet</p> <p>Overall Width: _____ feet</p> <p>Floor Area: _____ sq. feet</p> <p>Overall Building Height: _____ feet</p> <p>Sign Area: _____ sq. feet</p> <p>Sign Height _____ feet</p>
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PROPOSED USE (check all that apply)

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

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

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

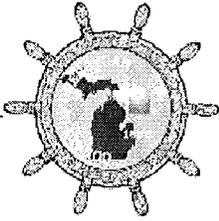
Directions to site: 3 h 49 min (268 miles) via I-75 N Fastest route, the usual traffic 24242 Northwestern Hwy Southfield, MI 48075 Get on M-10 N 2 min (0.9 mi) Head northwest on Northwestern Hwy toward Lee Baker Dr 0.7 mi Use the left lane to take the ramp onto M-10 N

0.2 mi Drive from US-23 N and I-75 N to Munro Township. Take exit 322 from I-75 N 3 h 42 min (265 mi) Merge onto M-10 N

2.4 mi Use the left 2 lanes to take exit 18C for Interstate 696 W toward Lansing 0.5 mi Merge onto I-696 W 8.2 mi Merge onto I 96 W 15.4 mi Take the exit toward US-23 N 0.1 mi Keep right at the fork to continue on Exit 148B, follow signs for US-23

N/Flint and merge onto US-23 N 31.1 mi Merge onto I-75 N 207 mi Take exit 322 toward Cheboygan/Peliston/County Rd 64 0.4 mi Continue on County Rd 64/Riggsville Rd. Drive to Church Rd in Inverness Township 2 min (1.6 mi) Turn right onto County Rd 64/Riggsville Rd 1.5 mi Turn right onto Church Rd 0.2 mi 4981 Riggsville Rd Cheboygan, MI 49721

SPECIAL LAND USE PERMIT APPLICATION



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

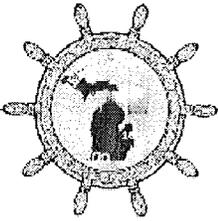
New cell tower, will operate 24 hrs a day, will not require full time on site employees. Site will be visited two times per month by technician.

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.
We chose the shortest driveway route and picked the flattest spot possible to minimize grading and to save the existing trees on the road front.
- 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.
Same as A
- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
We will stay within the existing site drainage. The property slopes to the north on same parcel.
- 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.
Site will have green vinyl inserts installed on chain link fence.
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
No buildings are being proposed.
- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
Driveway at Carlson Road.
- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
N/A
- h. Exterior lighting shall be arranged as follows:
 - i. It is deflected away from adjacent properties. pointed down and shielded on a 2 hour timer
 - ii. It does not impede the vision of traffic along adjacent streets. _____
 - iii. It does not unnecessarily illuminate night skies. _____

SPECIAL LAND USE PERMIT APPLICATION



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SPECIAL LAND USE PERMIT APPLICATION

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.

Unmanned Cell Site with very limited use.

- 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.

VZW will meet all applicable State, Federal and County requirements.

3. Size of property in sq. ft. or acres: 76.42 Acres

4. Present use of property:
Vacant AG

5. SUP Standards:

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

Yes M-AF

- b. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole? **Explain.** No

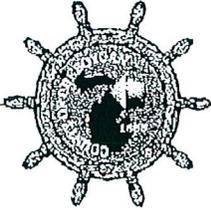
- c. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public highway or seen from any adjoining land owned by another person? **Explain.** No the tower will be gray galvanized to reduce glare

- 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

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

No

- f. Will the proposed special land use be adequately served by public or private streets, water and sewer facilities, and refuse collection and disposal services? **Explain.** No site access off of Carlson Road, No disposal services required.



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- g. Will the proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services? No
- h. Will the proposed special land use comply with all specific standards required under this Ordinance applicable to it (i.e. parking, setbacks, etc)? Yes
6. Does the proposed use of the property include or involve either:
- Junk or salvage yard (Section 3.6) YES NO
 - Mineral extraction (Section 17.17) YES NO
- If YES, this application must include a written plan as described in the Zoning Ordinance.*
7. Attach a copy of Warranty Deed or other proof of ownership.
8. Attach a copy of certified Property Survey or dimensioned property land plat.

AFFIDAVIT

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

Applicant's Signature Daniel Smith Date 09/15/17

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

Yes No

Owner's Signature Charles W. Underwood Date 9-5-17
Carol A. Underwood

FOR PLANNING /ZONING DEPT. USE ONLY

Date Received:	<u>9/18/17</u>	Notes:
Fee Amount Received:	<u>\$225.00</u> <u>CHECK # 12410</u>	
Receipt Number:	<u>5901</u>	
Public Hearing Date:	<u>10/18/17</u>	
Planning/Zoning Administrator Approval:		
 Signature	<u>9/18/17</u> Date	

SPECIAL LAND USE PERMIT APPLICATION

SPECIAL LAND USE PERMIT APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

ALL ITEMS LISTED BELOW MUST BE SUBMITTED IN ORDER FOR THIS APPLICATION TO BE DEEMED COMPLETE. INCOMPLETE APPLICATIONS WILL NOT BE REVIEWED OR PROCESSED. EACH SITE PLAN SHALL DEPICT THE ITEMS LISTED BELOW, EXCEPT FOR THOSE ITEMS DETERMINED DURING THE PRE-APPLICATION CONFERENCE TO NOT BE APPLICABLE.

PLACE A CHECK MARK NEXT TO EACH REQUIREMENT TO SHOW THAT THE INFORMATION HAS BEEN SUPPLIED OR THAT A WAIVER IS BEING REQUESTED. IF A WAIVER IS BEING REQUESTED PLEASE NOTE ON THE NEXT PAGE THE REASON FOR THE WAIVER. SIGN AND DATE THIS CHECKLIST WHEN ALL ITEMS HAVE BEEN COMPLETED. PLEASE SUBMIT THIS CHECKLIST WITH YOUR APPLICATION.

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
<i>x</i>		a. North arrow, scale and date of original submittal and last revision. Site plan is to be drawn at a scale of 1 inch = 100ft. or less.
<i>x</i>		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.
<i>x</i>		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
<i>x</i>		d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
	<i>x</i>	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.
<i>x</i>		f. Location of existing and proposed buildings and intended uses thereof.
<i>x</i>		g. Details of entryway and sign locations should be separately depicted with an elevation view.
N/A		h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
<i>x</i>		i. Location, size, and characteristics of all loading and unloading areas.
	<i>x</i>	j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
<i>x</i>		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.
<i>N/A</i>		l. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

SPECIAL LAND USE PERMIT APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
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.
	x	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
x		s. Floor plans, when needed to determine the number of parking spaces required.

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

SECTION

REASON FOR WAIVER REQUEST

E

Manmade ditch at the road, site is not in a flood plain or in wetlands. No bodies of water near site.

J

No sidewalks, walkways, bicycle paths near site location.

P

No trash receptacles or solidwaste disposal proposed

R

No proposed or existing storage facilities on site.

N

Will install green vinyl inserts installed on chain link fence.

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.

Daniel Smith

SIGNATURE

09/15/17

DATE

August 12, 2017

Mr. John Beasley
Verizon Wireless

RE: Proposed 220 ft Sabre Self-Supporting Tower for #6749 Riggsville, MI

Dear Mr. Beasley,

Upon receipt of order, we propose to design and supply a 220 ft self-supporting tower for the above referenced project for a Basic Wind Speed of 89 mph (115 mph ultimate per the 2015 International Building Code) with no ice and 40 mph with 1/2" radial ice, Structure Class II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

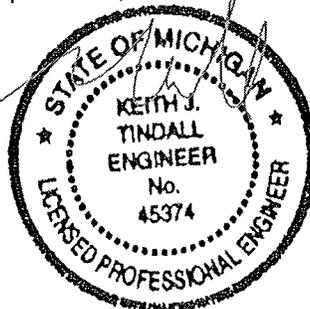
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. ***Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.*** In the unlikely event of total separation, this would result in collapse within a radius of 110 feet.

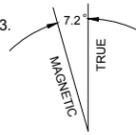
Sincerely,

Keith J. Tindall, P.E.
Vice President of Engineering



LATITUDE & LONGITUDE

LATITUDE AND LONGITUDE OF SITE ARE BASED ON NAD 83.
 LATITUDE: 45° 34' 41.30"N 45.578138°
 LONGITUDE: 84° 35' 08.25"W -84.585625°
 GROUND ELEVATION AT TOWER BASE: 862' AMSL



SITE INFORMATION

SITE ADDRESS:
 4748 CARLSON ROAD
 CHEBOYGAN, MI 49721

PROPERTY OWNER:
 CHUCK AND CAROL UNDERWOOD
 7058 RIDGEWOOD ROAD
 CLARKSTON, MI 48346

PARCEL ID

091-020-300-002-00

PARENT PARCEL DESCRIPTION (AS PROVIDED)

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF CHEBOYGAN, TOWNSHIP OF INVERNESS, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
 THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 2 WEST, EXCEPTING THAT PART THEREOF THAT LIES ON THE NORTHERLY SIDE OF WHAT IS NOW RIGGSVILLE ROAD. ALSO ALL THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, THAT LIES ON THE SOUTH SIDE OF WHAT IS NOW RIGGSVILLE ROAD.

LEASE AREA DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 37 NORTH, RANGE 02 WEST, INVERNESS TOWNSHIP, CHEBOYGAN COUNTY, MICHIGAN DESCRIBED AS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 89°19'42" EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1,105.19 FEET; THENCE NORTH 00°39'53" EAST A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT OF WAY OF CARLSON ROAD (66' / PUBLIC); THENCE CONTINUE NORTH 00°39'53" EAST A DISTANCE OF 31.45 FEET; THENCE NORTH 38°14'35" EAST A DISTANCE OF 80.23 FEET; THENCE NORTH 89°59'35" EAST A DISTANCE OF 14.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'25" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 89°59'35" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°00'25" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°59'35" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,000 SQUARE FEET OR 0.230 ACRES. DESCRIBED LEASE CONTAINS 10,000 SQUARE FEET OR 0.230 ACRES.

ACCESS/UTILITY EASEMENT DESCRIPTION

AN EASEMENT FOR INGRESS/EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER/UNDER AND ACROSS ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 37 NORTH, RANGE 02 WEST, INVERNESS TOWNSHIP, CHEBOYGAN COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 89°19'42" EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1,105.19 FEET; THENCE NORTH 00°39'53" EAST A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT OF WAY OF CARLSON ROAD (66' / PUBLIC) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°39'53" EAST A DISTANCE OF 31.45 FEET; THENCE NORTH 38°14'35" EAST A DISTANCE OF 80.23 FEET; THENCE NORTH 89°59'35" EAST A DISTANCE OF 14.45 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED LEASE AREA; THENCE NORTH 89°59'35" EAST ALONG THE SOUTH LINE OF SAID LEASE A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LEASE; THENCE SOUTH 00°00'25" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°59'35" WEST A DISTANCE OF 99.89 FEET; THENCE SOUTH 38°14'35" WEST A DISTANCE OF 55.47 FEET; THENCE SOUTH 00°39'53" WEST A DISTANCE OF 21.25 FEET TO SAID NORTH RIGHT OF WAY; THENCE NORTH 89°19'42" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6,041 SQUARE FEET OR 0.139 ACRES.

GENERAL NOTES

NO PROPOSED MUNICIPAL SEWER OR WATER UTILITIES ARE REQUIRED FOR THIS SITE. THERE WILL BE NO CHANGE IN DRAINAGE PATTERN DUE TO THE PROPOSED INSTALLATION. NO SIGNIFICANT RUNOFF IS GENERATED BY THE PROPOSED INSTALLATION. NO HAZARDOUS MATERIALS WILL BE USED, PROCESSED OR STORED AT THE SITE.
 TOWER LIGHTING SHALL CONFORM TO FAA STANDARDS AS REQUIRED. ALL WORK SHALL CONFORM TO FAA & FCC REGULATIONS.

ZONING INFORMATION

SUBJECT SITE ZONING: M-AF-AGRICULTURE AND FORESTRY MANAGEMENT DISTRICT
 ADJACENT ZONING:

NORTH: M-AF-AGRICULTURE AND FORESTRY MANAGEMENT DISTRICT
 SOUTH: M-AF-AGRICULTURE AND FORESTRY MANAGEMENT DISTRICT
 EAST: M-AF-AGRICULTURE AND FORESTRY MANAGEMENT DISTRICT
 WEST: M-AF-AGRICULTURE AND FORESTRY MANAGEMENT DISTRICT

TOWER SETBACKS:
 FRONT: 1/2 TOWER HEIGHT
 REAR: 1/2 TOWER HEIGHT
 SIDES: 1/2 TOWER HEIGHT

CERTIFICATION :

I MATTHEW T. MOKANYK CERTIFY THAT I HAVE LOCATED AND MARKED, THE PROPOSED SITE AND EXISTING FEATURES.

Matthew T. Mokanyk
 Matthew T. Mokanyk, P.S., P.E.
 Michigan P.S. No. 42063

5/25/17

Date

BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83.

NOTES CORRESPONDING TO SCHEDULE B

THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-848154-MICH WITH AN EFFECTIVE DATE OF MAY 04, 2017 CONTAINS THE FOLLOWING SURVEY RELATED ITEMS:

6. RELEASE OF RIGHT OF WAY GRANTED TO THE COUNTY OF CHEBOYGAN DISCLOSED BY INSTRUMENT RECORDED IN LIBER 147, PAGE 149A, CHEBOYGAN COUNTY RECORDS. **[AFFECTS PARENT PARCEL, SHOWN HEREON]**

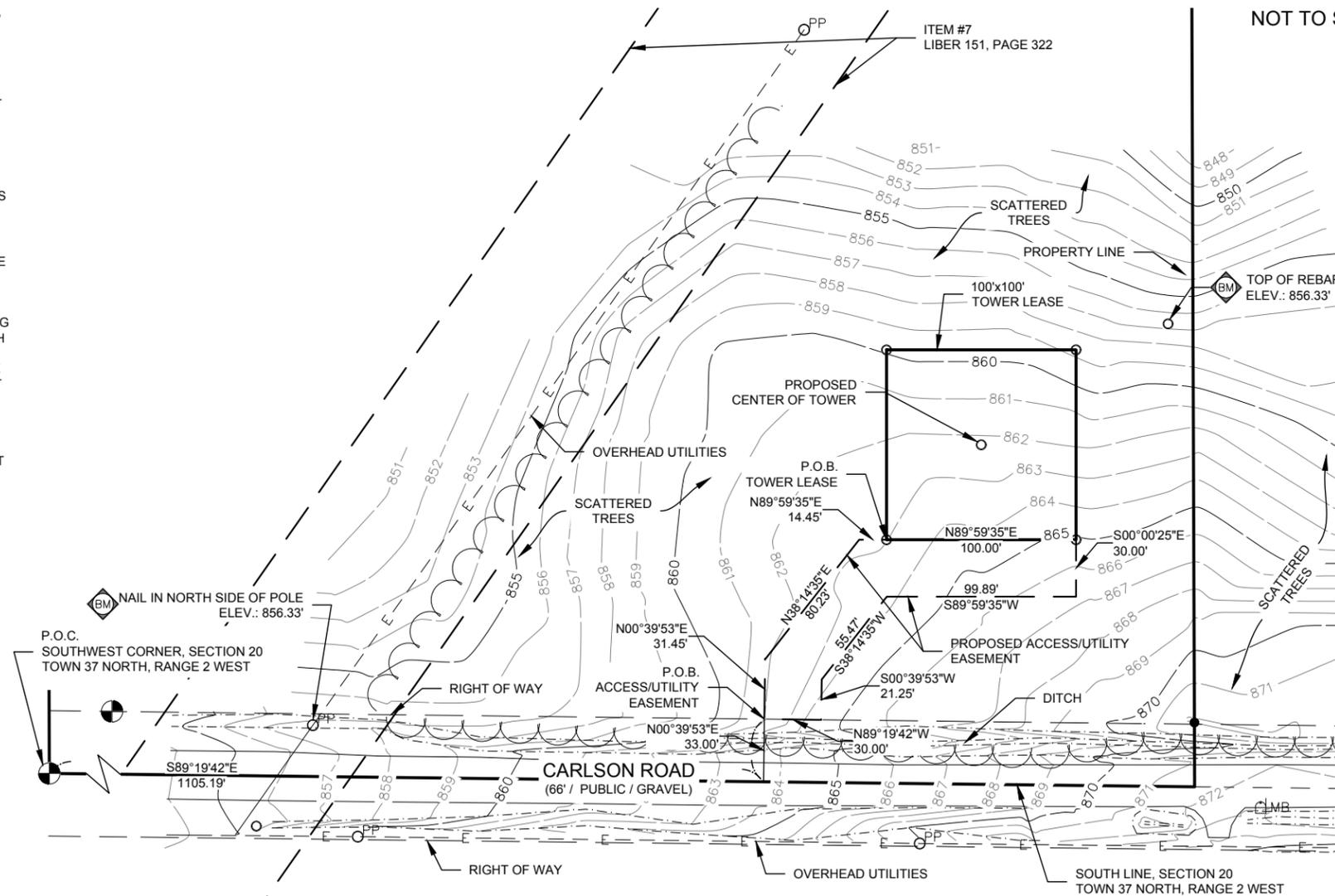
7. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY" RECORDED APRIL 30, 1953 AS LIBER 151, PAGE 322 OF OFFICIAL RECORDS. **[AFFECTS PARENT PARCEL, SHOWN HEREON]**

8. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CONVEYANCE OF EASEMENT FOR RIGHT OF WAY" RECORDED JULY 24, 1998 AS LIBER 699, PAGE 804 OF OFFICIAL RECORDS. **[AFFECTS PARENT PARCEL, SHOWN HEREON]**

9. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CONVEYANCE OF EASEMENT FOR RIGHT OF WAY" RECORDED AUGUST 2, 2006 AS LIBER 1039, PAGE 295 OF OFFICIAL RECORDS. **[BLANKET IN NATURE, AFFECTS ENTIRE PARENT PARCEL, PLOTTED HEREON]**



VICINITY MAP
 NOT TO SCALE

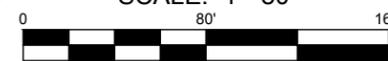


- IRON FOUND
- IRON SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- GPS MONUMENT
- MONUMENT BOX FOUND
- MONUMENT FOUND
- MONUMENT SET
- (R) RECORD
- (M) MEASURED
- S75 STORM MANHOLE
- CATCH BASIN
- S95 SQUARE CATCH BASIN
- S95 SANITARY MANHOLE
- SANITARY CLEAN-OUT
- MONITOR WELL
- TELCO. MANHOLE
- GUY
- LIGHT POLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC HANDHOLE
- WATER VALVE
- HYDRANT
- GAS METER
- GAS MARKER
- GAS VALVE
- TELEPHONE PEDESTAL
- SIGN POST
- FENCE LINE
- BENCHMARK

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

SURVEY PLAN

SCALE: 1"=80'



TITLE RESOLUTION

THE PROPOSED LEASE AREA DOES NOT INFRINGE ON, OR IN ANY WAY IMPACT, ANY EASEMENTS, RIGHTS OF WAYS OR OTHER INTERESTS IDENTIFIED ON TITLE COMMITMENT NUMBER NCS-848154-MICH ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND BEARING AN EFFECTIVE DATE OF MAY 04, 2017.



Know what's below.
 Call before you dig.



LANDTECH PROJECT NUMBER: 1730908

REV.	DATE	DESCRIPTION	REQ. BY	BY
0	05/30/17	PRELIMINARY DRAWINGS	SEH	RJH
1	07/12/17	SPELLING CORRECTION	DS	RJH

DRAWING SCALE NOTE: THE DRAWINGS ARE DESIGNED FOR 11"x17" (TABLOID/LEGAL) SIZED PAPER. WHERE MUNICIPALITIES REQUIRE 24"x36" COPIES OF PRINTS, LANDTECH SHALL PLOT THE DRAWINGS AT A RATIO OF 2:1. ALL SUCH COPIES SHALL HAVE A SCALE 1/2 THE SHOWN SIZE.



1961 NORTHPOINT BLVD, SUITE 130
 HIXSON, TN 37343
 PH: 423-843-9500 FAX: 423-843-9509



PROFESSIONAL SURVEYING & ENGINEERING
 AL. AR. AZ. CO. FL. GA. IL. IN. IA. KS. KY. LA. MI. MN. MO. NE. NC. ND. NJ. NY. OH. OK. PA. SC. SD. TN. TX. VA. WV. WI

RIGGSVILLE 6749
 SITE ADDRESS:
 4748 CARLSON ROAD
 CHEBOYGAN, MI 49721
 COUNTY: CHEBOGAN

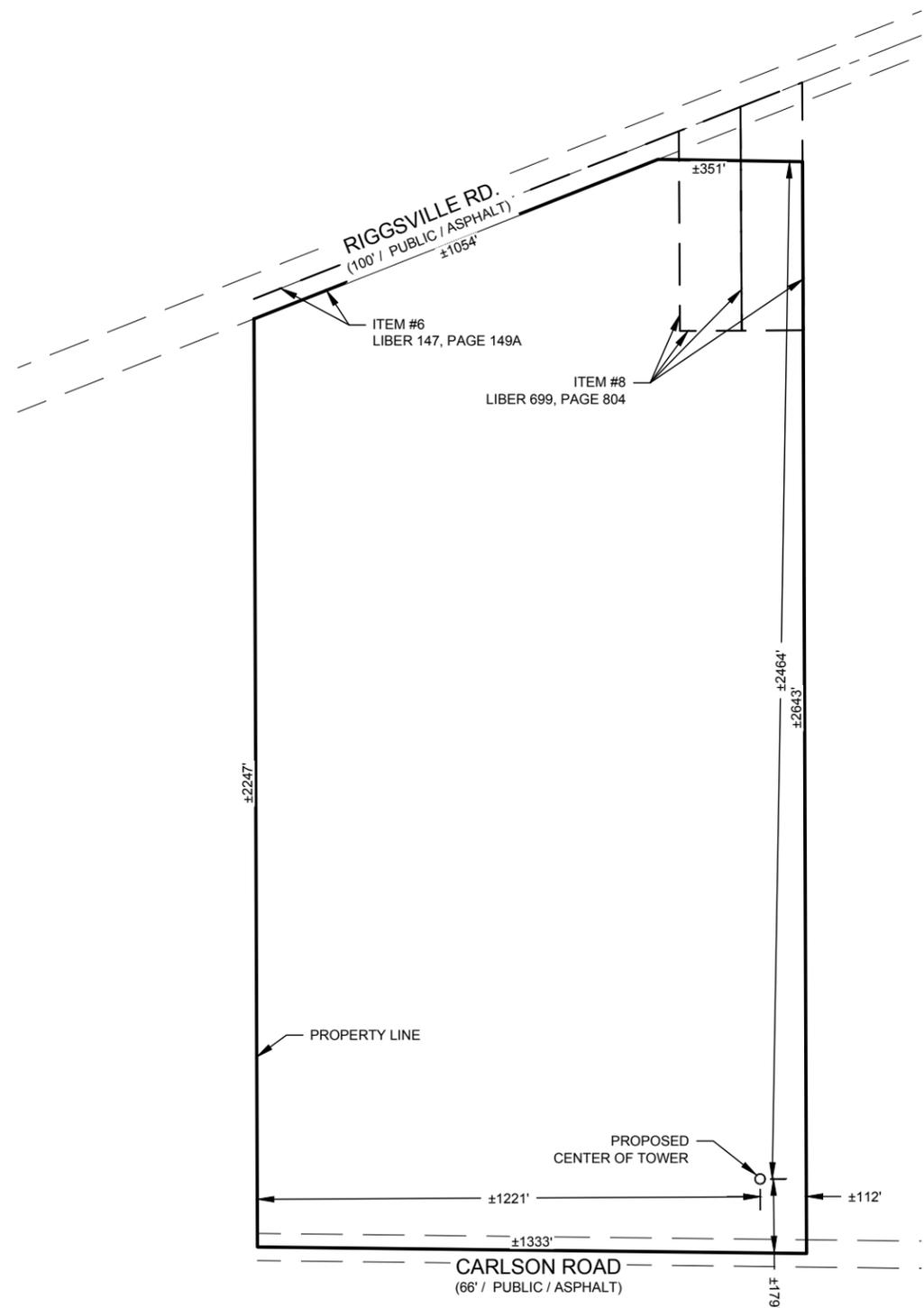
Sheet Title:
SURVEY PLAN

Sheet Number:
S-1

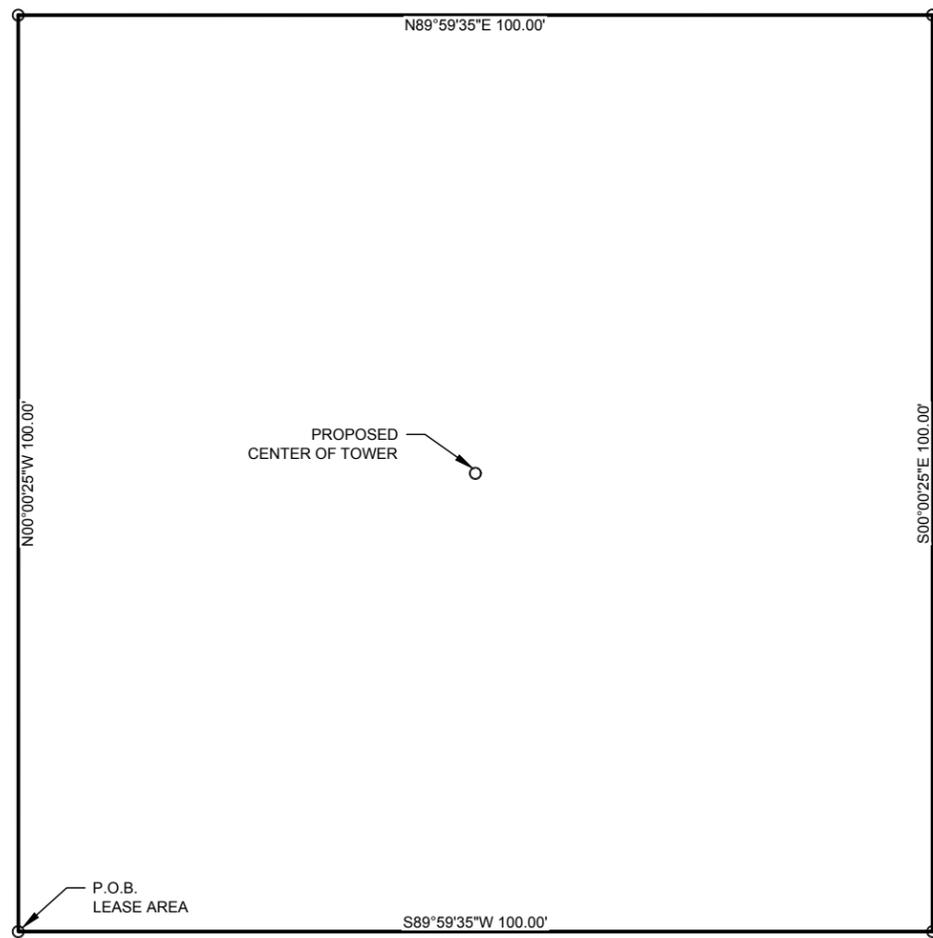
● IRON FOUND	○ SM STORM MANHOLE	⊠ LIGHT POLE	○ SIGN POST
○ IRON SET	⊕ CATCH BASIN	⊠ ELECTRIC TRANSFORMER	⊠ FENCE LINE
• P.K. NAIL FOUND	⊠ SQUARE CATCH BASIN	⊠ POWER POLE	⊠ BENCHMARK
+ P.K. NAIL SET	○ SM SANITARY MANHOLE	⊠ GUY	
○ GPS MONUMENT	○ SANITARY CLEAN-OUT	⊠ WATER VALVE	
○ MONUMENT BOX FOUND	○ MONITOR WELL	⊠ HYDRANT	
○ MONUMENT FOUND	○ TELCO, MANHOLE	⊠ GAS METER	
⊕ MONUMENT SET	⊠ ELECTRIC METER	⊠ GAS MARKER	
(R) RECORD SET	⊠ ELECTRIC HANDHOLE	⊠ GAS VALVE	
(M) MEASURED		⊠ TELEPHONE PEDESTAL	

LEGEND

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.



PARENT PARCEL DETAIL
SCALE: 1"=400'



LEASE DETAIL
SCALE: 1"=20'



LANDTECH PROJECT NUMBER: 1730908

REV.	DATE	DESCRIPTION	REQ. BY	BY
0	05/30/17	PRELIMINARY DRAWINGS	SEH	RJH
1	07/12/17	SPELLING CORRECTION	DS	RJH

DRAWING SCALE NOTE: THE DRAWINGS ARE DESIGNED FOR 11"x17" (TABLOID/LEGAL) SIZED PAPER. WHERE MUNICIPALITIES REQUIRE 24"x36" COPIES OF PRINTS, LANDTECH SHALL PLOT THE DRAWINGS AT A RATIO OF 2:1. ALL SUCH COPIES SHALL HAVE A SCALE 1/2 THE SHOWN SIZE.

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AL, AR, AZ, CO, FL, GA, IL, IA, IN, KS, KY, LA, MI, MN, MO, NE, NC, ND, NJ, NY, OH, OK, PA, SC, SD, TN, TX, VA, WV, WI
231.943.0050ph 877.820.LAND toll free
www.landtechps.com www.towersurveyors.com

RIGGSVILLE
6749

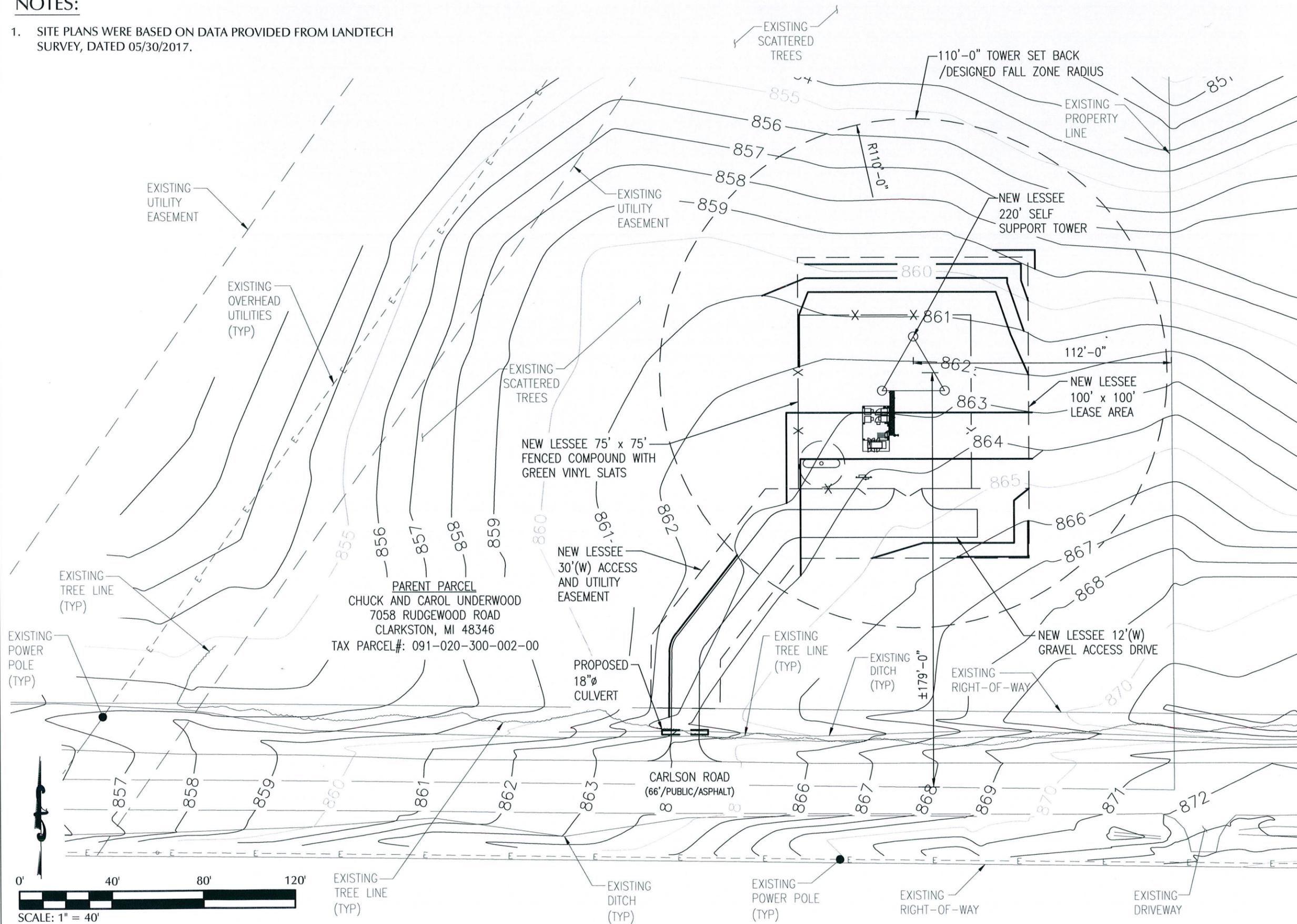
SITE ADDRESS:
4748 CARLSON ROAD
CHEBOYGAN, MI 49721
COUNTY: CHEYBOGAN

Sheet Title:
SURVEY PLAN

Sheet Number:
S-2

NOTES:

1. SITE PLANS WERE BASED ON DATA PROVIDED FROM LANDTECH SURVEY, DATED 05/30/2017.

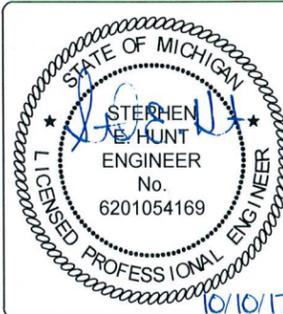


1961 NORTHPOINT BLVD, SUITE 130
 HIXSON, TN 37343
 PH: 423-843-9500
 FAX: 423-843-9509

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	N/A
DRAWN BY:	SBW
CHECKED BY:	DLS

REVISIONS		
NO.	DATE	DESCRIPTION
10/10/17		ZONING ISSUE
09/14/17		ZONING REVIEW

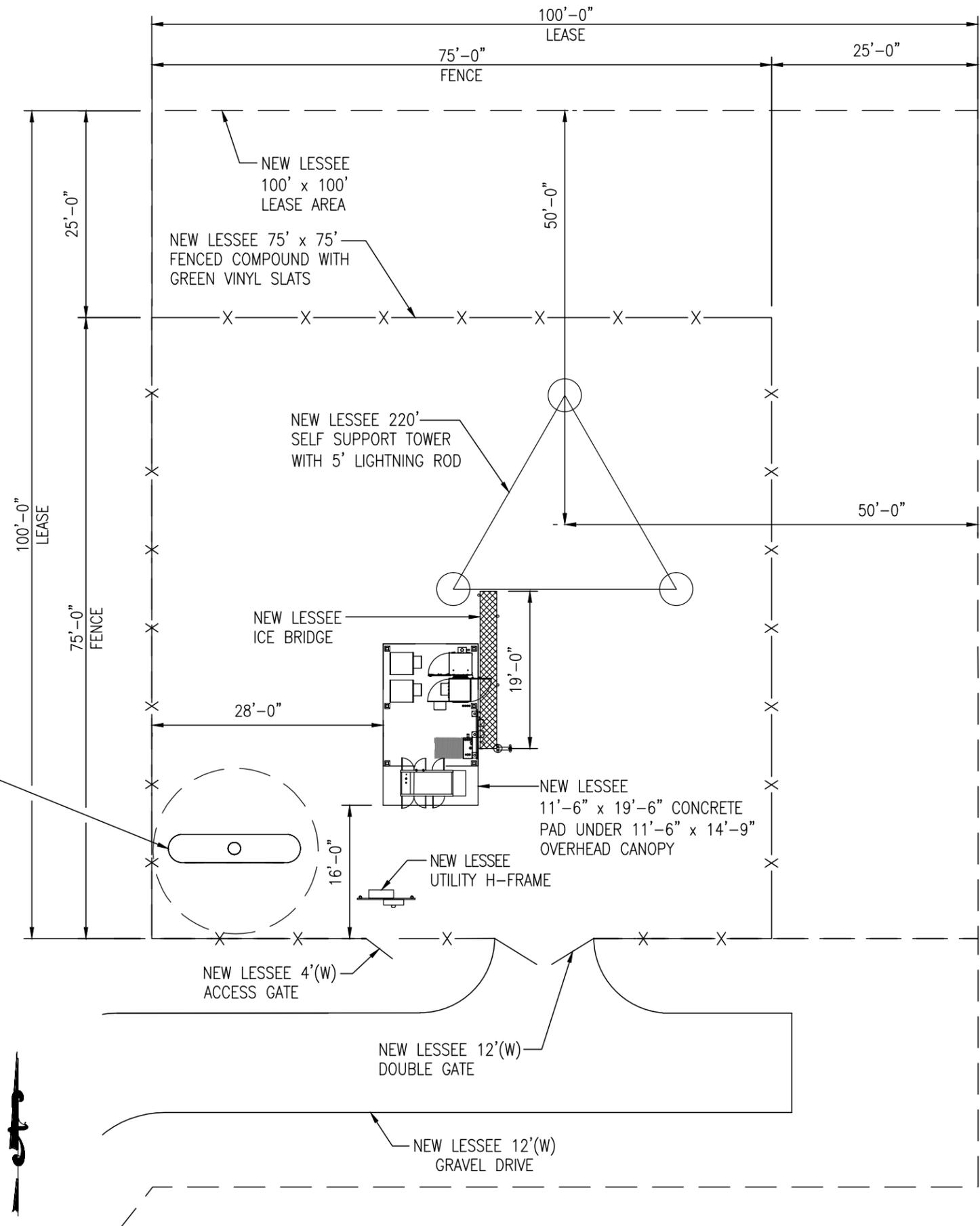
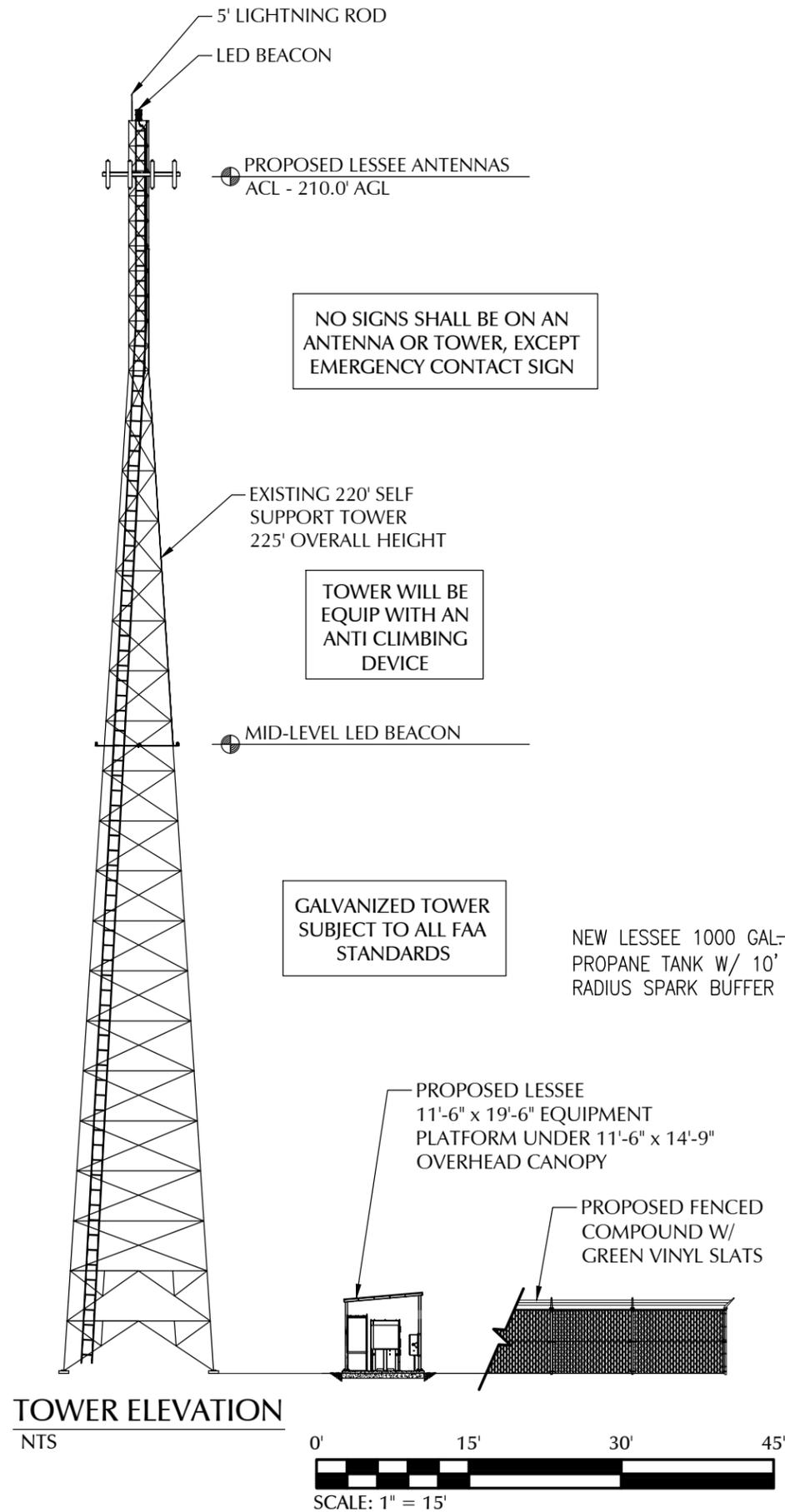


PROJECT No:	N/A
SITE NAME:	RIGGSVILLE
SITE NUMBER:	6749
SITE ADDRESS:	4802 CARLSON ROAD CHEBOYGAN, MI 49721
DESIGN TYPE:	ZONING

SHEET TITLE:
OVERALL SITE LAYOUT PLAN

DRAWING NO.	REVISION:
Z1	B

led

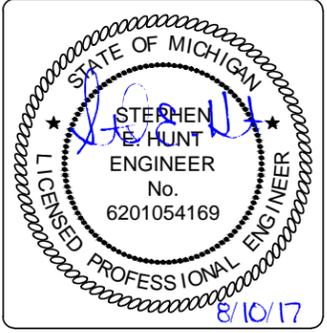


TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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A&E PROJECT #:	N/A
DRAWN BY:	SBW
CHECKED BY:	DLS

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/10/17	PRELIMINARY REVIEW



PROJECT No.	N/A
SITE NAME:	RIGGSVILLE
SITE NUMBER:	6749
SITE ADDRESS:	+/- 4748 CARLSON ROAD CHEBOYGAN, MI 49721
DESIGN TYPE:	ZONING

SHEET TITLE:
EQUIPMENT LAYOUT PLAN

DRAWING NO.	REVISION:
Z2	A

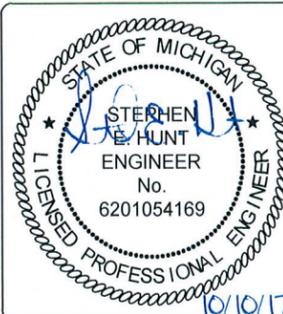


1961 NORTHPOINT BLVD, SUITE 130
 HIXSON, TN 37343
 PH: 423-843-9500
 FAX: 423-843-9509

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A&E PROJECT #:	N/A
DRAWN BY:	SBW
CHECKED BY:	DLS

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/10/17	ZONING ISSUE
2	09/14/17	ZONING REVIEW

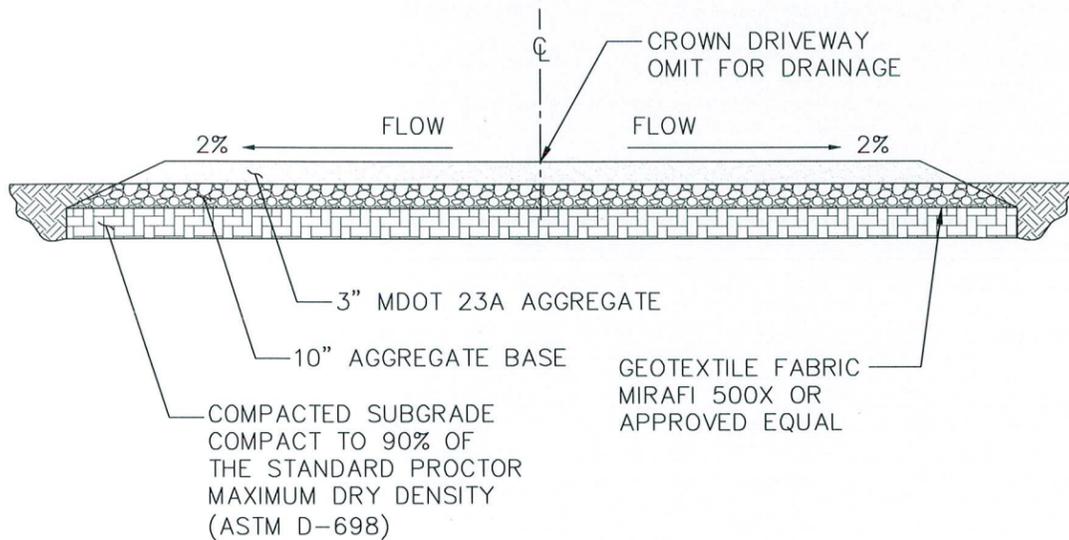


PROJECT No:	N/A
SITE NAME:	RIGGSVILLE
SITE NUMBER:	6749
SITE ADDRESS:	4802 CARLSON ROAD CHEBOYGAN, MI 49721
DESIGN TYPE:	ZONING

SHEET TITLE:
SITE DETAILS

DRAWING NO.	REVISION:
Z3	B

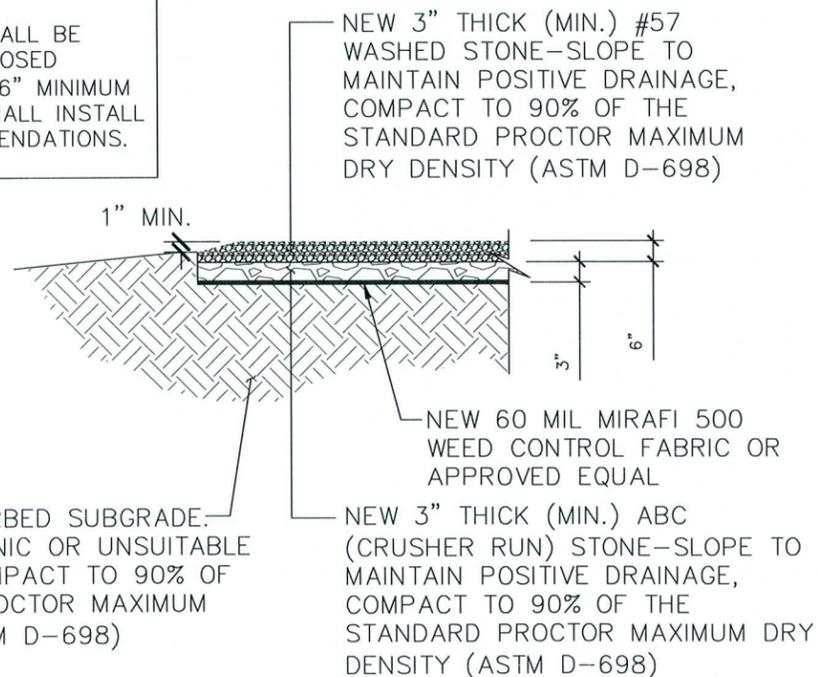
NOTE:
 WEED CONTROL FABRIC SHALL BE USED UNDER ACCESS DRIVE WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.



GRAVEL ACCESS DRIVE DETAIL

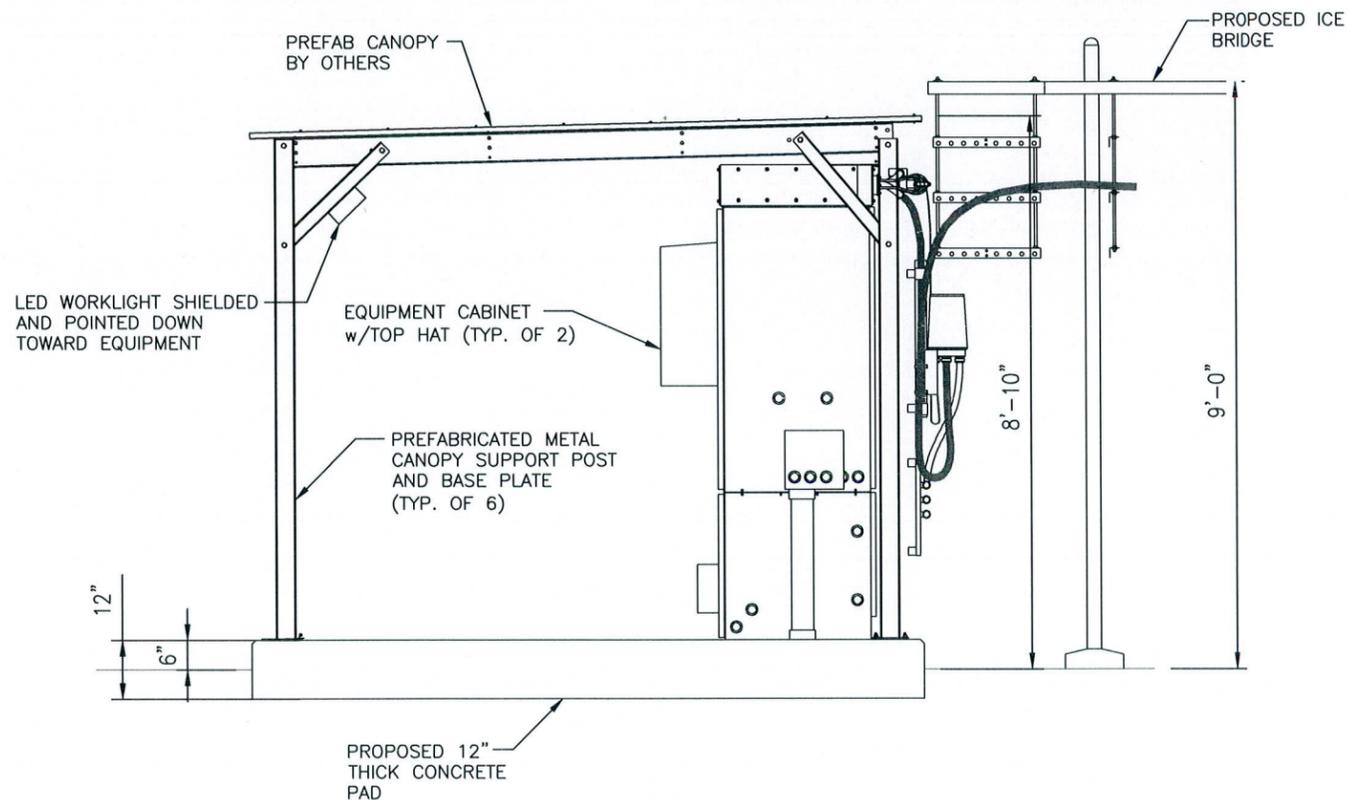
NTS

NOTE:
 WEED CONTROL FABRIC SHALL BE USED UNDER ENTIRE PROPOSED GRAVELED AREA WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.

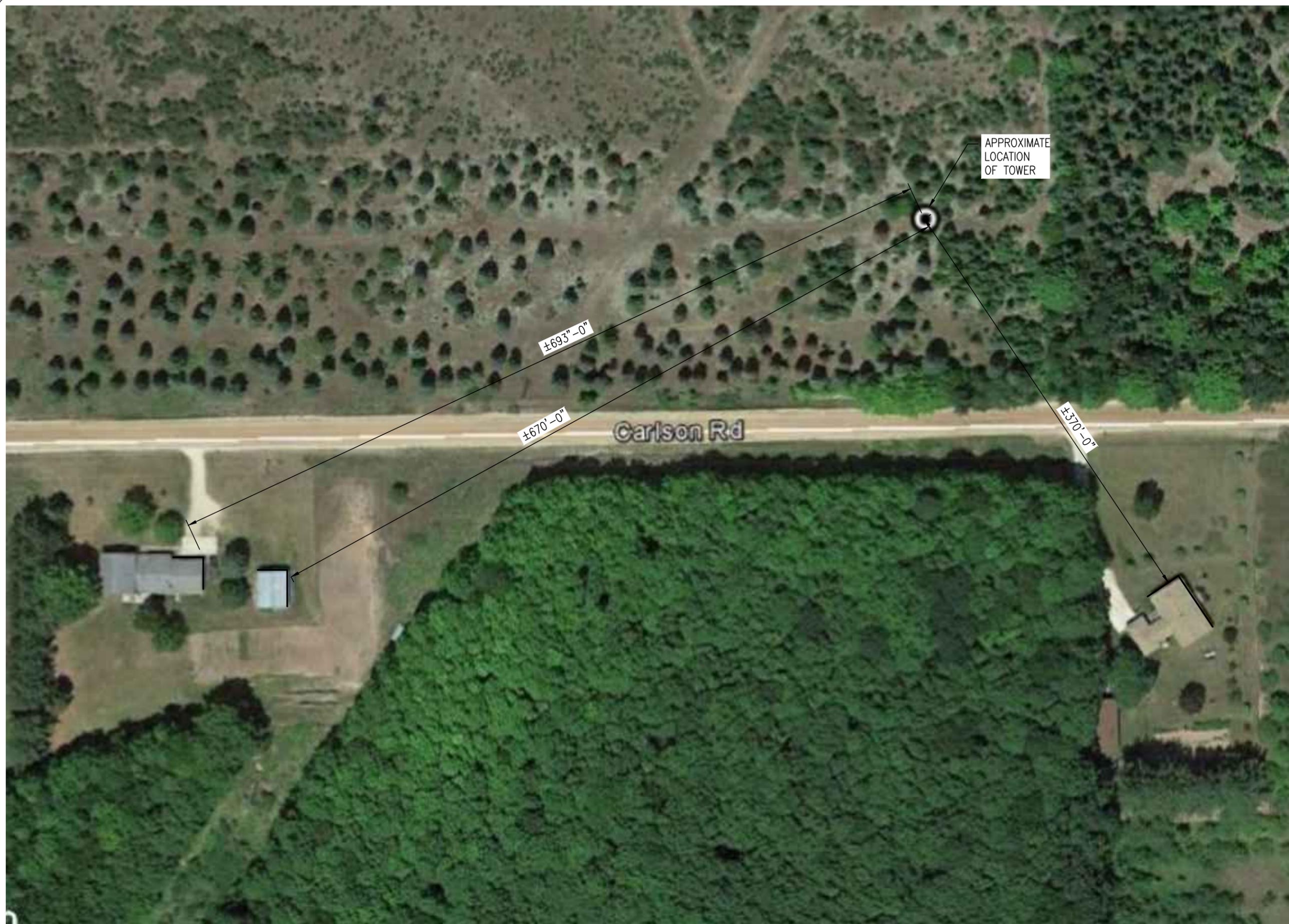


COMPOUND FINISH DETAIL

NTS



6f



1961 NORTHPOINT BLVD, SUITE 130
 HIXSON, TN 37343
 PH: 423-843-9500
 FAX: 423-843-9509

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A&E PROJECT #:	N/A
DRAWN BY:	SBW
CHECKED BY:	DLS

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/10/17	PRELIMINARY REVIEW

REFERENCE ONLY

PROJECT No.	N/A
SITE NAME:	RIGGSVILLE
SITE NUMBER:	6749
SITE ADDRESS:	+/- 4748 CARLSON ROAD CHEBOYGAN, MI 49721
DESIGN TYPE:	ZONING

SHEET TITLE:
 AREA MAP

DRAWING NO.	REVISION:
Z4	A

Deborah Tomlinson

From: Brent Shank [<mailto:mgr@chcrc.com>]

Sent: Thursday, September 28, 2017 2:04 PM

To: Deborah Tomlinson

Subject: Re: Applications for Gerld Wolfgram/Mike Saker/Dave Driskill & Porter's Survey/River's Edge Community

Debbie,

I have reviewed the applications you have sent to me.

Travis Conners:

It is my understanding that this request is additional buildings that will be added. If this is the case, then Mr. Conners will need to upgrade the driveway on Grandview Beach Dr. The additional buildings and increased outdoor storage will generate more trips in and out on the road. The driveway upgrade will help protect the road edge from the increased traffic.

Telcad:

The Road Commission will require a permit for the driveway work, it will be considered an access driveway per Road Commission permit guidelines.

Dave Nash, et al.:

No concerns, it appears all proposed work is outside of road right of way.

River's Edge Community Association:

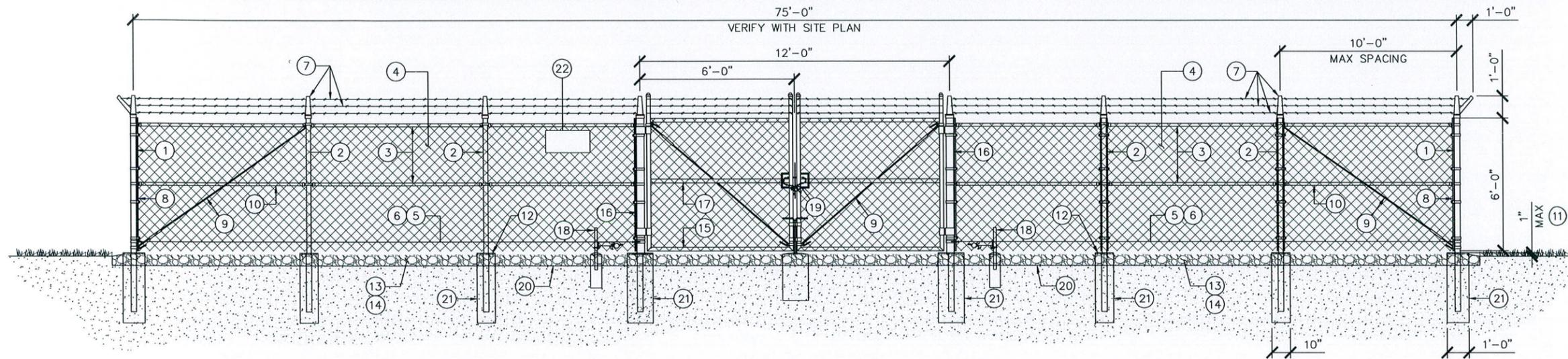
No concerns from Road Commission, project is located on State Highway.

Wolfgram/Saker/Driskill:

No concerns, existing commercial business.

Have a great day,

Brent Shank
Engineer/Manager
Cheboygan County Road Commission
mgr@chcrc.com
(231) 238-7775



1 TYPICAL FENCING DETAIL

SCALE: N.T.S.

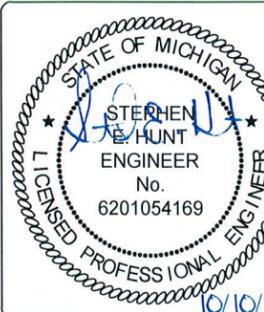


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A&E PROJECT #:	N/A
DRAWN BY:	SBW
CHECKED BY:	DLS

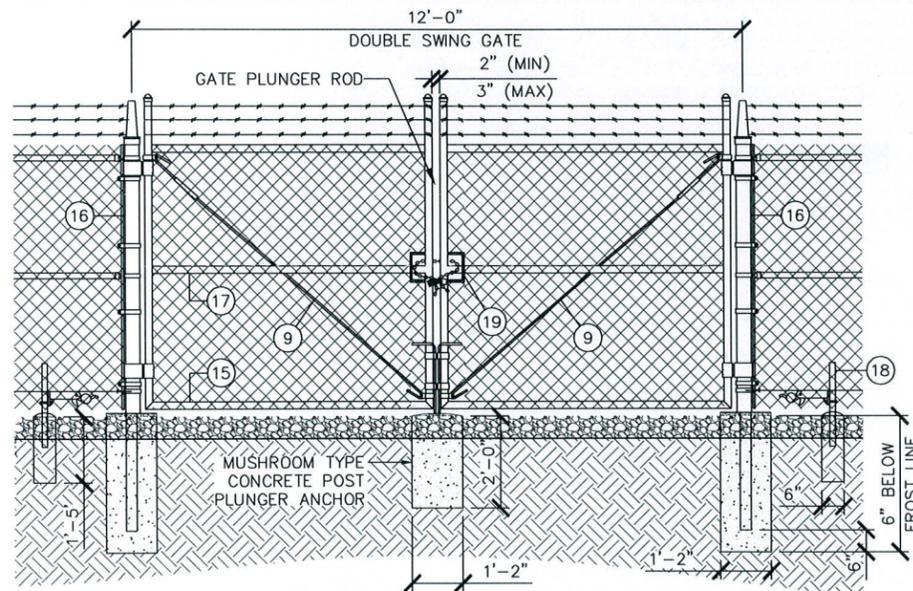
REVISIONS		
NO.	DATE	DESCRIPTION
10/10/17		ZONING ISSUE
09/14/17		ZONING REVIEW



PROJECT No.	N/A
SITE NAME:	RIGGSVILLE
SITE NUMBER:	6749
SITE ADDRESS:	4802 CARLSON ROAD CHEBOYGAN, MI 49721
DESIGN TYPE:	ZONING

SHEET TITLE:
FENCE DETAILS

DRAWING NO. **Z4** REVISION: **B**



2 DOUBLE-SWING GATE DETAIL

SCALE: N.T.S.

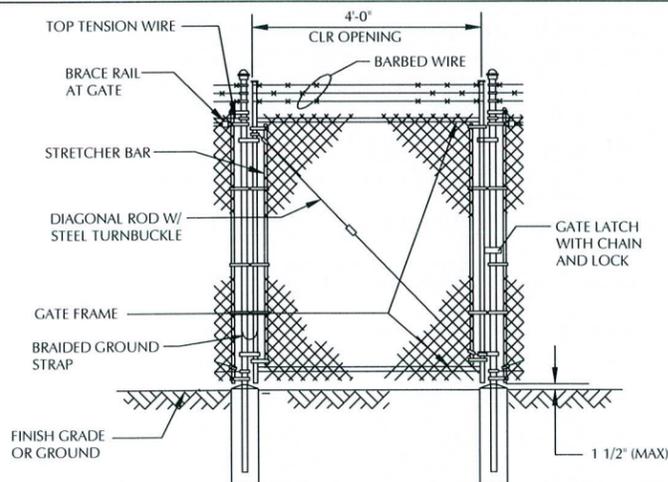
GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM F- 900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
5. ALL OPEN POSTS SHALL HAVE END-CAPS.
6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
8. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.
9. G.C. RESPONSIBLE FOR APC TOWERS COMBO GATE LOCK

BALLOON REFERENCE NOTES:

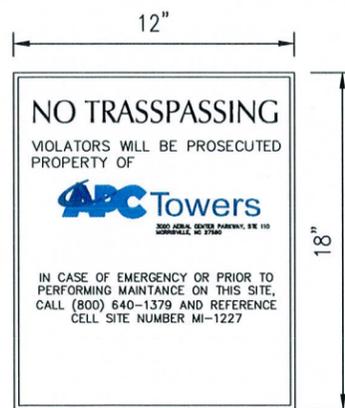
- 1 CORNER, END OR PULL POST: 3" O.D. SCHEDULE 40 PIPE.
- 2 LINE POST: 2 1/2" NOMINAL SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C.
- 3 TOP RAIL & BRACE RAIL: 1-5/8" O.D. STANDARD ROUND PIPE, PER ASTM-F1083.
- 4 FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392 WITH GREEN VINYL SLATS.
- 5 TIE WIRE: 9 GA ALUMINUM. A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED 12" O.C. POSTS/GATES AND 24" RAILS/WIRE.
- 6 TENSION WIRE: 9 GA ALUMINUM
- 7 INSTALL 6 STRAND CORNER BARB WIRE V-ARM ON ALL POSTS. BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC. 14 GA, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- 8 3/16" X 3/4" (MIN) FULL HEIGHT STRETCHER BAR.
- 9 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- 10 FENCE CORNER POST BRACE: 1 5/8" NOMINAL PIPE.
- 11 1" MAXIMUM CLEARANCE FROM FINISH GRADE.
- 12 FENCE POST FOUNDATION TO BE 1" FINISH ABOVE FINISHED GRADE
- 13 6" COMPACTED BASE MATERIAL
- 14 FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- 15 WELDED GATE FRAME: 2" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
- 16 GATE POST 4" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
- 17 GATE FRAME BRACE RAIL: 1 1/2" NOMINAL PIPE, PER ASTM-F1083.
- 18 DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
- 19 CONTRACTOR TO SUPPLY & INSTALL A 3/8" X 36" FORGED ZINC COATED CHAIN W/ A FOUR DIGIT COMBO MASTER LOCK W/ ELONGATED SHAN
- 20 GEOTEXTILE FABRIC
- 21 CONCRETE FOUNDATION (MIN 3000 PSI). MINIMUM DEPTH: 6" BELOW FROST LINE
- 22 12" x 18" APC TOWERS WIRELESS SITE INFORMATION SIGN.

3 GENERAL NOTES



4 SINGLE ACCESS GATE

SCALE: N.T.S.



5 SIGN DETAIL

SCALE: N.T.S.

GREEN VINYL SLATS TO BE INSTALLED (NOT SHOWN FOR CLARITY)

6 FENCING NOTES

Deborah Tomlinson

From: Kimberly Socolovitch <sisterkim21@hotmail.com>
Sent: Monday, October 16, 2017 3:31 PM
To: Deborah Tomlinson
Subject: 10/18/2017 Telecad Meeting and Public Hearing

Hi Debbie,

If you could please pass on to the board a few concerns that I have in regards to the proposed cell phone tower being erected in front of my house, I would appreciate it.

- 1) Radiofrequency is a concern since studies are still in research.
- 2) Will our property value depreciate with a tower being located that close to our house?
- 3) Is it possible to locate the tower so that it isn't in direct view of our house?

Thank you for passing on this information.

Kim Socolovitch
4735 Carlson Rd.
Cheboygan, MI 49721
231-627-7766
sisterkim21@hotmail.com



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: Special Use Permit for a wireless communication facility (Tower and related equipment. section 17.13.).	Prepared by: Scott McNeil
Date: October 12, 2017	Expected Meeting Date: October 18, 2017

GENERAL INFORMATION

Applicant: Telecad Wireless on behalf of Verizon Wireless and Chuck and Carol Underwood

Location: 4802 Carlson Road

Contact person: Daniel Smith – Telecad Wireless

Phone: 423-625-0699

Requested Action: Special Use Permit per Section 17.13 for construction of a new Wireless Communication Tower and Facilities.

BACKGROUND INFORMATION

Introduction:

The applicant is seeking approval of a special use permit for construction of a new cellular tower 220 ft. in height with an additional 5 ft. in height for a lightning rod. Tower includes related facilities which include an equipment cabinet and generator to be located on a concrete pad measuring 11.5 ft. wide, 16.5 ft. long. The tower and facilities are to be placed on a leased parcel of land measuring 100 ft. x 100 with an access driveway from Carlson Rd. in Inverness Township.

The subject parcel is zoned Agriculture and Forestry Management (M-AF). Wireless Communication Facilities are authorized by special use permit in M-AF district pursuant to Sections 17.13.1 and 17.13.2. of the Zoning Ordinance.

The applicant is seeking an isolation standard reduction under section 17.13.1. This section requires not less than one (1) times the height of the tower to all points of the property line. This section also provides that the isolation standard may be reduced by up to 50% if the construction plan, the tower, and its guying/anchoring systems are certified by a registered professional engineer as being safe from the hazard of falling onto public roads or adjoining properties. The applicant has provided a letter from a registered engineer relative to this request stating that this standard is met. The height of the proposed tower is 220 ft. The applicant is indicating a nearest

separation distance of 112 ft. on the site plan and is requesting a reduction in the isolation standard accordingly.

The applicant has indicated that they will provide a coverage map for the proposed site and other tower locations along with other information relative to collocation. Please note that I have provided proposed findings in the draft findings of fact document relative to reasonable opportunity for collocation for the proposed facilities on existing structures as required in section 17.13.1.b.

Current Zoning:

Agriculture and Forestry Management District (M-AF)

Surrounding Land Uses:

Parcels located to the north, south and east are zoned Agriculture Forestry Management District (M-AF). The parcel to the west is zoned M-AF and Lake and Stream Protection (P-LS)

Environmentally Sensitive Areas (steep slopes, wetlands, woodlands, stream corridor, floodplain): There are no known environmentally sensitive areas.

Historic buildings/features:

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

Traffic Implications

This project will have minimal effect on current traffic conditions.

Parking

There are no parking requirements for this use.

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

Access to the site is provided via Carlson Rd. and an access roadway to the structures.

Signs

No signs are proposed for the site with the exception of emergency contact information, FCC registration number information and FCC call sign on the equipment shelter.

Fence/Hedge/Buffer

A locked chain link fence 6' high is located around the structures. No other screening or buffers are proposed.

Lighting

Lighting per FAA requirements is proposed located on the tower. No other exterior lighting is proposed.

Stormwater management

There is no significant change to stormwater runoff.

Review or permits from other government entities:

FAA and FCC requirements prevail.

Recommendations (proposed conditions)

Written confirmation of meeting FCC requirements before construction.

CHEBOYGAN COUNTY PLANNING COMMISSION

SPECIAL USE PERMIT REQUEST

Wednesday, October 18, 2017, 7:00 PM

Applicant

Telecad Wireless
1961 Northpoint Blvd. Ste. 130
Hixson, Tn. 37343

Property Owner

Chuck and Carol Underwood
758 Ridgewood Rd.
Clarkston, Mi. 48346

Parcel

4802 Carlson Rd.
Inverness Township
091-020-300-002-00

GENERAL FINDINGS

1. The property is located in an Agriculture and Forestry management Zoning District (M-AF)
2. The Applicant is seeking approval of a special use permit for location of a wireless communications facility which includes tower up to 220 feet above ground level and an equipment cabinet and generator to be located on a platform measuring 11.5 ft. wide, 16.5 ft. on leased land.
3. New Wireless Communication Facilities are allowed an M-AF zoning district pursuant to Section 17.13.2 by special use permit. (See Exhibit 1)
4. The applicant is seeking reduction in the isolation standard per section 17.13.1.
- 5.

Findings of Fact Under Section 17.13.1. of the Zoning Ordinance

17.13.1 Radio and television towers, public utility microwaves and public utility T.V. transmitting towers.

- a. May be permitted by the Planning commission after a Hearing, in D-CM, D-LI, and M-AF Districts provided said use shall be located centrally on a contiguous parcel of not less than one (1) times the height of the tower measured from the base of said tower to all points on each property line. The isolation standard may be reduced by up to fifty (50%) percent, if the construction plan, the tower, and its guy/anchoring systems are Certified by a Registered Professional Engineer as being safe from the hazard of falling on to public roads or adjoining properties. All guy wires/cables and anchors shall meet zoning setback of the district.

1. The subject property is in an M-AF District.
2. The application and site plan indicates a proposed tower 220 ft. tall.
3. An isolation standard of 220 ft. is required pursuant to Section 17.13.1.a..
4. Section 17.13.1.a. also provides that the isolation standard may be reduced by up to fifty (50%) percent, if the construction plan, the tower, and its guy/anchoring systems are Certified by a Registered Professional Engineer as being safe from the hazard of falling on to public roads or adjoining properties.
5. The site plan indicates a 112 foot fall zone which is a 49.1% proposed reduction in the isolation standard (see exhibit 6d).
6. The applicant has submitted a letter from a registered professional engineer certifying the tower as being safe form the hazard of falling outside of the fall zone indicated on the site plan (see exhibit 4)
7. The Planning Commission finds that the fall zone indicated on a site plan is clear of falling on to the public road and adjoining properties. (see exhibit 6d)
- 8.
9. Requirement has been met.

Or.

1. The Planning Commission finds that the construction plan, the tower is not adequately certified by a Registered Professional Engineer as being safe from the hazard of falling on to public roads or adjoining properties.
- 2.
3. Requirement has not been met.

Finding of Fact under Section 17.13.2.b of the Zoning Ordinance

Wireless Communication Facilities may be permitted by the Planning Commission, after a public hearing, by special use permit if it is found that there is no reasonable opportunity to locate per item 1 above. Information must be submitted to show efforts made to screen, co-locate or place such facilities on an existing structure. The proposed tower must also meet the following conditions and standards.

- The reference to item 1 in this section states as follows;
Wireless Communication Facilities may locate in any zoning district if located on an existing building or structure, or a new structure is built within fifty (50) feet of the base of an existing tower and the Wireless Communication Facility is located within the new structure, or is otherwise hidden from view by being incorporated in an existing building, or if it collocates on an existing tower, and the proposed does not require a change in lighting by FCC and/or FAA regulations.

The Planning Commission finds that the documentation has been submitted and/or statements have been made on the record which demonstrates that there is no reasonable opportunity for collocation or placement of the proposed facility on an existing structure. (see exhibit __)

Or

The Planning Commission finds that the applicant has not submitted adequate documentation to show that there is no reasonable opportunity for collocation or placement of the proposed facility on an existing structure.

Conditions and Standards under subsections 17.13.2.b.1. through 17.13.2.b.6.

1. The proposed height meets FCC and/or FAA Regulations.
 - a. Evidence of FCC approval shall be required
 - b. The site plan indicates that the tower will be subject to all FAA standards (see exhibit 6e)
 - c. Standard has been met.Or.
 - a. The applicant has not provided information regarding applicable FCC requirements
 - b.
 - c. Standard has not been met.
2. Towers must be equipped with devices to prevent unauthorized climbing.
 - a. The site plan indicates that "tower will be equipped with anticlimbing device". (see exhibit 6e)
 - b. Fencing will be placed around the facilities. (see exhibit 8)
 - c.
 - d. Standard has been metOr.
 - a.
 - b. Standard has not been met.
3. All reasonable measures are taken to blend the tower into the landscape, including greenbelt planting and/or screening, painting, and/or concealing the tower in a "stealth design".
 - a. The proposed facilities are to be placed into a forested area. (see exhibit 6d)
 - b.
 - c. Standard has not been metOr.
 - a. The facilities are proposed to be placed in clear view and will not blend with the landscape.
 - b.
 - c. Standard has not been met.

4. New towers should be engineered as appropriate for co-location of other antennae.
 - a. The tower design proposes several antennae. (see exhibit 6e)
 - b.
 - c. Standard has been met.
 Or.
 - a. No information has been provided regarding future collocation.
 - b.
 - c. Standard has not been met.

5. Protective fencing and screening may be required to be placed around all guy wire anchor points as appropriate to the site.
 - a. A self-support tower is proposed. (see exhibit 6e)
 - b.
 - c. Standard has been met.
 Or.
 - a.
 - b. Standard has not been met.

6. All new towers must meet the applicable requirements for a commercial tower, per Article 17.13.1 of this Ordinance.
 1. See applicable findings above.
 2. Requirements have been met.
 Or.
 1. See applicable findings above
 - 2.
 3. Requirements have not been met.

FINDINGS OF FACT UNDER SECTION 18.7 OF THE ZONING ORDINANCE

The Planning Commission makes the following findings of fact as required by section 18.7 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 property is located in an Agriculture and Forest Management District (M-AF) which allows Wireless Communication Facilities by special use permit per Section 17.13. (see exhibit 1)
 - 2.
 3. 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 proposed tower and related facilities are unmanned stand alone facilities and finds on evidence that proposed wireless communication facilities will cause the use of materials or involve processes that will create substantially negative impacts on county natural resources or the natural environment. This use is compatible with surrounding land uses. (see exhibit 3 & 6a through 6g)
 - 2.
 3. 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 proposed tower and equipment shelter are unmanned standalone facilities and will not cause the use of materials or involve equipment or processes which would generate noise or traffic which is incompatible with the surrounding land uses. No smoke, glare, fumes or odors will be produced. (see exhibit 3)
 - 2.
 3. 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 proposed tower and facilities are to be placed 146ft. from Carlson Rd. right of way on a parcel of leased land measuring 100 ft. x 100. ft. and will not diminish the opportunity for surrounding properties to be used and developed as zoned.(see exhibit 6d)
 - 2.
 3. Standard has been met.
- Or.
- 1.
 2. 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 proposed use will not require public resources greater than current capacity nor increase hazards from fire or other dangers. The facilities are unmanned and secured by locked fencing. (see exhibit 3)
 - 2.
 3. 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. Adequate access to the site is provided via Carlson Rd. (see exhibit 6d)
 2. The entrance roadway is not within 25 feet of an intersection. (see exhibit 6d)
 - 3.
 4. 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 proposed use is an unmanned stand alone wireless communication facility and will not require a water well, septic facilities or refuse collection. (see exhibit 3)
 - 2.
 - 3. Standard has been met.
 Or.
 - 1.
 - 2. Standard has not been met.

- h. The proposed special land use will comply with all specific standards required under this Ordinance applicable to it.
 - 1. The special use will comply with all relevant standards required under the ordinance. (see exhibit 1)
 - 2.
 - 3. Standard has been met.
 Or.
 - 1.
 - 2. Standard has not 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. 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.
 - 1. Changes to the overall natural features of the site will be minimal. (see exhibit 6d)
 - 2.
 - 3. 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. No changes are proposed that would affect the landscape or natural state of the site. (see exhibit 3)
 - 2.
 - 3. 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. No changes in drainage on the site are proposed. (See exhibit 3 and 6d)
 - 2.
 - 3. 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. Not applicable. No dwellings are proposed.
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
 - 1. Emergency vehicle access is provided via Carlson Rd. and connecting easement. (see exhibit 6d)
 - 2.
 - 3. 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. Access to the structures is provided via Carlson Rd. and access easement. (see exhibit 3 & 6d)
 - 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. Not applicable. No subdivision plats or subdivision condominiums are proposed.
- 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. Lighting per FAA requirements are proposed for the tower and will not affect adjacent properties, impede vision of traffic and will not unnecessarily illuminate night skies. (See exhibit 3)
 - 2. No additional outdoor lighting is proposed. (see exhibit 3)
 - 3.
 - 4. Standard has been metOr.
 - 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. Not applicable. No common ways are proposed.
- 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. The site plan will conform to state and federal statutes and the Cheboygan County Master Plan. (see exhibit 2)
 - 1. The site plan shall conform to all applicable requirements.
 - 2.
 - 3. Standard has been metOr.
 - 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, October 18, 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: September 27, 2017

To: Planning Commission

From: Scott McNeil, Planner

Re: October 18, 2017 Public Hearing - Zoning ordinance amendment re; Lake and Stream Protection Shelter Overlay District

Included with this memo please find the proposed amendment document relative the subject.

Section 1 of the amendment document provides definitions for Boat shelter and Canal.

Section 2 of the amendment document establishes a new section 10A. to provide for a Lake and Stream Protection Shelter Overlay District.

The purpose statement is found in section 10A.1.

District boundaries are provided in section 10A.2. which includes all waterfront lots located on the Cheboygan River, Indian River, the Lower Black River, and any canal connected to those rivers.

Permitted uses along with conditions and requirements for boat shelters are provided in section 10A.3. You will note all permitted uses in the underlying Lake and Stream Protection (P-LS) zoning district are affirmed along with a single boat shelter per lot.

All uses which require a special use permit in the underlying P-LS zoning district is affirmed for the Shelter Overlay District in section 10A.4.

Section 10A.5. affirms that all development requirements of the underlying P-LS zoning district apply to the Shelter Overlay District and that the provisions within the subject amendment shall control when such requirements differ.

I will look forward to further discussion on this matter with the Planning Commission during the October 18 Public Hearing.

Please contact me with questions.

DRAFT for 10/18/17 Public Hearing

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 locations, 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 of Zoning Ordinance.

The Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Article 10A, Lake and Stream Protection Shelter Overlay District (P-LS-SO), which shall read in its entirety as follows:

ARTICLE 10A – 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 shall be those waterfront lots located on the Cheboygan River, Indian River, the Lower Black River, and any canal connected to those rivers as shown on the Cheboygan County Zoning Map.

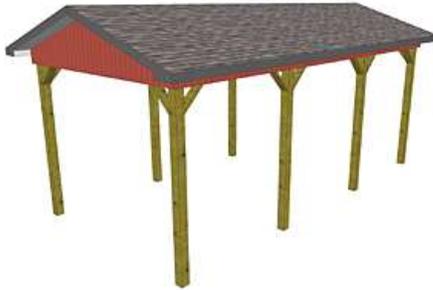
SECTION 10A.3. PERMITTED USES.

10A.3.1. All uses permitted by right in the underlying zoning district.

10A.3.2 Boat shelters, subject to the following conditions and requirements:

10A.3.2.1 No more than one (1) boat shelter shall be permitted on a lot of record.

- 10A.3.2.2 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:



- 10A.3.2.3 The width of the boat shelter structure, with exception of the eaves, as measured parallel to the shoreline shall not exceed twenty percent (20%) of the lot width or sixteen (16) feet, whichever is lessor.
- 10A.3.2.4 No part of the boat shelter shall extend more than two (2) feet from the wall or edge of the boat well with exception of the eaves.
- 10A.3.2.5 The boat shelter shall contain eaves no greater than two (2) feet.
- 10A.3.2.6 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.3.2.7 A boat shelter shall not exceed a building height of twelve (12) feet.
- 10A.3.2.8 Boat shelters shall be permitted in the waterfront setback of the underlying zoning district.

SECTION 10A.4 USES REQUIRING SPECIAL LAND USE PERMITS.

- 10A.4.1. All uses requiring special land use permits in the underlying zoning district.

SECTION 10A.5 DEVELOPMENT REQUIREMENTS

- 10A.5.1 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.
- 10A.5.2 Where the regulations of this overlay district differ from the regulations of the underlying zoning district, then the regulations of this overlay district shall control.

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.

CHEBOYGAN COUNTY

By: John B. Wallace
Its: Chairperson

By: Karen L. Brewster
Its: Clerk



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

To: Cheboygan County Planning Commission

From: Scott McNeil, Planner

Subject: Sign ordinance amendment relative to content based regulation.

Date: September 11, 2017

Included with this memo is the most draft zoning ordinance amendment relative to the subject dated 10/10/17 which have been subject to legal review. As a result, language has been added to sections 5 and 6 of the amendment document which clarify that the requirements relative to the Village Center Indian River and Village Center Topinabee are in addition to the dimensional, number and size requirements of section 17.19.8.

The remainder of the amendment document remains as last reviewed. I believe the amendment document is in order for a public hearing.

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

**DRAFT
10/10/17**

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 lot width 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 lot width 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

In addition to requirements of section 17.19.8., 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

In addition to requirements of section 17.19.8., 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