



CHEBOYGAN COUNTY PLANNING COMMISSION

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CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, JANUARY 2, 2019 AT 7:00 PM ROOM 135 – COMMISSIONER'S ROOM – CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon
ABSENT: Jazdyk, Churchill
STAFF: Michael Turisk
GUESTS: Bob Lyon, John F. Brown, Carl Muscott, Eric Boyd, John Moore, Russell Crawford, Cheryl Crawford, Ed Delana

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

PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

UNFINISHED BUSINESS

Continued discussion regarding a five year review of the adopted Cheboygan County Master Plan (2014), including proposed Zoning Ordinance changes based on the Master Plan Goals.

Mr. Turisk reviewed the staff report and explained his chart proposing prioritization of objectives listed in table 2 on pages 30 and 31. Mr. Turisk gave a brief rundown on the progress which has been made for each item.

NEW BUSINESS

2019 Annual Meeting

Bylaw revisions were discussed concerning the following:

1. The Pledge of Allegiance was added as item 7.1b.
2. The amount of time for public comment to be limited at the discretion of the chair in Section 8.3.
3. A new Section 10 on Ex Parte communications to be added.
4. Section 4.1 to require the schedule of regular meetings to be established in the first meeting in January.
5. Item 7.14f should read "scheduled public hearings".
6. Item 3.2 "Election of Officers" changed to read "first meeting in January".
7. Item 7.1.i should read staff report with update on Master Plan revision.
8. Annual training requirement is added as paragraph 12.

Motion by Mr. Kavanaugh, seconded by Mr. Borowicz, to reelect the current officers for 2019. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon), 0 Nays, 2 Absent (Jazdyk, Churchill)

Mr. Kavanaugh questioned what was meant by expedited administrative review. Mr. Turisk explained what was meant. Mr. Kavanaugh stated he would like the PUD subject moved to a higher priority. Mr. Kavanaugh stated that he felt the subdivision identification issue had already been completed. Mr. Kavanaugh questioned what was meant by the phrase "add standards for access management." Mr. Turisk explained the term referred to transportation management and access. Discussion of splitting agriculture and forestry uses was held with suggestions made to protect prime agricultural lands. Mr. Freese stated the solar ordinance is near completion in the area of renewable power resources and the wind power ordinance could be revised to better allow exploitation of wind power assets. Mr. Freese also indicated the tiny home issue should be addressed. He stated the P-RC District should be addressed since the zoning map has little if any, association with county resources, natural or otherwise, which should be protected. Mr. Freese stated the item concerning the relaxation of sign sizes had already been addressed. Mr. Freese stated there is a discrepancy in the regulation concerning the percentage of changed allowed by administrative authority in items such as floor plan sizing and parking requirements between that allowed for special use permits and that allowed for site plan reviews. He stated that the latitude allowed should be consistent at 20%. Mr. Freese stated that a great deal of the material on the February 9th listing of priority items could be completed by using the matrix he had completed previously without much additional effort. Discussion was held on revisions concerning home occupations, accessory dwelling units and tiny homes and it was agreed that staff would prepare amendment language for

those items discussed which could be accomplished with simple language changes and bring them back to the Planning Commission for review and scheduling for public hearings. Items identified as a priority item requiring extensive work would be scheduled for future meetings. Discussion was held on the use of the matrix for eliminating duplication of terms, clarification of ambiguous terms and compilation of a solid list of permissible uses by zoning district. This approach versus a complete rewrite of the Zoning Ordinance was discussed and the consensus of opinion was that a complete rewrite was not desirable.

STAFF REPORT

Mr. Turisk stated the City of Cheboygan is updating its Recreation Plan. He also mentioned upcoming changes on the marijuana law. Mr. Turisk stated that Jennifer Merk has been hired as a Planner.

PLANNING COMMISSION COMMENTS

Mr. Freese stated that he has talked to several people regarding the involvement of young people in the planning and zoning issues with respect to providing training and additional educational opportunities in order to provide incentives to keep them in the area after graduation. He stated that it was felt by those he had talked to that the Wolverine School District had the most aggressive and successful programs.

PUBLIC COMMENTS

Mr. Muscott suggested adding a period for public comment at the time the agenda is approved. Mr. Muscott stated he does not feel the ex parte communications section to be added to the Planning Commission Bylaws applicable to the Planning Commission in the execution of their duties. Mr. Kavanaugh questioned where the language on ex parte communications originated. Mr. Turisk stated it was a combination of verbiage from the law and partially his own wording, but that it would be reviewed by legal counsel. Mr. Muscott pointed out that paragraph 12 of the Bylaws requires proposed changes to the laws be made one month prior to the meeting at which the change is to be considered.

ADJOURN

Motion by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:21 pm.



Charles Freese
Planning Commission Secretary