



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 WEDNESDAY, FEBRUARY 17, 2016 AT 7:00 P.M. ROOM 135 – COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdzyk
ABSENT: Churchill
STAFF: Scott McNeil
GUESTS: Bob Lyon, Eric Boyd, John Moore, Tony Matelski, Carl Muscott

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

PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

APPROVAL OF AGENDA

The meeting agenda was presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Freese, to approve the agenda as presented. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdzyk), 0 Nays, 1 Absent (Churchill)

APPROVAL OF MINUTES

The February 3, 2016 Planning Commission minutes were presented. Ms. Croft stated the motions that were made at the 02/03/16 meeting should be corrected to show that there were "7 members present (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon), 0 Nays, 2 Absent (Churchill Jazdzyk)". Mr. Borowicz referred to the first line of the first paragraph under Discussion of PUD Ordinance Amendment and requested that "purposed" be changed to "proposed". **Motion** by Mr. Kavanaugh, seconded by Mr. Borowicz, to approve the meeting minutes as revised. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdzyk), 0 Nays, 1 Absent (Churchill)

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

Consideration of Work Plan for Zoning Ordinance use terminology review process.

Mr. McNeil explained a process has been created for the zoning ordinance use terminology review and update. Mr. McNeil stated this process also establishes when an amendment would be in order. Mr. McNeil explained that an inventory/table of existing allowable uses has been created. Mr. McNeil stated tonight he would like to talk about uses that are redundant or have other uses that mean the same and uses to be deleted. Mr. McNeil stated that each of the uses will be reviewed by district. Mr. McNeil stated that definitions will be added as needed. Mr. Kavanaugh stated that it is beneficial to do this and asked if mental health facilities will be discussed during step 6. Mr. McNeil stated yes. Mr. Jazdzyk asked if Mr. McNeil could provide an example of a use that is redundant or antiquated. Mr. McNeil stated an example would be "uses which requires utilities services". Mr. McNeil stated that this use will probably be discussed during this review. Mr. Jazdzyk asked for an example of similarly worded uses to be standardized under common terminology. Mr. McNeil stated that vehicle repair and auto repair and hotels and motels are examples of similarly worded uses. Discussion was held.

Mr. McNeil referred to the zoning table of uses and stated this is a list of all the uses that have been identified in the zoning ordinance. Mr. McNeil stated this table also identifies which zoning district that the use is associated with and the approval process for each use. Mr. Borowicz stated that the table notes that agricultural, horticultural and dairy farming uses are only in the Agriculture and Forestry Management Zoning District. Mr. Borowicz noted that under the Right to Farm Act these uses are allowed in other districts. Mr. McNeil agreed with Mr. Borowicz and stated that Commercial Farm use was added to the zoning ordinance. Mr. McNeil stated that many of these types of uses can be funneled under that one use description. Mr. Freese referred to the Rural Character Development Zoning District category on the zoning table of uses and noted that an

amendment was created listing how many animals would be allowed. Mr. Freese stated this is not included in the table. Mr. Freese stated that the narrative for each use should be reviewed

Consideration of current listed uses proposed to be deleted.

Mr. McNeil reviewed the list of uses for consideration to be deleted. Mr. McNeil stated the first use to be deleted is “accessory buildings and uses customarily incidental to any of the foregoing uses when located on the same lot or parcel of land and not involving the conduct of a business as already covered under section 3.3” (Accessory buildings and uses). Mr. Freese asked if this should be included in the definitions. Mr. McNeil stated that the current definition for accessory uses is adequate, but the Planning Commission can review it. Mr. Freese stated that we should make sure that there is an adequate definition for any use that will be deleted. Mr. Jazdyk stated his concerns regarding taking away the specificity of the use and noted that this will then create a catch-all category. Mr. Jazdyk stated he believes this will create more work as we will have to define these for people. Mr. Jazdyk stated he is in favor of opening up the uses as this will do. Mr. Kavanaugh asked what the benefit is if these uses are removed. Mr. McNeil explained that this will clean up the zoning ordinance. Mr. Kavanaugh asked if this has to be done now. Mr. Kavanaugh stated if the use is not listed in the ordinance the applicant will have to use a catch-all. Mr. McNeil stated this would happen for any non-conforming use. Mr. McNeil stated that we do not want to name every non-conforming use possible. Mr. McNeil stated that there is non-conforming use language in the ordinance.

Mr. Borowicz noted that existing farms and agricultural uses are proposed to be deleted as they are covered in Article 22 (non-conforming uses and structures). Mr. Borowicz stated that there should be a partial exemption for an agricultural use because it is an on-going business and expansion is just part of the agricultural business. Mr. McNeil stated these types of situations cause a conflict between the non-conforming use language and uses allowed. Mr. McNeil stated that the use should either be allowed or should be non-conforming. Mr. Borowicz stated the expansion of a non-conforming use is not allowed and in the case of an agricultural operation there are situations where it should be allowed. Mr. McNeil stated that in most cases the Right to Farm Act would take effect.

Mr. Freese stated when starting to list allowable uses, you have yourself in a box right way. Mr. Freese suggested discussing what we don't want. Mr. McNeil stated you may come up with more language and then you have the peril of a future use that you do not want that will be allowed.

Mr. McNeil stated that the definition of accessory use can be discussed at the next meeting. Mr. Freese stressed the importance of having adequate definitions for accessory buildings and accessory uses. Mr. McNeil read the current definition for accessory use, “A use naturally and normally incidental and subordinate to, and devoted exclusively to the main use of the building or land.” Mr. Freese and Mr. McNeil agreed that this is a good definition. Mr. Jazdyk stated he did not have any problems with deleting the accessory uses as they are covered under section 3.3 and 3.10. Mr. Jazdyk stated his concerns regarding existing farms and agricultural uses being covered by Article 22. Mr. Jazdyk stated it is confusing what falls into this category. Mr. Jazdyk stated that this category should be defined. Mr. McNeil stated that zoning administrators evaluate non-conforming uses often. Discussion was held.

Mr. McNeil stated that “any development on seasonal roads that requires public services or utilities” is a use listed in the Resource Protection District and is proposed to be deleted. Mr. Kavanaugh and Mr. Borowicz agreed that this should be deleted from the ordinance. Mr. McNeil stated that the Resource Protection District is mostly state land. Mr. McNeil asked if there is a reason that it is worded like this. Mr. Freese stated yes and stated that there are parcels in the middle of state land that are privately owned. Mr. Freese stated this was included to make allowance for a property owner who wants to develop their parcel. Mr. McNeil stated that the other uses in the zoning district should be reviewed because this language would open up the district to something that is not wanted. Mr. Borowicz stated that “any development” is very broad. Mr. McNeil stated he will review how much privately owned property is in the Resource Conservation District. Mr. McNeil stated he will bring this information back to a future Planning Commission meeting.

Mr. McNeil stated that “cabin colonies” is closely covered under the definition of motel, although the term temporary is included in the definition. Mr. McNeil asked what the Planning Commission wants to be temporary. Mr. Freese stated that we may want to come up with something new. Mr. Kavanaugh agreed with Mr. Freese. Mr. Freese stated that there are a lot of old motels that are being converted into residences or apartments. Mr. Borowicz stated that should be considered a change in use. Mr. Borowicz stated a cabin colony is a place that is rented or 2-3 weeks and is short term and may be considered a resort hotel/motel. Mr. McNeil stated Motel or Motor Inn is defined in the Zoning Ordinance as “A series of attached, semi-detached, or detached rental units containing bedroom, bathroom and closet space to provide for temporary lodging.” Mr. McNeil stated that Motor Inn is not a use listed in the Zoning Ordinance. Mr. Kavanaugh stated that definition of camping cabins should be reviewed. Discussion was held regarding previous cabin colony approvals. Mr. Freese suggested having permanent homes in one group and then homes rented for a short period of time in a different group. Mr. Freese stated that these two should be

defined. Discussion was held. Mr. McNeil stated he likes the idea of a camping cabin. Mr. McNeil stated the motel definition should be updated. Mr. McNeil stated that he will make these changes and bring this back to a future Planning Commission meeting. Discussion was held regarding existing cabin colonies.

Mr. McNeil stated existing farms and agricultural uses are allowed in Agriculture and Forestry Management, Residential Development, Light Industrial, General Industrial, Commercial and Rural Character Development Zoning District. Mr. Jazdyk asked how someone would know to pick this up in Article 22. Mr. McNeil stated if it is not listed as a use in a zoning district and the use is taking place then it is non-conforming. Mr. Kavanaugh and Mr. Jazdyk agreed that this should remain as it is currently in the Zoning Ordinance. Mr. McNeil stated this causes conflicts. Mr. Borowicz asked why it should be taken out of Agriculture and Forestry Management Zoning District. Mr. McNeil stated that we have Commercial Farms and Hobby Farms in the Agriculture and Forestry Management Zoning District. Discussion was held regarding the definition for Commercial Farms and the definition for Hobby Farms.

Mr. McNeil stated that the existing forest production and forest harvesting operations use is listed in the Rural Character Development Zoning District. Mr. McNeil stated this is a use that is allowed in Agriculture and Forestry Management Zoning District. Mr. Borowicz noted that an existing operation (such as a portable sawmill) should be temporary and it should go away. Mr. McNeil stated he is not sure that this is a use that should be in the Rural Character Development District. Mr. Kavanaugh stated that a portable sawmill may be at a parcel today and again ten years from now. Mr. Kavanaugh stated this has been to court and it should be made clear. Mr. McNeil believes that it is clear by removing it. Mr. McNeil stated some forest production operations could fall under the Right to Farm Act if they are acting commercially. Mr. Freese stated that maybe we should look at it as two separate uses; portable sawmill versus permanent sawmill. Mr. Freese stated you will want to be restrictive on where you allow a permanent sawmill. Mr. Freese stated that a portable sawmill should be allowed anywhere timber is cut. Discussion was held regarding whether or not a special use permit should be required for a portable sawmill. Mr. McNeil stated that the definition of portable sawmill could state a time frame of less than 6 months. Mr. Freese stated if it is a portable sawmill it should be a use by right and the permanent sawmill will require a special use permit. Mr. Borowicz suggested defining temporary sawmill operations. Mr. Kavanaugh stated there was a court case over 10 years ago regarding whether or not a sawmill on Mann Road was portable. Mr. McNeil stated he will come up with a definition and allow portable sawmills as an allowed use in the Rural Character Development Zoning District. Discussion was held.

Mr. McNeil stated the next two uses are regarding gardening, but not to include the raising of animals, except for household pets. Mr. McNeil stated that sheltering, raising or stabling of animals will be a violation of the ordinance. Mr. McNeil stated there are two uses listed that are similar and they appear to be accessory uses. Mr. Borowicz noted that a lot of work was done to define the number of animals allowed in the Rural Character Development Zoning District. Mr. McNeil asked if the intent of this listing was to allow the gardening use on a parcel without a house. Mr. Kavanaugh and Mr. Freese are in favor of the gardening use on a parcel without a house. Mr. McNeil stated that this could be simplified if we want gardening as a stand-alone use. Mr. Freese stated there are areas where people buy a parcel or lot for gardening. Mr. Borowicz noted that it could also be for a community garden. Mr. McNeil stated that he will work on a definition for gardening for the Planning Commission to review. Mr. Borowicz stated it is clear that gardening does not include the raising of animals. Discussion was held.

Mr. McNeil referred to the hunting grounds, fishing sites, and wildlife preserves use and stated that if this use is intended to be commercial it should be stated in the ordinance. Mr. Freese stated that wildlife preserves have been a problem in the past. Discussion was held. Mr. Jazdyk asked if we are interested in having sites that are commercial in nature. Mr. Freese stated yes. Mr. Jazdyk is not sure that this should be deleted. Mr. McNeil agreed with Mr. Jazdyk and stated that this could be removed as a use by right and then we could take a look at commercial hunting and fishing operations as a special use. Mr. Jazdyk stated that he believes this should be left in the ordinance and the language could be revised. Mr. Borowicz asked how we would classify a parcel where someone rents/manages the hunting rights. Mr. Freese stated this is commercial. Mr. Borowicz asked if this is an accessory use to an agricultural operation. Mr. McNeil stated that this would not be an accessory use to an agricultural operation unless they were growing the birds that are being hunted. Mr. Kavanaugh stated that we need to be careful when removing uses from the Zoning Ordinance. Mr. Kavanaugh stated his concerns regarding the ordinance being difficult to understand by removing too many uses. Mr. Freese stated that we do not want to touch private hunting and fishing as it is as use by right. Mr. Freese stated a special use permit could be required if the property owner wants to make a commercial operation. Mr. Ostwald noted that just by leasing out the property for hunting or fishing does not make it a commercial operation. Mr. McNeil stated he will work on this for a future meeting.

Mr. McNeil stated that manufacture and processing of products such as food, cosmetics, pharmaceuticals and hardware are a listed use in the Light Industrial Zoning District and General Industrial Zoning District. Mr. McNeil stated that there is a

manufacturing, fabricating, processing and assembling activities use in these two zoning districts. Mr. McNeil stated this is redundant. Mr. Freese agreed with Mr. McNeil that the use should be deleted.

Mr. McNeil stated that state-licensed residential facilities (6 or less persons) are covered by state law. Mr. Freese stated he would like to see the different categories that state laws set up for the different types of facilities. Mr. Freese stated we should review the State of Michigan's definitions and categories and then we should try to cover those in our regulation. Mr. Freese stated we should use the same terminology. Mr. McNeil stated that facilities with 6 or less persons do not fall under local zoning. Mr. McNeil stated that facilities with 7 or more persons fall under local zoning. Mr. Kavanaugh asked if the State has defined a residential facility. Mr. McNeil stated yes. Mr. Kavanaugh stated we should use the same definition.

Mr. McNeil stated that subdivisions and site condominiums are not considered a use as they are a way to develop the land. Mr. McNeil stated these are covered in our requirements under site plan review. Mr. McNeil stated that it does not need to be a listed use. Mr. McNeil stated Section 20 states that subdivisions and site condominiums are subject to site plan review no matter where they are located. Mr. McNeil stated this is a use that is only listed in one zoning district. Mr. Borowicz noted that there are other site condos that are not residential. Mr. McNeil asked the Planning Commission if it is acceptable to remove this use from the one zoning district. The Planning Commission members stated yes.

Mr. McNeil stated temporary mobile homes and travel trailers maintained in sound running condition with a current vehicle license should be removed from the ordinance as it was covered under a recent amendment. Discussion was held. The Planning Commission members agreed that this should be deleted.

Consideration of current listed uses related to Home Occupations proposed to be deleted and proposed changes to Section 17.21 and definition related to Home Occupations.

Mr. McNeil reviewed where home occupation is listed in the Zoning Ordinance currently. Mr. McNeil stated the he proposes to remove each of these as allowed uses in the zoning districts and to add language to Section 17.21 regarding home occupations. Mr. McNeil stated there is a proposed definition for home occupation. Mr. McNeil stated that Section 17.21 would apply if someone submits a zoning application for a home occupation in any dwelling and in any zoning district. Mr. Kavanaugh stated his concerns regarding not having home occupation as a listed use. Mr. Kavanaugh stated the criteria will not cover all of the uses. Mr. Freese stated if the home occupation is not listed it is not covered. Mr. Freese stated if the home occupation meets the list of criteria, then it will be approved. Mr. Freese stated this is a better way to address home occupations than by trying to list all of the home occupation uses as we will never be able to list all of them. Mr. Freese stated this is less restrictive. Mr. Borowicz stated that Section 17.21.1A and 17.21.1B are contradictory. Mr. McNeil stated that he will work on clarifying these two sections. Mr. McNeil asked the Planning Commission if it is acceptable to remove the home occupation uses and update Section 17.21. The Planning Commission members stated yes. Mr. McNeil stated he will work on this language. Mr. Freese stated the proposed definition is acceptable and noted that an "a " should be added to the end of the first line of the definition.

Consideration of zoning ordinance amendment for new section 17.28 Planned Project.

Mr. McNeil stated that at the last meeting Mr. Graham offered a PUD amendment that would be approved by special use permit and not by rezoning. Mr. McNeil stated the Planning Commission asked that Mr. Graham review the current PUD language in the Zoning Ordinance. Mr. McNeil stated that the Planning Commission also liked a lot of what Mr. Graham included in the PUD amendment. Mr. McNeil stated that as a result of that discussion, he is offering this amendment that would allow a mixing of uses and the ability of the Planning Commission to relax some requirements such as lot size and setbacks for uses that are allowed in the particular zoning district in which the planned project will be located.

Mr. McNeil stated that "Planned Project" would be a use that would be specifically listed to be allowed by special use permit in the Residential Development Zoning District, Commercial Development Zoning District, Agriculture and Forestry Management Zoning District and Rural Character Development Zoning District. Mr. McNeil stated these developments with the relaxed regulations would not be allowed in the Light Industrial Zoning District, General Industrial Zoning District, Natural River Protection Zoning District, Resource Conservation Protection Zoning District or the Lake and Stream Protection Zoning District.

Mr. Kavanaugh stated he would like to amend the existing PUD ordinance instead of creating new language. Mr. Kavanaugh stated we are trying to reduce the clutter and now we are adding another amendment. Mr. Kavanaugh stated there are great ideas in the amendment, but he would like to see them included in the existing ordinance. Mr. Kavanaugh stated once you eliminate the standards you will eliminate uniformity. Mr. Kavanaugh stated when you open up all of the flexibility you eliminate everyone being treated fairly. Mr. McNeil explained that this amendment provides relief from setbacks. Mr. McNeil stated that certain zoning district (Residential Development Zoning District and Agriculture and Forestry Management Zoning District) can't have any more than 20% of the area for non-residential uses. Mr. McNeil asked Mr. Kavanaugh if he would like to see this type of language in the PUD ordinance where we are mixing uses from different zoning districts. Mr. Kavanaugh

stated it is easier to approach it that way and explained his concerns regarding making it too flexible. Mr. Freese stated that the language in this amendment is good and it could be incorporated into the PUD ordinance. Mr. Freese referred to the fifth line of Section 17.28.4.2 and stated that "minimum building height" should be changed to "maximum building height".

Mr. McNeil stated that with regards to the Planned Project ordinance we are looking more at limiting non-residential to commercial uses versus leaving it up to the developer to offer. Mr. McNeil stated that we already have the pre-application conference and other provisions in the PUD ordinance. Mr. McNeil stated that we have not had a PUD request and this is a proactive effort. Mr. Kavanaugh stated that there has only been a few PUD's in the past and he believes that we should use what we like out of the proposed amendments and include it in the existing language.

Mr. Freese stated that this amendment is great. Mr. Kavanaugh stated that some of the language is good. Mr. Kavanaugh questioned if setbacks should be reduced as these types of projects have a huge impact. Mr. Kavanaugh stated that PUD's can be great, but they are always different than what should be happening next to you. Mr. Kavanaugh stated PUD's need more research than a regular project. Mr. Freese stated this amendment would allow for an applicant to have a group of small residential units that are less than 720sf with reduced setbacks and a park around the development. Mr. Kavanaugh stated in this case it would be acceptable. Mr. Freese stated that this only states that you have the ability on the site plan review to grant approval if it looks reasonable. Mr. Jazdyk stated this is where you can work as a group to try to figure out what is best and he likes that a lot. Mr. Jazdyk referred to 17.28.2.2 and 17.28.3 and stated that the Planning Commission should spend time looking at what the end results of the phases will be. Mr. Kavanaugh and Mr. Freese stated that is what we are trying to do. Mr. Jazdyk stated that the applicant should have to show the Planning Commission what the outcome of phase 1 and phase 2 will look like. Mr. Kavanaugh stated there are a lot of good requirements in the amendment that should be included in the ordinance, but the Planning Commission needs guidance on reducing setbacks. Mr. Kavanaugh stated the Planning Commission just reviewed a project that was very complicated. Mr. Kavanaugh stated he is concerned that the Planning Commission will have another complicated project and there should be some guidelines for items like reducing setbacks. Mr. Freese stated that all of the setback requirements are in the ordinance, but an applicant can show at the pre-planning conference and at the Planning Commission meeting that he doesn't need 10ft. and he only needs 8ft. Mr. Kavanaugh asked how an applicant requests a reduced setback now. Mr. Freese stated that the applicant would apply to the Zoning Board of Appeals. Mr. Kavanaugh stated that an applicant who is requesting a PUD approval should also have to go to the Zoning Board of Appeals for a variance as they will receive the same treatment. Mr. Freese stated this is giving some of the Zoning Board of Appeals authority to the Planning Commission in this circumstance. Mr. Kavanaugh stated that anyone applying for a PUD can request a setback reduction. Mr. Kavanaugh stated that no one will come in and meet the setback requirements. Mr. Freese stated the Planning Commission does not have to approve it if there is no reason to reduce the setback. Discussion was held regarding Section 17.28.4.2.c of the proposed amendment. Mr. Kavanaugh suggested reviewing the percentages and acre size. Mr. Kavanaugh stated there should be guidelines for percentages and acre size. Mr. Freese stated this is a good amendment and if you do not like 15% it can be reduced to 10%. Mr. Kavanaugh stated that there should be standards so the applicant will know how far the Planning Commission can go to reduce or add to the setback.

Ms. Croft asked if this amendment could be combined with the PUD. Mr. McNeil asked if the Planning Commission wants to allow mixing uses between zoning districts as this does not allow for it. Mr. McNeil stated the Planned Project amendment allows for relief from some regulations with uses that are allowed in a specific zoning district. Mr. McNeil explained that the PUD amendment does allow for mixing uses between zoning district with specific regulations. Mr. McNeil suggested comparing the PUD amendment and the Planned Project amendment at a future meeting. Mr. McNeil suggested also reviewing the PUD ordinance and the goals in the Master Plan. Discussion was held.

STAFF REPORT

Mr. McNeil stated he provided to the Planning Commission members a copy of a letter that he sends out to other governmental agencies inviting them to submit projects for the Capital Improvement Plan.

Discussion was held regarding two pending lawsuits.

PLANNING COMMISSION COMMENTS

Mr. Freese asked if Mr. McNeil received a response from Mr. Beethem. Mr. McNeil stated no and that the request was verbal and in writing.

PUBLIC COMMENTS

Mr. Muscott referred to the proposed Planned Unit Development amendment and stated that with smaller residences you could have a cluster development, preserve a lot of green space and operate with as little as a couple of acres. Mr. Muscott stated that in an area of Topinabee if you meet the minimum lot size you would be restricted to 6-7 houses. Mr. Muscott stated

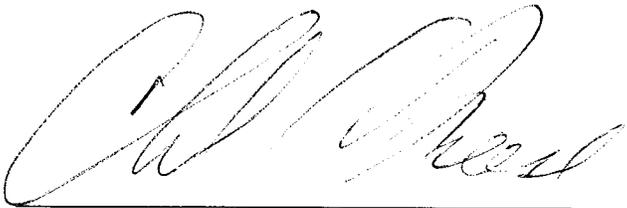
it could be done as a Planned Unit Development with smaller residences, cluster development and green space. Mr. Muscott stated this could be a nice environment for everyone to live. Mr. Muscott stated that since this will go through the pre-application conference, the Planning Commission may not want to limit it to a minimum size. Mr. Muscott stated there may be smaller parcels that could be developed and the Planning Commission would have to review the plans to see what will work. Mr. Muscott stated he would hate to see it restricted to 5 acres or bigger. Mr. Muscott stated that all Planned Unit Developments may not be big projects that are destined to fail. Mr. Muscott stated this is an opportunity for the Planning Commission and the community to think outside the box.

Mr. Muscott referred to Section 17.21.3 of the home occupation amendment and stated that the zoning on accessory structures may not allow any business to be operated from a pole barn. Mr. Muscott stated that pole barns are restricted to private storage. Mr. McNeil stated he would check into this but he does not believe there is a conflict as he has approved small engine home occupations where they have operated out of the garage.

Mr. Borowicz referred to Mr. Muscott's comments regarding a smaller development and stated that we are concerned about reducing the minimum sizes for dwellings because it would affect the surrounding property values. Mr. Borowicz stated if there is a development that is only one or two acres and is surrounded by larger homes wouldn't it have the same effect. Mr. Muscott stated because of zoning his property is completely surrounded by pole barns and he couldn't build a house. Mr. Muscott stated he has lots for 7 spec homes. Mr. Muscott stated he talked with Mr. McNeil and Mr. Schnell about this issue. Mr. Muscott stated he had 40 signed petitions in Topinabee requesting an overlay to restrict stand-alone pole barns and to allow them as accessory buildings. Mr. McNeil stated that a smaller footprint for residential uses could be considered, but there is still the finding that the Planning Commission will have to make as to whether it is compatible with the surrounding uses.

ADJOURN

Motion by Mr. Borowicz to adjourn. Motion carried. Meeting was adjourned at 8:44pm.



Charles Freese
Planning Commission Secretary