



# CHEBOYGAN COUNTY PLANNING COMMISSION

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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, JULY 20, 2016 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.) **JOHN PRZYBILA / EJS RIGGSVILLE RD, LLC** - Requests a Special Use Permit for Manufacturing - Section 6.3.9, and Indoor Storage Facility, Section 6.3.16. The property is located at 6379 and 6418 Riggsville Rd., Munro Twp., section 24, parcel #080-024-400-009-00 , and is zoned Commercial Development (D-CM).
- 2.) **BRYAN FROST**- Requests a Special Use Permit for a Salvage yard - Section 9.3.18. The property is located at 7455 Reams Rd., Mentor Twp., section 8, parcel #200-008-100-014-02, and is zoned Agriculture and Forestry Management (M-AF)
- 3.) **INDIAN RIVER UNITED METHODIST CHURCH / CASS CASUCCI** - Requests a Special Use Permit for Religious Institution - Section 13A.3.4. The property is located at 3527 South Straits Highway., Tuscarora Twp., section 24, parcel #161-M55-033-001-00, and is zoned Village Center Indian River (VC-IR).
- 4.) **TRAVIS CONNERS** – Requests a Site Plan Review for Condominium for Private Storage Buildings – Section 6.2.29. The property is located at 1050 Sand Road, Inverness Township, section 23, parcel #091-023-400-016-02, and is zoned Commercial Development (D-CM).

### **UNFINISHED BUSINESS**

### **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 WEDNESDAY, JULY 6, 2016 AT 7:00 P.M. ROOM 135 – COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

**PRESENT:** Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdyk  
**ABSENT:** Churchill, Lyon  
**STAFF:** Scott McNeil  
**GUESTS:** Eric Boyd, Tony Matelski, John Moore, Carl Muscott, David Bona, Ronald Kapiwada

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. Freese, seconded by Mr. Kavanaugh, to approve the agenda as presented. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdyk), 0 Nays, 2 Absent (Churchill, Lyon)

### APPROVAL OF MINUTES

The June 15, 2016 Planning Commission minutes were presented. **Motion** by Mr. Borowicz, seconded by Mr. Ostwald, to approve the meeting minutes as presented. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdyk), 0 Nays, 2 Absent (Churchill, Lyon)

### PUBLIC HEARING AND ACTION ON REQUESTS

**David Bona/Ann Arbor YMCA** - Requests a Special Use Permit Amendment for construction of an assembly and camp store building (Section 10.3.2). The property is located at 9728 M-68, Tuscarora Township, Section 16, parcel #161-016-300-001-00. The site is zoned Lake & Stream Protection (P-LS).

Mr. McNeil stated that the applicant is looking to replace the assembly and camp store with a larger building. Mr. McNeil stated that this increase is more than the 10% that can be administratively approved. Mr. McNeil reviewed the site plan.

Ms. Croft asked for public comments. Mr. Bona stated that he is the architect for this project and is available to answer any questions. Public comment closed.

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. **Motion** by Mr. Freese, seconded by Mr. Borowicz, 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 subject to approval from District Health Department #4, Department of Building Safety and Department of Agriculture. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdyk), 0 Nays, 2 Absent (Churchill, Lyon)

**Ronald Kapiwada/PFFP LLC** - Requests an extension of a Special Use Permit for a Club (Section 9.3.7.). The property is located at 5475 Wollangur Rd., Beaugrand Township, Section 31, parcel #041-031-200-003-02 and is zoned Agriculture & Forestry Management (M-AF).

Mr. McNeil presented the site plan that the Planning Commission approved approximately 1 year ago for the club. Mr. McNeil stated the applicant is asking for an extension of the Special Use Permit that was approved. Mr. McNeil stated that section 18.12 allows the Planning Commission to approve extensions.

Mr. Kopiwada stated that they were not able to start this project in the past year as they have property in Rudyard that they expected to sell quicker than it did sell. Mr. Kopiwada stated the property recently sold and then they had trouble finding an architect/engineer that would take this small of a project. Mr. Kopiwada noted that they are also at the mercy of contractors. Mr. Kopiwada stated that they have contracted with Johnston Engineering as of 06/28/16 and they are working on the drawing of the building. Mr. Kopiwada stated that they are purchasing the building package from Bernard Lumber in Cheboygan. Mr. Kopiwada stated as long as an extension is granted they will be able to move forward.

Ms. Croft asked for public comment. There was no public comment. Public comment closed.

Mr. Freese asked what the temporary structure is used for that has been added to the building that is on site. Mr. Kopiwada stated that is a sun canopy that has been added to the front of the shed. Mr. Freese asked if there any plans to build anything permanent onto this shed. Mr. Kopiwada stated no.

Mr. Borowicz noted that it does not appear that anything has changed substantially from one year ago.

The Planning Commission reviewed and approved the General Findings. The Planning Commission reviewed and approved the Finding of Fact Under Section 18.12. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to approve the extension of the special use permit based on the General Findings and the Finding of Fact Under Section 18.12. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdzyk), 0 Nays, 2 Absent (Churchill, Lyon)

**An Ordinance to amend the Cheboygan County Zoning Ordinance #200 to add definitions for Camping Cabin, Gardening and Portable Sawmill, update the definitions for Campground and Motel or Motor inn, repeal use classifications for Temporary Mobile Homes, Cabin Colonies, Any development on seasonal roads that requires public services or utilities , Accessory buildings and uses customarily incidental to any of the forgoing and to add requirements for use of Portable Sawmills in the Rural Character/Country Living zoning district.**

Mr. McNeil stated that this is an extension of the public hearing. Mr. McNeil explained that at the last meeting the Planning Commission could not come to a consensus on the definition of campground and whether the reference to lots offered for free would have any down side if it was removed Mr. McNeil stated that he believes and legal counsel believes that this is not of large significance. Mr. McNeil stated that the reliance on the pre-established sites is the main item in the definition. Mr. McNeil stated that whether there is a fee or there is not a fee is least important. Mr. McNeil stated he has removed the reference to offering sites for free from the definition of campground. Mr. McNeil stated that the remainder of the proposed amendment remains the same. Mr. Kavanaugh stated that the state campground law does not talk about free or for a fee.

Ms. Croft asked for public comments. There were no public comments. Public comment closed.

**Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to forward the amendment to the Cheboygan County Board of Commissioners with a recommendation for approval. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdzyk), 0 Nays, 2 Absent (Churchill, Lyon)

## **UNFINISHED BUSINESS**

### **Review of draft 2017 Capital Improvement Plan**

Mr. McNeil stated that according to the CIP timeline, this is the meeting that the Planning Commission takes a final look at the document. Mr. McNeil stated that the introduction and other information remains the same. Mr. McNeil stated that all of the proposed projects are included in this document along with the designations of needed or desirable that was assigned by the Planning Commission. Mr. McNeil stated that the Planning Commission can discuss any possible changes that they want to make to this document and then set up a public hearing.

Ms. Croft referred to the Terminal Renovation and Expansion for the Airport for 2019 and stated that it does not have a designation of needed or desirable. Mr. McNeil stated that he will update the designation for this project as desirable.

**Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to schedule a public hearing on Capital Improvement Plan on August 3, 2016. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdzyk), 0 Nays, 2 Absent (Churchill, Lyon)

### **Review of PUD Ordinance Amendment**

Mr. McNeil stated that during the last discussion regarding the PUD amendment the Planning Commission wanted to make sure that they could approved any PUD developments in phases. Mr. McNeil stated that the Planning Commission also

discussed letters of credit to cover costs of improvements that might be deemed public or essential. Mr. McNeil stated that new language is proposed in section 19.9. regarding a performance guarantee. Mr. McNeil stated language has been included to allow the Planning Commission to recommend conditions to the Cheboygan County Board of Commissioners. Mr. McNeil stated that the proposed language regarding conditions and performance guarantee is taken from the Zoning Enabling Act.

Ms. Croft asked if legal counsel has reviewed this amendment. Mr. McNeil stated no.

**Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to forward the amendment to legal counsel for review. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdzyk), 0 Nays, 2 Absent (Churchill, Lyon)

#### **Review of Sign Ordinance Amendment**

Mr. McNeil state that Mullett Township and Tuscarora Township have no concerns relative to their Village Centers on the off premise signage. Mr. McNeil stated that this amendment is ready for legal review. **Motion** by Mr. Kavanaugh, seconded by Mr. Bartlett, to forward the sign ordinance amendment to legal counsel for review. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Jazdzyk), 0 Nays, 2 Absent (Churchill, Lyon)

#### **NEW BUSINESS**

##### **Draft provisions for Boathouse Overlay District**

Mr. McNeil stated that he provided draft provisions for the Boathouse Overlay District. Mr. McNeil stated that a definition for boathouse and a purpose statement for Section 10A have been provided. Mr. McNeil stated boundaries will be discussed at a future date if the Planning Commission decides to move forward with this project. Mr. McNeil stated there are proposed conditions and requirements and supplemental requirements. Mr. McNeil stated that this would be an overlay district with two underlying districts which are Commercial or Lake and Stream Protection. Mr. McNeil stated that those zoning districts would remain in place and there would be the overlay with the special conditions for the boathouses.

Mr. Jazdzyk stated that some powered boat hoists on Mullett Lake have giant awnings and are bigger than a boathouse. Mr. Jazdzyk stated that many of these are appearing on the lakes. Mr. Freese stated that these are temporary structures and can not be regulated. Discussion was held.

Mr. Kavanaugh asked what will happen for repairing walls on existing boathouses. Mr. Freese stated it will have to be reviewed by the Zoning Board of Appeals if it is being torn down and rebuilt. Discussion was held. Mr. Kavanaugh stated that there are many boathouses and they should be able to repair or replace. Mr. Kavanaugh suggested surveying the people that are involved (lake associations, Tipp of the Mitt and NEMCOG) to see what impacts there are for 1200 parcels where boathouses could be built. Mr. Kavanaugh stated that there are only a few people that apply to the Zoning Board of Appeals and he does not see this as a problem and it should be left as it is currently. Mr. Kavanaugh stated that these people would have to apply to the Zoning Board of Appeals if they want to rebuild their boathouse. Mr. Freese stated that the problem is that there are property owners that can see many boathouses from their front porch and they can't build a boathouse. Mr. Freese stated the Zoning Board of Appeals can not grant this approval. Discussion was held. Mr. Jazdzyk stated that boathouses are sort of a dying breed such as the family cottage. Mr. Jazdzyk stated he sees boathouses and family cottages going away on the lakes. Mr. Kavanaugh stated if it is going away then there shouldn't be a problem leaving the ordinance as it is currently. Mr. Kavanaugh stated he can not see creating another overlay district if it is not needed. Discussion was held regarding the number of requests that have been reviewed by the Zoning Board of Appeals. Mr. Freese stated he would like to see whether the people want boathouses. Mr. Kavanaugh and Mr. Freese agreed that a survey should be conducted. Mr. Freese would like to see the letter/survey specifying the areas for the overlay district. Mr. Freese that the survey should be sent to the property owners in these areas. Mr. McNeil stated he will put together a letter of introduction and a survey for the Planning Commission to review. Mr. Kavanaugh stated he would like the survey also sent to people who are involved in environmental decisions.

#### **STAFF REPORT**

Mr. McNeil stated that Steve Schnell will attend the July 20, 2016 Planning Commission meeting.

#### **PLANNING COMMISSION COMMENTS**

Discussion was held regarding comments that were made at the June 15, 2016 Planning Commission meeting regarding Village Center Indian River.

#### **PUBLIC COMMENTS**

Mr. Muscott stated that the two individuals who spoke at the June 15, 2016 meeting regarding Village Center Indian River did not officially represent Tuscarora Township Planning Commission. Mr. Muscott stated that they spoke as private citizens. Mr.

Muscott stated that in August 2014 Mr. Cherveney complained to the Planning Commission that Cheboygan County was not allowing businesses to open up in Indian River because zoning was too restrictive. Mr. Muscott stated it is an ideal situation for this area as there is Village Center zoning, the sewer district and no parking restrictions. Mr. Muscott stated he does not encourage changing the zoning. Mr. Muscott stated that he has talked with quite a few people who own canal lots. Mr. Muscott stated that these people do not belong to a lake association. Mr. Muscott stated that none of the people are living there for a lake view. Mr. Muscott stated they live there because they have access to their boat. Mr. Muscott stated that he believes an overlay district may be the best option. Mr. Muscott stated that the preliminary language is sensible and encouraged the Planning Commission to move ahead with the amendment. Mr. Muscott stated that he would not reach out to lake associations as he does not see this type of use on the big lakes. Mr. Muscott stated that he appreciates the Planning Commission's work on this amendment.

Mr. Matelski stated that the comments that were made at the June 15, 2016 Planning Commission meeting were concerning blight. Mr. Matelski stated that is was not concerning the overlay district. Discussion was held.

Ms. Rocheleau asked if the Planning Commission has received an enforcement update regarding Triple D Disposal and Cheboygan Towing. Mr. McNeil stated that a report has not been provided to the Planning Commission. Ms. Croft stated that the Planning Commission is not normally updated on enforcement issues. Discussion was held.

Mr. Boyd asked if Tuscarora Township or Cheboygan County Planning Commission granted approval for the travel trailer next to the Dairy Mart to be used as a restaurant. Mr. Freese stated the Planning Commission granted the approval. Mr. Boyd stated that maybe an addition should have been built instead. Mr. Boyd stated the Planning Commission could have granted a temporary approval and if it is successful an addition should be built. Mr. Boyd stated the Planning Commission had control to make this a requirement. Mr. Freese stated the regulation does not allow for this type of restriction. Mr. Freese stated that by having a mobile structure the applicant has avoided Department of Building Safety requirements. Mr. Freese stated the special use permit had to be approved since the applicant met all of the requirements. Mr. Boyd stated his concerns regarding this travel trailer being an eyesore. Discussion was held regarding this structure possibly being considered blight under Tuscarora Township's blight ordinance. Mr. Kavanaugh stated that he believes a revision to the ordinance could eliminate some of these issues and set standards. Discussion was held.

**ADJOURN**

**Motion** by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 7:56pm.

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Charles Freese  
Planning Commission Secretary

# CHEBOYGAN COUNTY PLANNING COMMISSION

John Przybila / EJS Riggsville Rd, LLC –*Revised 07/06/16*

## Exhibit List

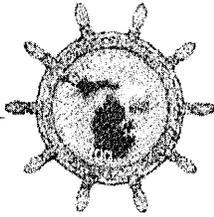
1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Special Use Permit Application (6 Pages)
4. Letter Dated 06/07/16 From Andy Liebner (1 Page)
5. Covenant Deed Dated 04/15/16, Liber 1304 Page 787 (4 Pages)
6. Certificate Of Survey (1 Page)
7. Site Plan Dated 05/31/16 (1 Page)
8. Floor Plan Dated 05/19/16 (1 Page)
9. Mailing List (1 Page)
10. Notice of Planning Commission Meeting (1 Page)

### ***The following items were added to the exhibit list on 07/06/16:***

11. E-mail Dated 06/30/16 From Brent Shank, Cheboygan County Road Commission Manager (1 Page)
12. E-mail Dated 07/05/16 From Dan Socha, Inverness Fire Chief (1 Page)
- 13.
- 14.
- 15.

Note: Planning Commission members have exhibits 1 and 2.





# CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721  
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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.

EXISTING RESIDENTIAL AND STORAGE USE, SKI POLE MANUFACTURING CHANGE OF USE.

HOURS OF OPERATION DAILY 8:00 AM TO 4:00 PM.

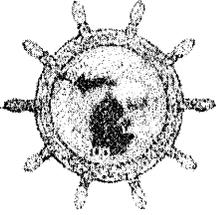
NUMBER OF EMPLOYEES: 10

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.  
NO CHANGE TO SITE. ALL WORK TO BE PERFORMED ON INTERIOR OF BUILDING.
- 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.  
NO CHANGE IS SITE.
- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.  
NO CHANGE TO SITE.
- 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.  
NO CHANGE TO SITE.
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.  
ACCESS IS PROVIDED ON ALL SIDES OF THE BUILDING.
- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.  
EXISTING ACCESS IS PROVIDED AND MEETING THIS REQUIREMENT.
- 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. LIGHTING IS EXISTING AND COMPLIES.
  - ii. It does not impede the vision of traffic along adjacent streets. LIGHTING IS EXISTING AND COMPLIES.
  - iii. It does not unnecessarily illuminate night skies. LIGHTING IS EXISTING AND COMPLIES.

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.

NO CHANGE TO THE SITE

- 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.

NO CHANGE TO THE SITE.

3. Size of property in sq. ft. or acres: 4.1 ACRES

4. Present use of property:  
RETAIL, RESIDENTIAL, AND STORAGE.

5. SUP Standards:

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

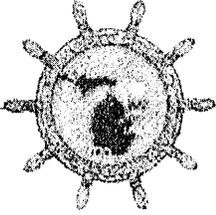
- b. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole? **Explain.** NO. ALL WORK TO BE PERFORMED INDOORS.

- 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. ALL WORK TO BE PERFORMED INDOORS.

- 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.** YES. ALL WORK TO BE PERFORMED INDOORS.

- e. Will the proposed special land use place demands on fire, police, or other public resources in excess of current capacity? **Explain.** NO. EXISTING BUILDING FOOT PRINT TO REMAIN UNCHANGED. THE OCCUPANT LOADING WILL BE REDUCED FROM THE PREVIOUS USE.

- 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.** YES. THE EXISTING SITE IS ADEQUATE FOR THIS PURPOSE. THE OCCUPANT LOAD HAS BEEN REDUCED.



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SPECIAL LAND USE PERMIT APPLICATION

g. 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 \_\_\_\_\_

Date

6/8/16

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

Yes  No

Owner's Signature \_\_\_\_\_

Date

6/8/16

### FOR PLANNING / ZONING DEPT. USE ONLY

Date Received:

6/8/16

Notes:

Fee Amount Received:

Receipt Number:

Public Hearing Date:

7/20/16

Planning/Zoning Administrator Approval: ✓

Signature \_\_\_\_\_

Date

6/10/16

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
X		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.
X		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.
X		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
	X	d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
NA		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.
X		f. Location of existing and proposed buildings and intended uses thereof.
X		g. Details of entryway and sign locations should be separately depicted with an elevation view.
X		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.
X		i. Location, size, and characteristics of all loading and unloading areas.
NA		j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
X		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.
NA		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
NA		m. Location and specifications for all fences, walls, and other screening features.
NA		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.
NA		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
NA		q. Elevation drawing(s) for proposed commercial and industrial structures.
NA		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.

<u>SECTION</u>	<u>REASON FOR WAIVER REQUEST</u>
d	EXISTING SITE, NO PLANNED EARTH CHANGES TO TOPOGRAPHY

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.

\_\_\_\_\_  
SIGNATURE

6/2/14  
\_\_\_\_\_  
DATE

# United States Ski Pole Company

07JUN 2016

To whom it may concern,

The United States Ski Pole Company formerly located at 536 Riggs Dr. in Cheboygan's industrial park within the Cheboygan Life Support building will follow the same light manufacturing and assembly operations at the new location of 6379 Riggsville Road in Cheboygan County.

The construction and curing process of carbon fiber has no hazardous waste byproduct or create any of the following factors: noise, glare, radiation, vibration, smoke, odor and/or dust.

For a reference for further verification you are welcome to contact Dallas Hyde – Cheboygan Life Support – 231-627-9348

Thank you,

Andy Liebner

United States Ski Pole Company 6379 Riggsville Road Cheboygan, Michigan 49721 USA



RECEIVED FOR RECORD  
 MARY ELLEN TRYBAN, CLERK/REGISTER  
 CHEBOYGAN COUNTY, MICHIGAN  
 04/22/2016 2:06:24 PM

RECEIPT# 145, STATION 1  
 \$23.00 DEED



LIBER 1304 PAGE 787



CHEBOYGAN COUNTY  
 APRIL 22, 2016  
 RECEIPT #145

MICHIGAN \$ 93.50-CU  
 REAL ESTATE \$ 637.50-ST  
 TRANSFER TAX STAMP # 11552

**COVENANT DEED**

(Unplatted Land)

**Drafted By:**  
*Adam Boehm*, Manager  
 TBF-CCA #1 Properties, LLC  
 740 Waukegan Road Suite 404  
 Brooklyn, MI 49230

**Return To:**  
 EJS Riggsville Rd., LLC  
 8560 Ellicott View Road  
 Ellicott City, MD 21043

**Send Tax Bills To:**  
 EJS Riggsville Rd., LLC  
 8560 Ellicott View Road  
 Ellicott City, MD 21043

Recording Fee: \$	State Transfer Tax: \$637.50	Tax Parcel No.: 080-024-400-009-00,
File Number: 723887 <i>bh</i>	County Transfer Tax: \$93.50	080-025-200-002-01, 080-024-400-005-00

*THIS CONVEYANCE* is made this April 15, 2016, *BETWEEN*  
**TBF-CCA #1 Properties, LLC, an Illinois limited liability company**  
 whose address is 740 Waukegan Road Suite 404, Brooklyn, MI 49230, Grantor  
**EJS Riggsville Rd., LLC, a Michigan limited liability company**  
 whose address is 8560 Ellicott View Road, Ellicott City, MD 21043, Grantee

The Grantor, for and in consideration of the sum of

**Eighty five thousand Dollars (\$85,000.00)**

said sum having been paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, grants and conveys all right title and interest in a certain parcel of land known and described as follows as situated in the Township of **Munro**, County of **Cheboygan**, State of Michigan, to wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: **6370, 6379 and 6415 Riggsville Road, Cheboygan, MI 49721**

**Subject To:**

Existing building and use restrictions, easements of record, and zoning ordinances, if any.

**If the property conveyed is unplatted, the following applies:**



First American Title Insurance Company

The grantor grants to the grantee the right to make \_\_\_\_\_ division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. **(If no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the grantor; if all of the parent tract is conveyed, then all division rights are granted.)** This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.



**(Attached to and becoming a part of Covenant Deed dated: April 15, 2016 between TBF-CCA #1 Properties, LLC, an Illinois limited liability company, as Grantor(s) and EJS Riggsville Rd., LLC, a Michigan limited liability company, as Grantee(s).)**

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in Law or Equity, of, in, and to the above bargained premises, with the said hereditaments and appurtenances; to have and to hold the premises as before described, with the appurtenances, unto the Grantee, their heirs and assigns, forever.

And the Grantor, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, their heirs and assigns, that the Grantor, has not heretofore done, committed or wittingly or willingly suffered to be done or committed any act, matter, or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, or shall or may be charged or encumbered in title, estate or otherwise howsoever.

Dated this April 15, 2016.

**Seller(s):**

TBF-CCA #1 Properties, LLC, an Illinois limited liability company

By: TBF Financial, its Manager

By: Adam Boehm  
Name: Adam Boehm  
Title: Manager

State of Michigan Illinois  
County of Lake

The foregoing instrument was acknowledged before me this April 15, 2016 by Adam Boehm, Manager of TBF Financial, Manager of TBF-CCA #1 Properties, LLC, a ~~Michigan~~ <sup>Illinois</sup> limited liability company.

Elizabeth Fussell  
Notary Public: Elizabeth Fussell  
Notary County/State: Lake County/ Illinois  
County Acting In: Lake  
Commission Expires: 6/7/2017



**(Attached to and becoming a part of Covenant Deed dated: April 15, 2016 between TBF-CCA #1 Properties, LLC, an Illinois limited liability company, as Grantor(s) and EJS Riggsville Rd., LLC, a Michigan limited liability company, as Grantee(s).)**

### EXHIBIT A

Land situated in the Township of Munro, County of Cheboygan, State of Michigan, described as follows:

080-024-400-009-00 ✓  
PARCEL 1: Part of the Southwest 1/4 of the Southeast 1/4 of Section 24 and part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Town 37 North, Range 3 West: Beginning at the 1/4 corner common to said Sections 24 and 25; thence South 88 degrees 36 minutes 30 seconds East along the Section line between said Sections 24 and 25, a distance of 387.46 feet to the Easterly Right-of-Way line of Interstate Highway 75; thence North 13 degrees 26 minutes 33 seconds East 73.21 feet along said Right-of-Way line; thence North 77 degrees 16 minutes 37 seconds East 101.85 feet to the Point of Beginning and extending thence North 12 degrees 43 minutes 23 seconds West 72.28 feet to the Southerly Right-of-Way line of Riggsville Road; thence along said Right-of-Way line 170.00 feet along a curve to the left (Radius = 2,824.77 feet) whose long chord bears North 72 degrees 56 minutes 19 seconds East 169.98 feet; thence South 17 degrees 43 minutes 23 seconds East 227.16 feet; thence South 13 degrees 26 minutes 33 seconds West 80.62 feet; thence North 73 degrees 42 minutes 08 seconds West 199.05 feet; thence North 13 degrees 26 minutes 17 seconds East 91.08 feet; thence North 12 degrees 43 minutes 23 seconds West 36.11 feet to the Point of Beginning.

080-025-200-002-01 ✓  
PARCEL 2: Part of the Southwest 1/4 of the Southeast 1/4 of Section 24 and part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Town 37 North, Range 3 West: Beginning at the 1/4 corner common to Sections 24 and 25; thence South 88 degrees 36 minutes 30 seconds East along the Section line between said Sections 24 and 25, a distance of 387.46 feet to the Easterly Right-of-Way line of Interstate Highway 75 and the Point of Beginning and extending thence North 13 degrees 26 minutes 33 seconds East 73.21 feet along said Right-of-Way line; thence North 77 degrees 16 minutes 37 seconds East 101.85 feet; thence South 12 degrees 43 minutes 23 seconds East 36.11 feet; thence South 13 degrees 26 minutes 17 seconds West 91.08 feet; thence South 73 degrees 42 minutes 08 seconds East 199.05 feet; thence North 13 degrees 26 minutes 33 seconds East 80.62 feet; thence South 88 degrees 36 minutes 30 seconds East 95.76 feet along the Section line; thence South 13 degrees 26 minutes 33 seconds West 337.44 feet; thence North 88 degrees 36 minutes 30 seconds West 409.00 feet; thence North 13 degrees 26 minutes 33 seconds East 337.44 feet along the Easterly Right-of-Way line of said 1-75 to the Point of Beginning.

#### EASEMENT PARCEL:

Together with a non-exclusive easement as created, limited and defined in that certain instrument recorded in Liber 922, page 233, Cheboygan County Records.

080-024-400-005-00 ✓  
PARCEL 3: A part of the South 1/4 of the Southeast 1/4 of Section 24, Town 37 North, Range 3 West described as: Beginning at the South 1/4 corner of said Section 24; thence North 88 degrees 52 minutes 38 seconds West along the South line of said Section 24, a distance of 64.73 feet to the centerline of Riggsville Road; thence North 70 degrees 27 minutes 14 seconds East along said centerline 534.51 feet; thence North 19 degrees 32 minutes 46 seconds West 40.00 feet; thence along the arc of a 1 degrees 58 minutes 20 seconds curve to the right 28.20 feet the chord of which bears North 70 degrees 43 minutes 56 seconds East; thence North 72 degrees 19 minutes 23 seconds East along Northerly Right-of-Way 150.00 feet (149.38 feet measured) to the Point of Beginning; thence along the Northerly Right-of-Way on the arc of a 1 degrees 58 minutes 20 seconds curve to the right 750.00 feet (753.45 feet measured) which chord bears North 79 degrees 53 minutes 02 seconds East (North 81 degrees 24 minutes 43 seconds East measured) 746.33 feet (748.61 measured feet); thence North 1 degrees 14 minutes 52 seconds West 300.00 feet; thence South 86 degrees 21 minutes 48 seconds West 742.60 feet; thence South 1 degrees 14 minutes 52 seconds East 264.69 feet (364.69 feet South 1 degrees 10 seconds East measured) to the Point of Beginning.

Tax Parcel Number: 080-024-400-009-00, 080-025-200-002-01, 080-024-400-005-00

I hereby certify that for the five years preceding date of said Instrument there are no tax liens or taxes held by the State for any unpaid taxes, except such taxes as may be in the process of collecting.

4/22 2016  
Cheboygan, MI

*Kathleen Ballance*  
Cheboygan County Treasurer

723887 bh

Lot #



LIBER 1304

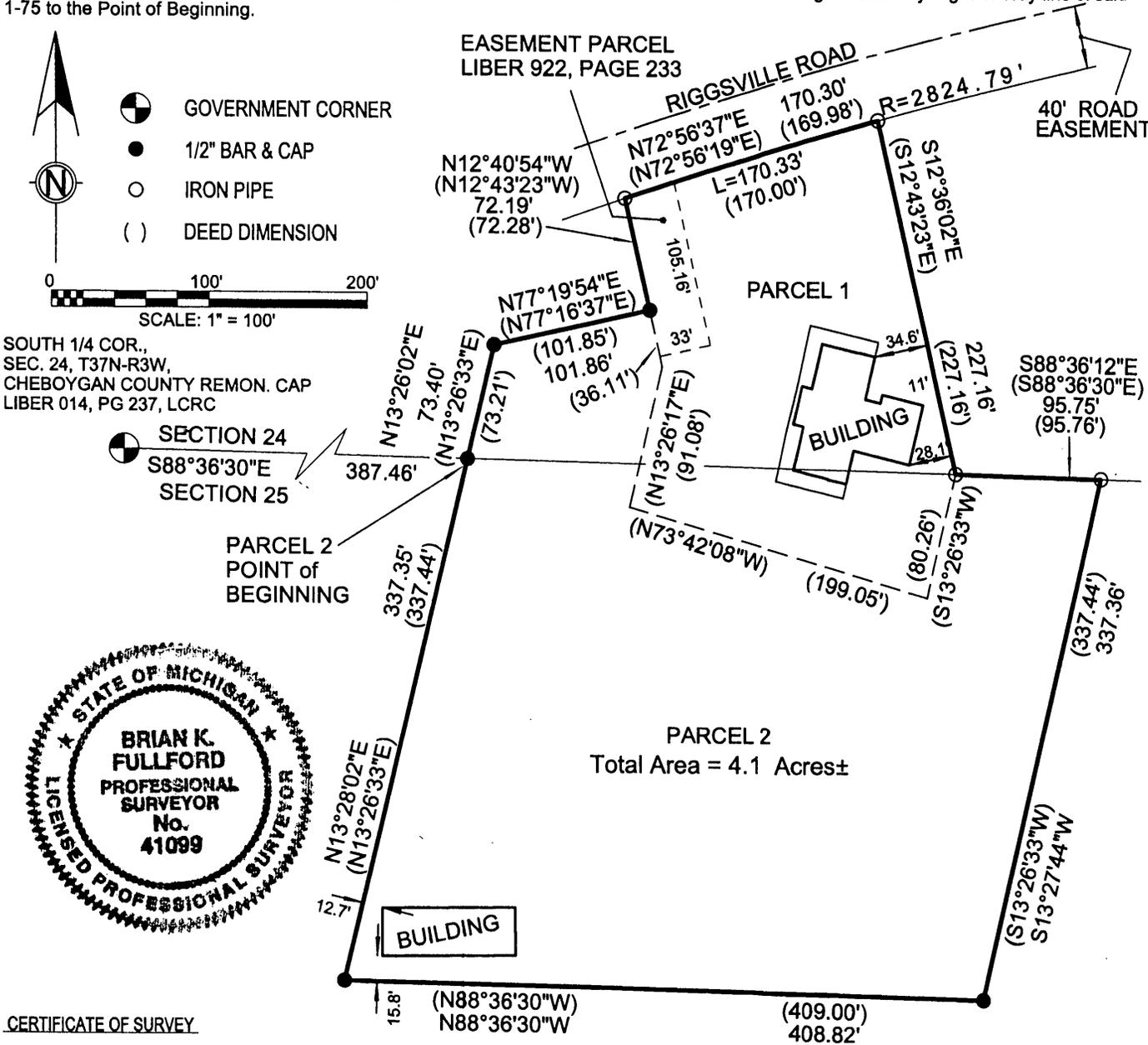
PAGE 790

# CERTIFICATE of SURVEY

Situated in Munro Township, Cheboygan County, Michigan:

**PARCEL 1:** Part of the Southwest 1/4 of the Southeast 1/4 of Section 24 and part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Town 37 North, Range 3 West: Beginning at the 1/4 corner common to said Sections 24 and 25; thence South 88 degrees 36 minutes 30 seconds East along the Section line between said Sections 24 and 25, a distance of 387.46 feet to the Easterly Right-of-Way line of Interstate Highway 75; thence North 13 degrees 26 minutes 33 seconds East 73.21 feet along said Right-of-Way line; thence North 77 degrees 16 minutes 37 seconds East 101.85 feet to the Point of Beginning and extending thence North 12 degrees 43 minutes 23 seconds West 72.28 feet to the Southerly Right-of-Way line of Riggsville Road; thence along said Right-of-Way line 170.00 feet along a curve to the left (Radius = 2,824.77 feet) whose long chord bears North 72 degrees 56 minutes 19 seconds East 169.98 feet; thence South 12 degrees 43 minutes 23 seconds East 227.16 feet; thence South 13 degrees 26 minutes 33 seconds West 80.62 feet; thence North 73 degrees 42 minutes 08 seconds West 199.05 feet; thence North 13 degrees 26 minutes 17 seconds East 91.08 feet; thence North 12 degrees 43 minutes 23 seconds West 36.11 feet to the Point of Beginning.

**PARCEL 2:** Part of the Southwest 1/4 of the Southeast 1/4 of Section 24 and part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Town 37 North, Range 3 West: Beginning at the 1/4 corner common to Sections 24 and 25; thence South 88 degrees 36 minutes 30 seconds East along the Section line between said Sections 24 and 25, a distance of 387.46 feet to the Easterly Right-of-Way line of Interstate Highway 75 and the Point of Beginning and extending thence North 13 degrees 26 minutes 33 seconds East 73.21 feet along said Right-of-Way line; thence North 77 degrees 16 minutes 37 seconds East 101.85 feet; thence South 12 degrees 43 minutes 23 seconds East 36.11 feet; thence South 13 degrees 26 minutes 17 seconds West 91.08 feet; thence South 73 degrees 42 minutes 08 seconds East 199.05 feet along the Section line; thence South 13 degrees 26 minutes 33 seconds West 337.44 feet; thence North 88 degrees 36 minutes 30 seconds West 409.00 feet; thence North 13 degrees 26 minutes 33 seconds East 337.44 feet along the Easterly Right-of-Way line of said 1-75 to the Point of Beginning.



SOUTH 1/4 COR.,  
SEC. 24, T37N-R3W,  
CHEBOYGAN COUNTY REMON. CAP  
LIBER 014, PG 237, LCRC

SECTION 24  
S88°36'30"E  
SECTION 25

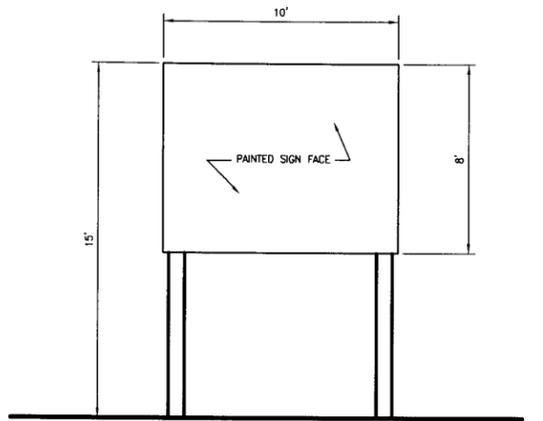
PARCEL 2  
POINT of  
BEGINNING



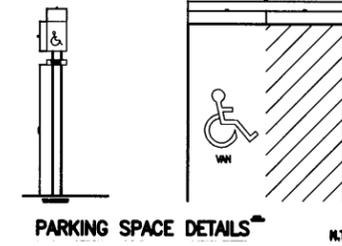
**CERTIFICATE OF SURVEY**

I, THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND, THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS IS NO GREATER THAN 1 IN 5,000 AND THAT I HAVE FULLY COMPLIED WITH THE REGULATIONS OF P.A. 132 OF 1970 AS AMENDED

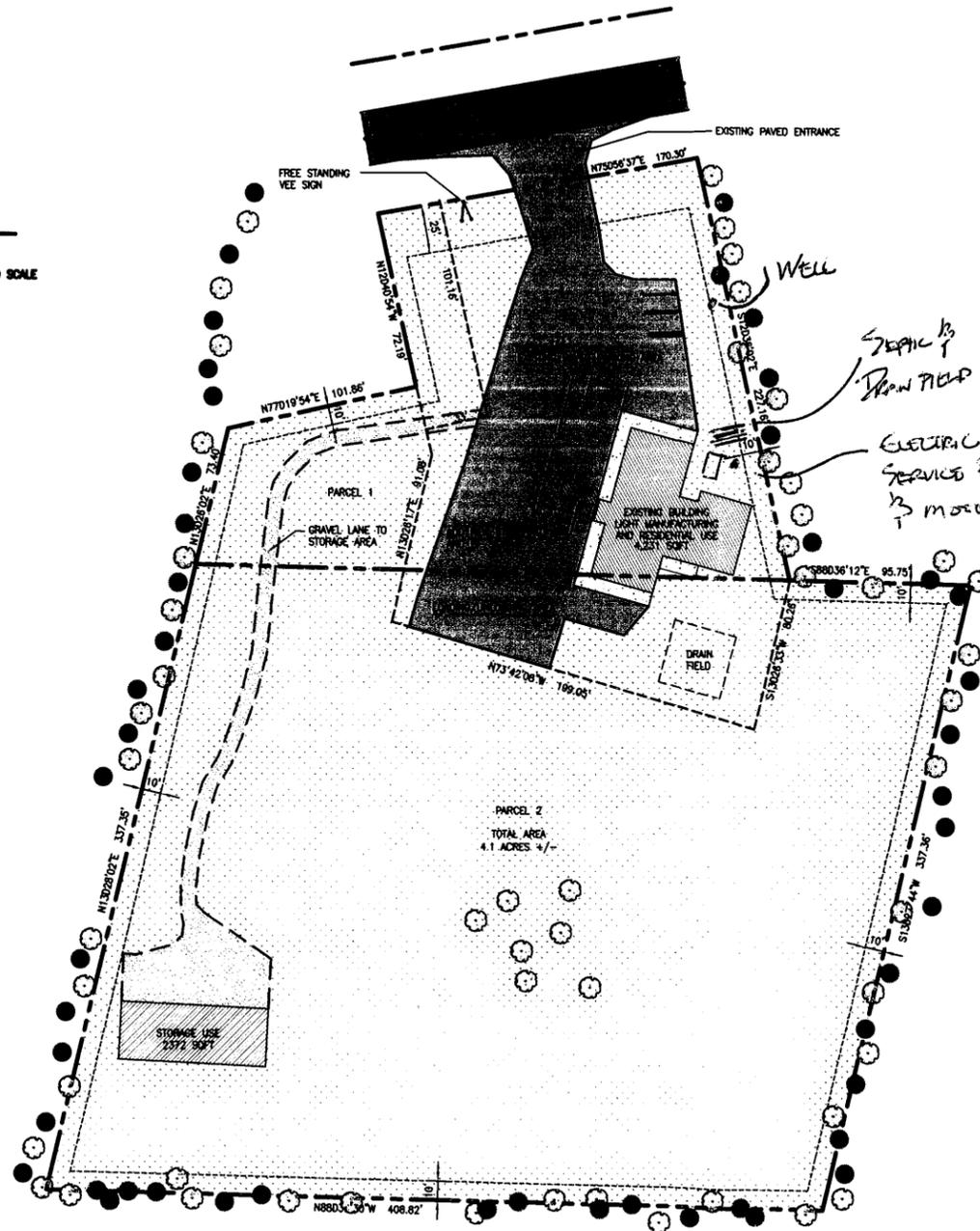
4



FREE STANDING SIGN - VEE SHAPE NOT TO SCALE



the architect forum  
702 south nicollet street  
mackinaw city, michigan 49701  
231.436.7376



SITE PLAN  
SURVEY INFORMATION PROVIDED BY: BRIAN K FULFORD, PROFESSIONAL SURVEYOR NO. 41099

SCALE 1"=40'

SITE DATA	
EXISTING ZONING	D-CM COMMERCIAL DEVELOPMENT
PROPOSED ZONING	CHANGE OF USE - LIGHT MANUFACTURING, UNCHANGED - RESIDENTIAL, AND STORAGE
TOTAL AMENDED SITE AREA	4.1 ACRES +/- (178,596 SQFT)
SET BACKS	25' FRONT YARD 10' SIDE YARD 10' REAR YARD
BUILDING #1 AREA	4,231 SQFT (UNCHANGED)
BUILDING #2 AREA	2,372 SQFT UNCHANGED
BUILDING HEIGHT	35' MAXIMUM ALLOWED - 21' UNCHANGED
PAVED AREA	20,242 SQFT
IMPERVIOUS SURFACE COVERAGE	15%
PARKING	LIGHT MANUFACTURING MAXIMUM SHIFT OF 10 PERSONS..... 10 SPACES STORAGE AREA 2,372 SQFT/5000..... 12 SPACES 9'x20' PARKING SPACES AT 90' 10 SPACES REQUIRED 10 SPACES PROVIDED INCLUDING 1 BARRIER FREE VAN SPACES
LIGHTING:	ALL EXISTING LIGHTING TO REMAIN
BUILDING FLOOR PLANS AND ELEVATIONS:	ALL EXISTING FLOOR PLANS AND ELEVATIONS TO REMAIN UNCHANGED
SCREEN FEATURES:	NONE REQUIRED
INGRESS AND EGRESS DRIVES:	TO REMAIN UNCHANGED
PRIVATE EASEMENTS:	TO REMAIN UNCHANGED
LOADING AREAS:	TO REMAIN UNCHANGED



PLEASE ALLOW FOR 3 FULL WORKING DAYS BEFORE YOU DIG - CALL THE MISS DIG SYSTEM AT 811 OR 800-482-7171.

**DISCLAIMER**  
THIS PLAN AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS PLAN OR INFORMATION IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

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**US SKIPOLE COMPANY**

6975 RIGGSVILLE ROAD  
OSHTOSAN, MICHIGAN 49821

**SITE PLAN**

date 31 MAY 16 for ZONING  
project 1621 12345678 90-XX

**C1.0**



16-080-024-400-005-00  
EJS RIGGSVILLE RD LLC  
8560 ELLICOTT VIEW RD  
ELLICOTT CITY MD 21043

16-080-024-400-005-00  
OCCUPANT  
6370 RIGGSVILLE RD  
CHEBOYGAN, MI 49721

16-080-024-400-006-00  
BLARNEY CASTLE OIL CO  
PO BOX 246  
BEAR LAKE MI 49614

16-080-024-400-006-00  
OCCUPANT  
6416 RIGGSVILLE RD  
CHEBOYGAN, MI 49721

16-080-024-400-007-00  
STATE OF MICHIGAN  
PO BOX 30448  
LANSING MI 48909

16-080-024-400-009-00  
OCCUPANT  
6379 RIGGSVILLE RD  
CHEBOYGAN, MI 49721

16-080-024-400-008-00  
STATE OF MICHIGAN  
PO BOX 30448  
LANSING MI 48909

16-080-024-400-010-00  
OCCUPANT  
6363 RIGGSVILLE RD  
CHEBOYGAN, MI 49721

16-080-024-400-009-00  
EJS RIGGSVILLE RD LLC  
8560 ELLICOTT VIEW RD  
ELLICOTT CITY MD 21043

16-080-024-400-011-00  
OCCUPANT  
6069 RIGGSVILLE RD  
CHEBOYGAN, MI 49721

16-080-024-400-010-00  
SIMMONS, ALLAN AND  
1110 MACKINAW AVE  
CHEBOYGAN MI 49721

16-080-025-200-002-01  
OCCUPANT  
6415 RIGGSVILLE RD  
CHEBOYGAN, MI 49721

16-080-024-400-011-00  
TOBIAS, VIOLET & DAVID TOBIAS  
6069 RIGGSVILLE RD  
CHEBOYGAN MI 49721

16-080-025-200-001-00  
STATE OF MICHIGAN  
PO BOX 30448  
LANSING MI 48909

16-080-025-200-002-01  
EJS RIGGSVILLE RD LLC  
8560 ELLICOTT VIEW RD  
ELLICOTT CITY MD 21043

16-080-025-200-003-00  
CARLSON, ROGER; DEBORAH CAR  
3825 RIGGSVILLE RD  
CHEBOYGAN MI 49721

**NOTICE**  
**CHEBOYGAN COUNTY PLANNING COMMISSION MEETING and PUBLIC HEARING**  
**WEDNESDAY, JULY 20, 2016 AT 7:00 PM**  
**ROOM 135 – COMMISSIONERS ROOM**  
**CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

- 1.) **JOHN PRZYBILA / EJS RIGGSVILLE RD, LLC** - Requests a Special Use Permit for Manufacturing - Section 6.3.9, and Indoor Storage Facility, Section 6.3.16. The property is located at 6379 and 6418 Riggsville Rd., Munro Twp., section 24, parcel #080-024-400-009-00, and is zoned Commercial Development (D-CM).
- 2.) **BRYAN FROST**- Requests a Special Use Permit for a Salvage yard - Section 9.3.18. The property is located at 7455 Reams Rd., Mentor Twp., section 8, parcel #200-008-100-014-02, and is zoned Agriculture and Forestry Management (M-AF)
- 3.) **INDIAN RIVER UNITED METHODIST CHURCH / CASS CASUCCI** - Requests a Special Use Permit for Religious Institution - Section 13A.3.4. The property is located at 3527 South Straits Highway., Tuscarora Twp., section 24, parcel #161-M55-033-001-00, and is zoned Village Center Indian River (VC-IR).

Please visit the Planning and Zoning office or visit our website to see the proposed rezoning and the associated drawings and documents. These documents and staff report may be viewed at [www.cheboygancounty.net/planning/](http://www.cheboygancounty.net/planning/). Comments, questions, and correspondence may be sent to [planning@cheboygancounty.net](mailto: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.

## Deborah Tomlinson

---

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

**Sent:** Thursday, June 30, 2016 1:08 PM

**To:** Deborah Tomlinson

**Subject:** Re: 07/20/16 PC Agenda

Debbie,

That worked much better. I have reviewed the proposed items and there are no issues/concerns from the Road Commission.

Thank you,

Brent Shank

Engineer/Manager

Cheboygan County Road Commission

[mgr@chcrc.com](mailto:mgr@chcrc.com)

(231) 238-7775

**Deborah Tomlinson**

---

**From:** Dan Socha [<mailto:inverness.fire@gmail.com>]

**Sent:** Tuesday, July 05, 2016 10:06 AM

**To:** Scott McNeil

**Subject:** new owners

no problem John Przybila / EJS RIGGSVILLE RD, LLC. would like a fire alarm installed at location, address: 6379-6318 Riggsville RD. Will have a walk threw with fire fighters when ready to open.

Chief Dan Socha Inverness Fire DEPT.



# 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/](http://www.cheboygancounty.net/planning/)

## STAFF REPORT

<b>Item:</b> Request for a special use permit for Indoor storage facility and Manufacturing Use (Ski pole making) in a Commercial Development zoning district.	<b>Prepared by:</b> Scott McNeil
<b>Date:</b> June 20, 2016	<b>Expected Meeting Date:</b> July 20, 2016

### GENERAL INFORMATION

**Applicant:** Mr. John Przybila

**Owner:** EJS Riggsville Rd. LLC

**Contact person:** Mr. John Przybila

**Phone:** 443-864-1679

**Requested Action:** Approval of special use permit pursuant to allow Indoor storage facility and Manufacturing uses (ski pole making) in a Commercial Development (D-CM) zoning district pursuant to Sections 6.3.9 and 6.3.16

### BACKGROUND INFORMATION

#### **Introduction:**

The applicant is seeking approval of special use permit to allow a manufacturing use (ski pole making) in a Commercial Development (D-CM) zoning district per section 6.3.9 for the main building on the site. The applicant is also seeking approval of a special use permit for Indoor storage facility use per section 6.3.16. which is located on the southwest portion of the site.

Section 6.3.9. regarding the Manufacturing use requires a determination by the Planning Commission that the operational effects are to be no greater than the other uses permitted in this district with respect to noise, glare, radiation, vibration, smoke, odor and/or dust. I have noted this required determination in the general findings of fact, and offered responses to the same for consideration of the Commission under section 18.7.a. of the specific findings of fact. The applicant has provided a written statement to address this determination which is included with the application.

The Planning Commission previously approved a site plan for the subject site for farm product stand and retail use on April 21, 2010.

The applicant also proposes a single family dwelling use on the site. Single family dwelling is a permitted use in the D-CM zoning district per sections 6.2.1 and 4.2.1. Site plan review is not required per section 20.3.c. There are no minimum dwelling size requirements for a single family dwelling in the D-CM Zoning District.

**Current Zoning:**

Commercial Development District (D-CM)

**Surrounding Land Uses:**

Commercial to the north. Residential to the east. I-75 to the west. Vacant to the south.

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

**Historic buildings/features:**

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

**Traffic Implications**

This project will have minimal effect on current traffic conditions.

**Parking:**

Section 17.6 also provides for 1 parking space to be required for each employee on largest working shift relative to Industrial uses. The applicant indicated that there will be 10 employees at the site for the Manufacturing use requiring 10 parking spaces. Section 17.6. also provides for 2 parking spaces to be required for each single family dwelling requiring 12 total parking spaces for the subject site. Section 17.6. does not provide for required parking for the indoor storage facility use. The site plan provides for 13 parking spaces.

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

Access to the site is facilitated by an existing driveway from Riggsville Road. The existing access drive will not be changed. No new access drives are proposed.

**Signs**

A new freestanding sign is proposed with a sign surface area measuring 8 ft. x 10 ft (80 s.f.) and a total height of 15 ft. The sign is proposed to be located on the subject lot with a 0 ft. setback. The sign surface area, height and setback meet the requirements for a freestanding sign in a Commercial Development zoning district per section 17.19.8.

**Fence/Hedge/Buffer**

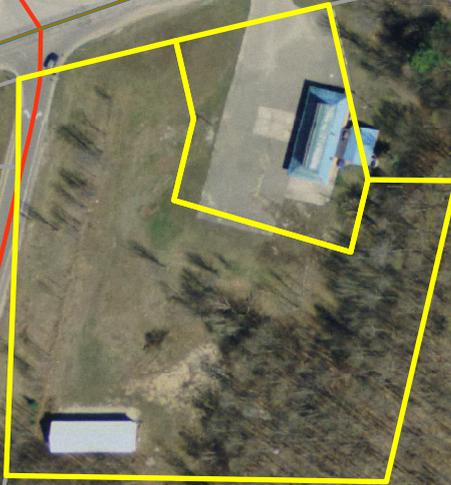
No new fence, hedge or other type of buffer is proposed nor required.

WEADOCK RD  
8001/9000

RIGGSVILLE RD  
6000/6731

S I-75  
322/322

N I-75  
322/322



**CHEBOYGAN COUNTY PLANNING COMMISSION**  
**SPECIAL USE PERMIT REQUEST**  
Wednesday, July 20, 2016, 7:00 PM

Applicant

Mr. John Przyila  
3860 Ellicott Rd,  
Ellicott City, Md. 21043

Owner

EJS Riggsville Rd LLC  
3860 Ellicott Rd,  
Ellicott City, Md. 21043

Parcel

6379 and 6418 Riggsville Rd.  
Munro Township  
080-025-200-002-01 and  
080-024-400-009-00

**GENERAL FINDINGS**

1. The subject property is zoned Commercial Development District. (D-CM)
2. The applicant is seeking a special use permit for manufacturing and commercial storage uses.
3. Manufacturing is a use which requires a special use permit in the D-CM zoning district per section 6.3.9.
4. Section 6.3.9. requires a determination by the Planning Commission that the operational effects are to be no greater than the other uses permitted in this district with respect to noise, glare, radiation, vibration, smoke , odor and/or dust.
5. Indoor storage facility is a use which requires a special use permit in the D-CM zoning district per section 6.3.16.
6. The Planning Commission approved a site plan for retail and farm product stand use at the subject site on April 21, 2010.
7. The applicant is seeking a waiver to the site topographic survey requirement for site plans.
- 8.

**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 subject property is located in a D-CM Zoning district.
  2. The applicant is seeking a special use permit for a manufacturing and indoor storage facility use.
  3. The proposed manufacturing use is for making of ski poles. (see exhibit 3)
  4. A manufacturing use is a use which requires a special use permit in the D-CM zoning district per section 6.3.9. which requires a determination by the Planning Commission that the operational effects are to be no greater than the other uses permitted in this district with respect to noise, glare, radiation, vibration, smoke , odor and/or dust.
  5. The applicant states that construction and curing process of carbon fiber for making ski poles has no hazardous waste byproduct and will not create any noise, glare, radiation, vibration, smoke, odor or dust. (see exhibit 4)
  6. The Planning Commission hereby determines that the operational effects for making ski poles relative to this application, to be no greater that the other uses permitted in the D-CM zoning district with respect to noise, glare, radiation, vibration, smoke , odor and/or dust
  7. The applicant is also seeking a special use permit for an indoor storage facility.
  8. Indoor storage facility is a use which requires a special use permit in the D-CM zoning district per section 6.3.16.
  - 9.
  7. Standard has been met.

Or.

1. The Planning Commission hereby determines that the applicant has not adequately demonstrated that the operational effects for making ski poles relative to this application, is not greater than the other uses permitted in the D-CM zoning district with respect to noise, glare, radiation, vibration, smoke, odor and/or dust

2.

3.

4. 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 manufacturing process will be conducted completely within an enclosed building. The proposed manufacturing use and indoor storage facility 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. (see exhibit 3)

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 special land use permit is for, a manufacturing use and indoor storage facility 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. (see exhibit 3 and 4)

2. The manufacturing process will be conducted completely within an enclosed building. (see exhibit 3)

3.

4. 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 special use permit is for a manufacturing use and indoor storage facility use in a D-DM zoning district. The ongoing use as proposed will be constructed, designed, operated and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned. (see exhibits 3, 4 and 6)

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 special use permit is for a manufacturing use and indoor storage facility use and will not place demands of 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. (see exhibit 3 and 6)
  - 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. The subject property is located on Riggsville Road which is a County Major road. The use will not cause congestion or increase traffic hazards in excess of current capacity. (see exhibit 6)
  - 2. The site is served by one (1) existing entrance and exit driveway which provides adequate access to the site. The access drives are more than 25 ft. from a street intersection. (see exhibit 6)
  - 3. Signage, buildings, other elements and do not interfere with driver visibility. (see exhibit 3 and 6)
  - 4. The site is located contiguous to I-75
  - 5. 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 special use is adequately served by water and sewer facilities, and refuse collection and disposal facilities. (see exhibits 3 and 6)
  - 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 complies with all the specific standards required under this Ordinance applicable to it. (see exhibit 1, 3 and 6)
  - 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. No changes to the overall contours of the site are proposed (see exhibit 3 and 6)
  - 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 trees are proposed to be removed. No topographic modifications are proposed. (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 to site drainage are proposed. (see exhibit 3)
  - 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. One dwelling unit is proposed within the same structure as the manufacturing use.
  - 2. The applicant states that construction and curing process of carbon fiber for making ski poles has no hazardous waste byproduct and will not create any noise, glare, radiation, vibration, smoke, odor or dust. (see exhibit3)
  - 3.
  - 4. Standard has been met.Or.
  - 1.
  - 2. Standard has not been met.
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
  - 1. A practical means for access by emergency vehicle is provided to the building via an access/exit driveway from Riggsville Road. (see exhibit 6)
  - 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. The structures on the subject lot have access to Riggsville Road which is a County Major Road. (see exhibit 6)
  - 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. No subdivision plat or subdivision condominiums are proposed. This standard is not applicable
- 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. Existing lighting is deflected away from adjacent properties and does not impede vision of traffic and does not unnecessarily illuminate night skies. (see exhibit 3)
  2. No new exterior lighting is proposed (see exhibit 3)
  - 3.
  4. Standard has been met.
- Or.
- 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. No public or common ways for vehicular and pedestrian circulation are proposed. This standard is not applicable
- 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.
1. The site plan conforms to applicable requirements of state and federal statutes and the Cheboygan County Master Plan. (see exhibit 2 and exhibit 6)
  - 2.
  3. Standard has been met
- Or.
- 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, July 20, 2016

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Patty Croft, Chairperson

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Charles Freese, Secretary

**Lighting**

No additional outdoor lighting is proposed.

**Stormwater management**

There are no changes proposed to the management of stormwater on the site.

**Review or permits from other government entities:**

Review by the Health Department and Department of Building Safety

**Recommendations (proposed conditions)**

Review by the Health Department and Department of Building Safety

# CHEBOYGAN COUNTY PLANNING COMMISSION

Brian Frost – *Revised 07/06/16*

## Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Special Use Permit Application (6 Pages)
4. Site Plan (1 Page)
5. Mailing List (1 Page)

### ***The following items were added to the exhibit list on 06/23/16:***

6. E-mail dated 06/16/16 from John Ozoga to Steve Schnell (1 Page)

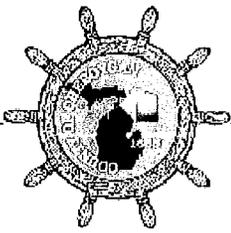
### ***The following items were added to the exhibit list on 06/28/16:***

7. Notice of Planning Commission Meeting

### ***The following items were added to the exhibit list on 07/06/16:***

8. E-mail Dated 06/30/16 From Brent Shank, Cheboygan County Road Commission Manager (1 Page)
- 9.
- 10.
- 11.
- 12.

Note: Planning Commission members have exhibits 1 and 2.



# 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

### PROPERTY LOCATION

Address <i>7455 Reams Rd.</i>	City / Village	Twp / Sec. <i>Meriv / 08</i>	Zoning District <i>M-AF</i>
Property Tax I.D. Number <i>200-008-100-014-02</i>	Plat or Condo Name / Lot or Unit No.		

### APPLICANT

Name <i>Brian Frost</i>	Telephone <i>231-881-0655</i>	Fax <i>-</i>
Address <i>7455 Reams Rd.</i>	City, State & Zip <i>Ann Arbor MI, 49706</i>	E-Mail <i>-</i>

### OWNER (If different from applicant)

Name <i>As Above</i>	Telephone	Fax
Address	City, State & Zip	E-Mail

### PROPOSED WORK

Type (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Change in Use or Additional Use <input type="checkbox"/> Reconstruction <input type="checkbox"/> Relocated Building <input type="checkbox"/> Sign, Type: _____ <input type="checkbox"/> Other: _____	Building/Sign Information Overall Length: <u>NA</u> feet Overall Width: <u>NA</u> feet Floor Area: _____ sq. feet Overall Building Height: _____ feet Sign Area: _____ sq. feet Sign Height: _____ feet
---	---

### PROPOSED USE (check all that apply)

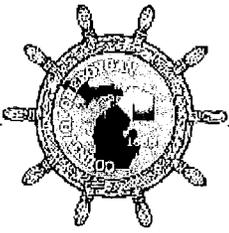
<input checked="" type="checkbox"/> Single-Family Residence <i>Existing</i>	<input type="checkbox"/> Expansion / Addition	<input type="checkbox"/> Office	<input type="checkbox"/> Agricultural
<input type="checkbox"/> Duplex	<input type="checkbox"/> Garage or Accessory	<input type="checkbox"/> Commercial	<input type="checkbox"/> Institutional
<input type="checkbox"/> Multi-Family, # of units _____	<input type="checkbox"/> Storage	<input type="checkbox"/> Industrial	<input type="checkbox"/> Utility <i>Sec. 9.3.18</i>
<input checked="" type="checkbox"/> Other: <i>Metal Salvage</i>			

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: Wilbur Road to Reams Road - South on Reams Road - 6 Miles.

SPECIAL LAND USE PERMIT APPLICATION



# 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

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

*Salvage metal Resale*  
*Source-separating waste, metal salvage only stored on site*

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.

*No change*

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.

*No change*

c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

*No change*

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.

*No change*

e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

*Yes*

f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.

*Yes*

g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.

*Not applicable*

h. Exterior lighting shall be arranged as follows:

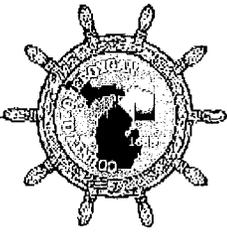
i. It is deflected away from adjacent properties. *no additional light*

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

# 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

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.

No Change

- 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.

yes

3. Size of property in sq. ft. or acres: 8

4. Present use of property:

Construction Yard / Storage

5. SUP Standards:

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

yes

- 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

- 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.** yes

- 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.** yes

# 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

SPECIAL LAND USE PERMIT APPLICATION

g. 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 *[Signature]* <sup>\*</sup> Date 6-9-16

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

- Yes     No

Owner's Signature *[Signature]* <sup>\*</sup> Date 6-9-16

### FOR PLANNING/ZONING DEPT. USE ONLY

Date Received:	<u>6/14/16</u>	Notes:
Fee Amount Received:	<u>\$220.00</u>	
Receipt Number:	<u>5082</u>	
Public Hearing Date:	<u>7/20/16</u>	

Planning/Zoning Administrator Approval:

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

# 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
X		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.
X		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.
X		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
	X	d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
X		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.
X		f. Location of existing and proposed buildings and intended uses thereof.
X		g. Details of entryway and sign locations should be separately depicted with an elevation view.
X		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.
X		i. Location, size, and characteristics of all loading and unloading areas.
X		j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
X		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.
X		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.
✓		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
NA		o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
NA		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
NA		q. Elevation drawing(s) for proposed commercial and industrial structures.
NA		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
NA		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.

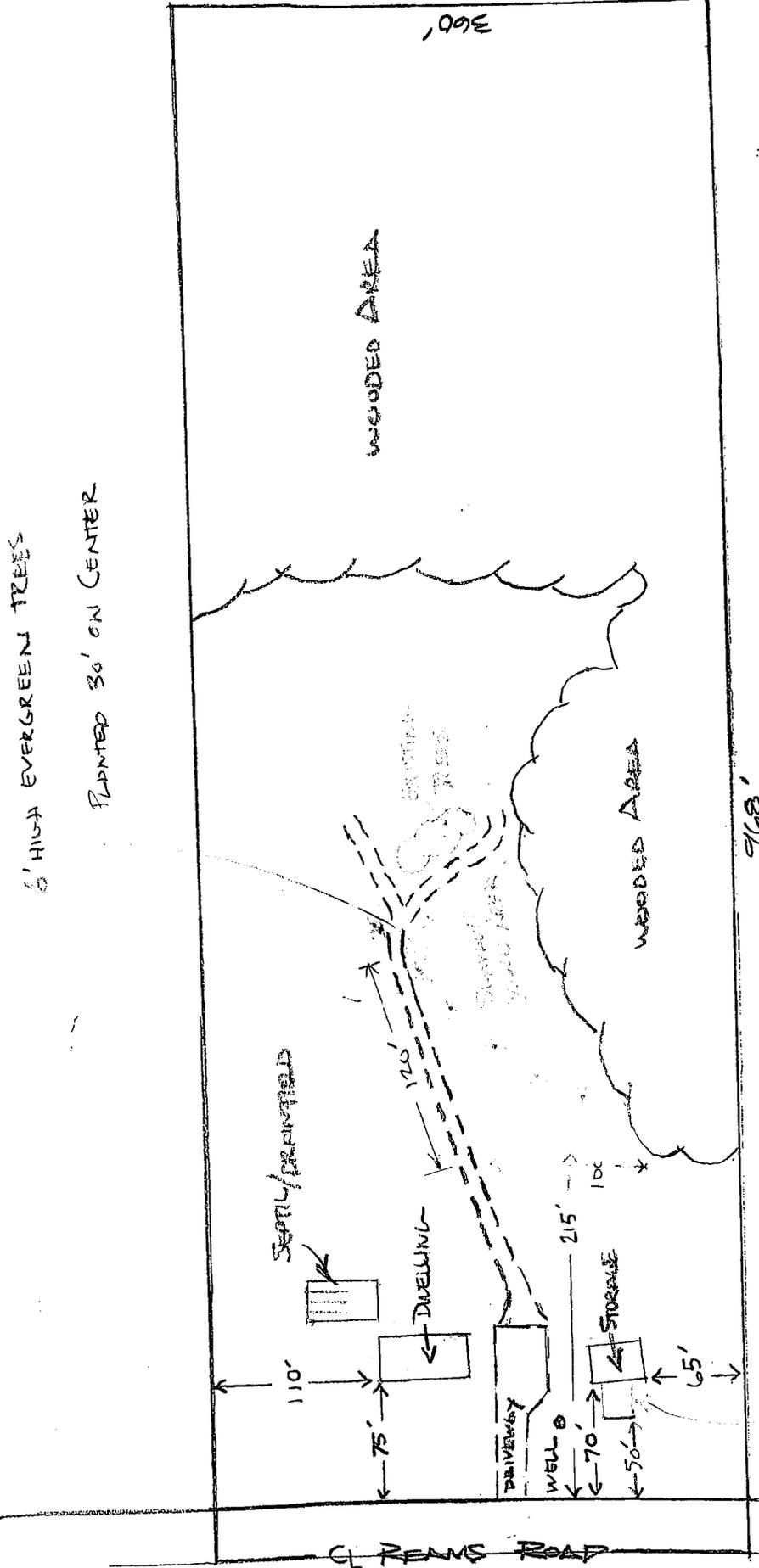
<u>SECTION</u>	<u>REASON FOR WAIVER REQUEST</u>

**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.

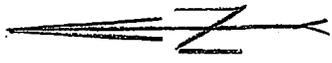
  
 \_\_\_\_\_  
 SIGNATURE

6-9-16  
 \_\_\_\_\_  
 DATE



6' HIGH EVERGREEN TREES  
 PLANTED 30' ON CENTER

360'



*Handwritten signature or name*

SCALE 1" = 100'

-New Paving - 2000 sq ft

16-200-007-300-001-00  
STATE OF MICHIGAN  
PO BOX 30448  
LANSING MI 48909

16-200-008-100-014-02  
OCCUPANT  
7455 REAMS RD  
WOLVERINE, MI 49799

16-200-007-400-001-00  
DOBBS, EDWARD & MARILYN H/W  
1928 BATTLE CREEK RD  
CHARLOTTE MI 48813

16-200-008-100-014-04  
OCCUPANT  
7385 REAMS RD  
ALANSON, MI 49706

16-200-008-100-014-02  
FROST, BRIAN K  
7455 REAMS RD  
ALANSON MI 49706

16-200-008-100-014-03  
PIONK, MARK & SHERRY H/W  
48415 STONEACRE DR  
MACOMB MI 48044

16-200-008-100-014-04  
DROGOWSKI, GREG & JODI H/W  
7385 REAMS RD  
ALANSON MI 49706

16-200-008-200-001-00  
STATE OF MICHIGAN  
PO BOX 30448  
LANSING MI 48909

16-200-008-300-001-00  
DOBBS, EDWARD & MARILYN H/W  
1928 BATTLE CREEK RD  
CHARLOTTE MI 48813

## Steve Schnell

---

**From:** Ozoga, John (DEQ) <OZOGAJ@michigan.gov>  
**Sent:** Wednesday, June 15, 2016 9:58 AM  
**To:** Steve Schnell  
**Cc:** Roycraft, Phil (DEQ); Woods, Vence (DEQ); Drogowski, Greg (DNR); Fitzgerald, Joseph (DEQ); Radulski, Rebecca (DEQ); Burke, Brian (DEQ); 'drekowski@nemcog.org'  
**Subject:** Special Use Permit - Mr. Brian Frost Residence, 7455 Reams Road, Alanson, MI

Steve, as we discussed, it would be advisable to include the following conditions (if) a Special Use Permit (Permit) is issued for collecting scrap metal and other source separated recyclable materials at the Mr. Frost residence. (a) The operation of the facility shall be in full compliance with the Part 115, Solid Waste Management, of NREPA, 1994 PA, Michigan Compiled Law 324.11501 et seq.; and rules promulgated thereunder. (b) Only source separated materials for recycling as defined by Part 115,324.11506, Sec. 11506 (6) shall be temporarily stored onsite. (c) Source separated materials shall not be allowed to speculatively accumulated onsite in violation of Part 115, R299.4105, Rule 105 (l). (d) No storage or processing of solid waste as per Part 115, 324.11506, Sec. 11506 (3) or (4) is authorized under the Permit. (e) No burning or burial of solid waste is allowed at the facility.

Complete copies of each of the aforementioned statutory and rule citations have already been sent to you. It is my understanding that a public hearing for this pending Permit will be held on July 20, 2016 at the Cheboygan County Office. After the hearing it my understanding that site inspection will be scheduled prior to making a decision on the Permit. If possible I would like to attend the inspection to assure that no remaining solid waste violations are occurring at the site. If you have any questions please feel free to contact me at 231-429-1719 or 989-705-3403.

**NOTICE**  
**CHEBOYGAN COUNTY PLANNING COMMISSION MEETING and PUBLIC HEARING**  
**WEDNESDAY, JULY 20, 2016 AT 7:00 PM**  
**ROOM 135 – COMMISSIONERS ROOM**  
**CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

- 1.) **JOHN PRZYBILA / EJS RIGGSVILLE RD, LLC** - Requests a Special Use Permit for Manufacturing - Section 6.3.9, and Indoor Storage Facility, Section 6.3.16. The property is located at 6379 and 6418 Riggsville Rd., Munro Twp., section 24, parcel #080-024-400-009-00, and is zoned Commercial Development (D-CM).
- 2.) **BRYAN FROST**- Requests a Special Use Permit for a Salvage yard - Section 9.3.18. The property is located at 7455 Reams Rd., Mentor Twp., section 8, parcel #200-008-100-014-02, and is zoned Agriculture and Forestry Management (M-AF)
- 3.) **INDIAN RIVER UNITED METHODIST CHURCH / CASS CASUCCI** - Requests a Special Use Permit for Religious Institution - Section 13A.3.4. The property is located at 3527 South Straits Highway., Tuscarora Twp., section 24, parcel #161-M55-033-001-00, and is zoned Village Center Indian River (VC-IR).

Please visit the Planning and Zoning office or visit our website to see the proposed rezoning and the associated drawings and documents. These documents and staff report may be viewed at [www.cheboygancounty.net/planning/](http://www.cheboygancounty.net/planning/). Comments, questions, and correspondence may be sent to [planning@cheboygancounty.net](mailto: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.

## Deborah Tomlinson

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**From:** Brent Shank [<mailto:mgr@chcrc.com>]  
**Sent:** Thursday, June 30, 2016 1:08 PM  
**To:** Deborah Tomlinson  
**Subject:** Re: 07/20/16 PC Agenda

Debbie,

That worked much better. I have reviewed the proposed items and there are no issues/concerns from the Road Commission.

Thank you,

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



# 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/](http://www.cheboygancounty.net/planning/)

## STAFF REPORT

<b>Item:</b> Special use permit for a Salvage yard in and Agriculture and Forestry Management zoning district.	<b>Prepared by:</b> Scott McNeil
<b>Date:</b> June 23, 2016	<b>Expected Meeting Date:</b> July 20, 2016

### GENERAL INFORMATION

**Applicant:** Brian Frost

**Contact person:** Brian Frost

**Phone:** 231-881-0655

**Requested Action:** Approval of Special Use Permit for a Salvage yard in an Agriculture and Forestry management zoning district pursuant to Section 9.3.18.

### BACKGROUND INFORMATION

#### **Introduction:**

The applicant is seeking approval of a Special Use Permit to allow a salvage yard use on the same lot as the applicants dwelling and accessory buildings. This application comes to the Planning Commission as a result of enforcement. The applicant/property owner has been storing metal on and other material on the site which has been salvaged in conjunction with his landscaping business. The special use permit is being sought for salvage of metal for resale only.

The site plan provides for 6 ft. high evergreen trees to be planted 30 ft. on center along with existing trees to screen the area proposed for the salvage use. (see discussion below regarding Fence/Hedge/Buffer).

The subject site is located in an Agriculture and Forestry Management (M-AF) zoning district. Salvage yard is a use which requires a special use permit per section 9.3.18.

Mr. John Ozoga, from the Michigan Department of Environmental Quality has also been involved in reviewing the salvage activity on the site. Proposed conditions for the special use permit, if approved, have been recommended by Mr. Ozoga. (see Recommendations (proposed conditions) below.)

**Current Zoning:**

Agriculture and Forestry Management (M-AF)

**Surrounding Land Uses:**

Vacant forest uses surround the subject site on the south and west. Residential uses on large acreage parcels are located to the north and east.

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

**Historic buildings/features:**

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

**Traffic Implications**

The proposed salvage yard use is on the same lot as the applicants dwelling and accessory buildings. Traffic implications will be minimal.

**Parking**

There are no regulations or standards found in Section 17.6 relative to parking for the proposed use.

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

Access to the site is facilitated by an existing driveway from Reams Road.

**Signs**

No signs are proposed.

**Fence/Hedge/Buffer**

The applicant proposes to screen the salvage yard with 6 ft. high evergreen trees planted 30 ft. on center in conjunction with existing trees on the site. There is a requirement for screening of junk yards in Section 17.18.2. but not for salvage yards. Section 17.18.4.c. provides that evergreen trees shall be planted not more than 30 feet on centers for required screening. Section 17.18.5. provides a standard of 5 feet in height for Evergreen trees.

**Lighting**

No lighting is proposed

**Stormwater management**

The site plan provides for maintaining the existing contours. No storm water management improvements are proposed.

**Review or permits from other government entities:**

Solid Waste facilities are overseen by the Michigan Department of Environmental Quality.

**Public comments received**

None

**Recommendations (proposed conditions as advised by Mr. John Ozoga, Michigan Department of Environmental Quality)**

1. The operation of the facility shall be in full compliance with Part 115, Solid Waste Management, of Natural Resources and Environmental Protection Act being act 451 of 1994.
2. Only source separated materials for recycling as defined by Part 115,324.1150., Section 11506(6) shall be temporarily stored on site.
3. Source separated materials shall not be allowed to be speculatively accumulated on site in violation of Part 115,R299.4105, Rule 105 (I).
4. No storage or processing of solid waste per Part 115,324.11506, Section 11506(3) or (4) is authorized.
5. No burning or burial of solid waste is allowed at the facility.

REAMS RD  
70017870



# CHEBOYGAN COUNTY PLANNING COMMISSION

## SPECIAL USE PERMIT REQUEST

Wednesday, July 20, 2016, 7:00 PM

Applicant

Brian Frost  
7455 Reams Road  
Alanson, MI 49706

Owner

Brian Frost  
7455 Reams Road  
Alanson, MI 49706

Parcel

7455 Reams Rd.  
Mentor Township  
Code #200-008-100-014-02

### GENERAL FINDINGS

1. The owner/applicant is seeking a Special Use Permit for a salvage yard.
2. The subject property is zoned Agricultural and Forestry Management District (M-AF)
3. Salvage yard is use requiring a special use permit in an M-AF district pursuant to Section 9.3.18.
4. The owner/applicant is requesting a waiver from the topographic survey requirement.
- 5.
- 6.

### 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 and 20.10 of the Zoning Ordinance for each of the following standards listed:

- a. The property subject to the application is located in a zoning district in which the proposed special land use is allowed.
  1. The subject site is located in an Agricultural and Forestry Management District (M-AF)
  2. The proposed use will involve storage of metal material for resale only at the site. (see exhibit 3 and 4)
  3. Salvage yard is a use requiring a special use permit in M-AF zoning districts per Section 9.3.18.
  - 4.
  5. 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 use will involve storage of metal material for resale only at the site. (see exhibit 3 and 4)
  2. The proposed use will not create a substantially negative impact on the natural resources of the County or the natural environment as a whole.
  - 3.
  4. Standard has been metOr
  1. The applicant has not adequately demonstrated that the 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.
  - 2.
  3. 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 use will involve storage of metal material for resale only at the site. (see exhibit 3 and 4)
  2. The proposed use will not create a substantially negative impact on other conforming properties in the area.
  - 3.
  4. Standard has been met.
- Or
1. The proposed use will create additional traffic and/or noise and/or odors that will create a substantially negative impact on other conforming properties in the area due to \_\_\_\_\_.
  - 2.
  3. 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 site plan provides for placement of the use on the site so as not to diminish the opportunity of surrounding properties to be used as developed as zoned (see exhibit 4)
  2. The application for the proposed special use provides for operation and maintenance so as not to diminish the opportunity for surrounding properties to be used and developed as zoned (see exhibit 3)
  - 3.
- Or
1. The proposed operation regarding storage and resale of recyclable metal relative to the proposed use will diminish the opportunity for surrounding properties to be used and developed as zoned.
  - 2.
  3. 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 salvage yard use will not place demands placed on fire, police or other public resources in excess of current capacity not increase hazards from fire or other dangers to the subject property or adjacent properties. (see exhibit 3 and 4)
  - 2.
  3. Standard has been met.
- Or.
1. Based on the site plan the proposed special use increase dangers to the subject property and/or adjacent property due to \_\_\_\_\_.
- 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. The proposed use will involve storage of metal material for resale only at the site. (see exhibit 3 and 4)
  2. The proposed special use will not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity.
  3. The proposed use has adequate access to the site via existing roadway which is not a Minor residential street with an entrance drive that is more than 25 ft. from a street intersection.(see exhibit 3 and 4)
  - 4.
- Or.
1. The proposed use will cause traffic hazards and/or cause congestion on Reams Road in excess of current capacity due to \_\_\_\_\_.
  - 2.
  3. 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 will involve storage of metal material for resale only at the site. (see exhibit 3 and 4)
  - 2. The proposed special use is served by adequate water and sewer facilities. (see exhibit 3 and 4)
  - 3.
  - 4.
  - 5. 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 proposed special use complies with all specific standards required under this Ordinance applicable to it.
  - 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. No change in the overall natural contours of the site is proposed (see exhibit 3)
  - 2. The site plan provides for development so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance. (see exhibit 3 and 4)
  - 3.
  - 4. Standard has been met.
 Or.
  - 1. The proposed use will involving storage of metal material at the site for resale will impede the normal and orderly development of improvement of surrounding property due to \_\_\_\_\_.
  - 2.
  - 3. 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. The site plan provides for addition of trees and no soil removal and preserving the site in its natural state in so far as practical. (see exhibit 3 and 4)
  - 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 are proposed to existing drainage. (see exhibit 3)
  - 2.
  - 3. Standard has been met.Or.
  - 1
  - 4. 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. The site plan provides for evergreen tree plantings and maintaining the natural vegetation for visual and sound privacy. (see exhibit 3 and 4)
  - 2. 6 ft. high evergreen trees planted 30 feet on center in conjunction with existing trees on site is proposed for the area of the salvage use. (see exhibit 4)
  - 3.Or.
  - 1. The site plan does not provide appropriate barriers for the protection and enhancement of property. (see exhibit 4)
  - 2.
  - 3. Standard has not been met.
  
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
  - 1. The site plan indicates that all buildings are and shall be arranged as to permit vehicle access by a practical means. (see exhibit 4)
  - 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. All structures on the site have access to Reams Road which is a public road. (see exhibit 4)
  - 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. This standard is not applicable. No subdivision plat or a subdivision condominium is 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. No additional exterior lighting is proposed. (see exhibit 3)
  - 2. Existing lighting shall be deflected away from adjacent properties, shall not impede the vision of traffic along Reams Road and shall not unnecessarily illuminate night skies.
  - 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. This standard is not applicable. No public 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.
  1. The site plan conforms to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan. (see exhibit 3 and 4)
  - 2.
  3. Standard has been met.Or.
  - 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, July 20, 2016

\_\_\_\_\_  
Patty Croft, Chairperson

\_\_\_\_\_  
Charles Freese, Secretary

# CHEBOYGAN COUNTY PLANNING COMMISSION

Indian River United Methodist Church – *Revised 07/06/16*

## 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 (4 Pages)
6. Site Plan (1 Page)
7. Certificate Of Survey (1 Page)

### ***The following items were added to the exhibit list on 07/06/16:***

8. Floor Plan (1 Page)
9. E-mail Dated 06/30/16 From Brent Shank, Cheboygan County Road Commission Manager (1 Page)
10. E-mail Dated 07/01/16 From Dave Carpenter, Tuscarora Township Fire Chief (1 Page)
- 11.
- 12.

Note: Planning Commission members have exhibits 1 and 2.

**NOTICE**  
**CHEBOYGAN COUNTY PLANNING COMMISSION MEETING and PUBLIC HEARING**  
**WEDNESDAY, JULY 20, 2016 AT 7:00 PM**  
**ROOM 135 – COMMISSIONERS ROOM**  
**CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

- 1.) **JOHN PRZYBILA / EJS RIGGSVILLE RD, LLC** - Requests a Special Use Permit for Manufacturing - Section 6.3.9, and Indoor Storage Facility, Section 6.3.16. The property is located at 6379 and 6418 Riggsville Rd., Munro Twp., section 24, parcel #080-024-400-009-00, and is zoned Commercial Development (D-CM).
- 2.) **BRYAN FROST**- Requests a Special Use Permit for a Salvage yard - Section 9.3.18. The property is located at 7455 Reams Rd., Mentor Twp., section 8, parcel #200-008-100-014-02, and is zoned Agriculture and Forestry Management (M-AF)
- 3.) **INDIAN RIVER UNITED METHODIST CHURCH / CASS CASUCCI** - Requests a Special Use Permit for Religious Institution - Section 13A.3.4. The property is located at 3527 South Straits Highway., Tuscarora Twp., section 24, parcel #161-M55-033-001-00, and is zoned Village Center Indian River (VC-IR).

Please visit the Planning and Zoning office or visit our website to see the proposed rezoning and the associated drawings and documents. These documents and staff report may be viewed at [www.cheboygancounty.net/planning/](http://www.cheboygancounty.net/planning/). Comments, questions, and correspondence may be sent to [planning@cheboygancounty.net](mailto: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.





# 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

SPECIAL LAND USE PERMIT APPLICATION

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

*SEE ATTACHED*

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.

*NO CHANGE*

- 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.

*NO CHANGE*

- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

*NO CHANGE*

- 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.

*NO CHANGE*

- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

*NO CHANGE*

- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.

*NO CHANGE*

- 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. *YES*

ii. It does not impede the vision of traffic along adjacent streets. *NO*

iii. It does not unnecessarily illuminate night skies. *VERY LIMITED LIGHTING*



# 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

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.

NO CHANGE

- 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.

will comply

3. Size of property in sq. ft. or acres: \_\_\_\_\_

4. Present use of property:

VACANT (THEY HAVE A GARAGE SALE AT TIMES)

5. SUP Standards:

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

YES

- 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

- 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. YES INDIAN RIVER

HAS NEW SEWER SYSTEM, AND OWNER WILL BE hooked UP by July 31<sup>ST</sup> OF THIS YEAR.



# 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

SPECIAL LAND USE PERMIT APPLICATION

g. 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

Date

6/20/16

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

Yes  No

Owner's Signature

Date

6/20/16

### FOR PLANNING /ZONING DEPT. USE ONLY

Date Received:	<u>6/20/16</u>	Notes:
Fee Amount Received:	<u>\$220.00</u>	
Receipt Number:	<u>5094</u>	
Public Hearing Date:	<u>7/20/16</u>	

Planning/Zoning Administrator Approval:

Signature

6/20/16

Date

# 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
X		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.
X		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.
X		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
	X	d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
NA		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.
X		f. Location of existing and proposed buildings and intended uses thereof.
X		g. Details of entryway and sign locations should be separately depicted with an elevation view.
X		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.
X		i. Location, size, and characteristics of all loading and unloading areas.
NA		j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
X		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.
NA		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
NA		m. Location and specifications for all fences, walls, and other screening features.
NA		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.
NA		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
NA		q. Elevation drawing(s) for proposed commercial and industrial structures.
NA		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
NA		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.

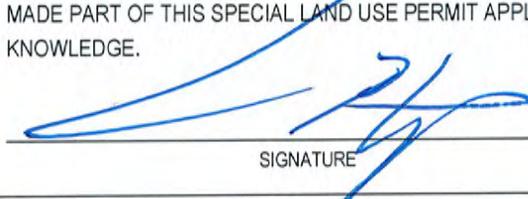
**SECTION**

**REASON FOR WAIVER REQUEST**

d	No Curbs - floor top

**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.

  
 \_\_\_\_\_  
 SIGNATURE

04/20/14  
 \_\_\_\_\_  
 DATE

## GLOW Young People's Community Center



### VISION STATEMENT:

To serve the community so that: a non-traditional, welcoming space will be available for young people (12-14, 15-18 and 19-and up) at various times that will be supported interdenominationally

### MISSION AND PURPOSE:

To open a doorway so that: young people in an environment that is non-threatening to missing generations in our communities may begin a relationship with Jesus Christ.

*PROGRAMMING FOR VARIOUS AGE GROUPS ON ALTERNATE DAYS AND EVENINGS.*

### PHASE 1: GLOW—God's Light in Our World

#### SUMMER of 2016:

**Monday Nights - Alternative meeting place for existing youth program at DEVO Beach**

**Thursday Nights – 7-10PM**

#### WHEN SCHOOL IN SESSION:

**Monday – Friday 3-7PM**

**Thursday 7-10PM**

**Preteen night TBD**

**PHASE 2: THURSDAY NIGHT WORSHIP SERVICE 6PM – 9PM.**

**PHASE 3: CELEBRATE RECOVERY PROGRAM**

**PHASE 4: POSSIBLE SITE FOR ADMINISTRATION FOR THOSE WITH SPECIAL NEEDS/FOOD PANTRY**

***The GLOW site will be staffed with at least 2 persons at all times.***

Space for after School programs –

Place to gather – conversation and fun – games provided with vending machines

Foosball, PingPong, Octiball, 9 Square in the Air, cards, board games

OTHER ACTIVITIES AS NEED IS DETERMINED

Computer Lab

Stage and Sound Room for practice after school

Mentoring

Counseling as necessary

Special Teen Nights for various ages

Coffee House atmosphere for ages of 18-35 year olds

Space for young people to gather and talk or study

Celebrate Recovery for those dealing with Hurts, Hang-ups and Habits

Counseling services for those who have specialized needs

Celebrate Recovery that is a Christian based recovery program for people with Hurts, Habits and Hangups

Possible site for local Food Pantry

For those in the community that need assistance – this will be administered by all churches in our area

**GLOW Team: Rhonda Goode, Wendy August, Sue Fielder, Brandi Lock, Tom Goode, Bob Goode, Lexi Provo, Everett Harpole, Patti Harpole, Kristi Ninke, Dave Carpenter**

16-161-024-200-001-02 MICHIGAN DEPT OF NATURAL RES PO BOX 30722 LANSING MI 48909	16-161-I31-021-008-00 MICH BELL TELEPHONE CO 444 MICHIGAN AVE DETROIT MI 48226	16-161-M55-021-012-00 GARN, JOHN & PHYLLIS H/W 1427 VAN BUREN ST., UNIT 44 FOSTORIA OH 44830
16-161-024-200-001-03 TUSCARORA, TOWNSHIP OF PO BOX 220 INDIAN RIVER MI 49749	16-161-I31-021-010-00 POWHATAN TRUST 11110 W MT MORRIS RD FLUSHING MI 48433	16-161-M55-021-013-00 LOWE, MICHAEL & DONNA H/W PO BOX 2428 PENSACOLA FL 32513
16-161-024-200-005-00 TUSCARORA, TOWNSHIP OF 3542 STURGEON INDIAN RIVER MI 49749	16-161-I33-000-001-00 PASSINO, KAREN A PO BOX 1217 INDIAN RIVER MI 49749	16-161-M55-021-014-00 WILKERSON, BILLIE J NKA: 25 COURTYARD CIR CONROE TX 77304
16-161-024-200-006-00 WILSON, TONI L 4428 MODOC RD INDIAN RIVER MI 49749	16-161-I33-000-002-00 CONVISSOR, HANNELORE & PHILIP 3914 12TH ST WAYLAND MI 49348	16-161-M55-021-015-00 INDIAN RIVER AREA LIBRARY PO BOX 160 INDIAN RIVER MI 49749
16-161-024-400-004-00 MANSON, MARY TRUSTEE 3188 W COON LAKE HOWELL MI 48843	16-161-I33-000-003-00 FRASIER, ROBERT & PATRICIA, TT PO BOX 1117 INDIAN RIVER MI 49749	16-161-M55-021-016-00 TUSCARORA TOWNSHIP POLICE 3556 S. STRAITS HWY INDIAN RIVER MI 49749
16-161-I31-012-002-00 TUSCARORA, TOWNSHIP OF 3546 S STRAITS HWY INDIAN RIVER MI 49749	16-161-I33-000-004-00 GATZKE, NORMA J 4411 HINCHEY HOWELL MI 48843	16-161-M55-021-017-00 INDIAN RIVER AREA LIBRARY PO BOX 160 INDIAN RIVER MI 49749
16-161-I31-012-003-02 TUSCARORA, TOWNSHIP OF PO BOX 220 INDIAN RIVER MI 49749	16-161-I33-000-005-00 PUTTERS, THOMAS & NADJA H/W 606 KAYSER ROYAL OAK MI 48067	16-161-M55-033-001-00 INDIAN RIVER CARWASH, LLC PO BOX 250 INDIAN RIVER MI 49749
16-161-I31-012-003-03 WILSON, TONI L 4428 MODOC RD INDIAN RIVER MI 49749	16-161-M55-021-006-00 MCCLUTCHEY, KATHRYN PO BOX 143 INDIAN RIVER MI 49749	16-161-M55-033-002-00 VANCE, RONALD & BONNIE H/W 609 N COURT ST GAYLORD MI 49735
16-161-I31-021-001-00 DODD, GARDNER 3494 S STRAITS HWY INDIAN RIVER MI 49749	16-161-M55-021-006-01 TUSCARORA, TOWNSHIP OF INDIAN RIVER MI 49749	16-161-M55-033-006-00 ONAWAY COMMUNITY FEDERAL 20855 WASHINGTON AVE, PO BOX ONAWAY MI 49765
16-161-I31-021-005-00 MCCLUTCHEYS STORE INC PO BOX 306 INDIAN RIVER MI 49749	16-161-M55-021-011-00 POWHATAN TRUST 11110 W MT MORRIS RD FLUSHING MI 48433	16-161-M55-033-010-00 INDIAN RIVER CARWASH, LLC PO BOX 250 INDIAN RIVER MI 49749

16-161-M55-034-001-00  
DURSTON, LYNNE M  
PO BOX 405  
INDIAN RIVER MI 49749

16-161-M55-034-001-01  
ROTTER, BARBARA L  
PO BOX 38  
INDIAN RIVER MI 49749

16-161-M55-034-002-00  
HURST, JERRY & LORI H/W  
PO BOX 2158  
INDIAN RIVER MI 49749

16-161-M55-034-003-00  
GAHN, DAVID & BETSY H/W  
7511 MCDONALD RD  
CHEBOYGAN MI 49721

16-161-024-200-001-02  
OCCUPANT  
6045 RIVER ST  
INDIAN RIVER, MI 49749

16-161-I33-000-001-00  
OCCUPANT  
6093 ONAWAY RD  
INDIAN RIVER, MI 49749

16-161-M55-021-014-00  
OCCUPANT  
6114 FLOYD E ST  
INDIAN RIVER, MI 49749

16-161-024-200-001-03  
OCCUPANT  
5985 MARTHA ST  
INDIAN RIVER, MI 49749

16-161-I33-000-002-00  
OCCUPANT  
3539 CLUB RD  
INDIAN RIVER, MI 49749

16-161-M55-021-015-00  
OCCUPANT  
3572 S STRAITS HWY  
INDIAN RIVER, MI 49749

16-161-024-200-005-00  
OCCUPANT  
3435 S STRAITS HWY  
INDIAN RIVER, MI 49749

16-161-I33-000-003-00  
OCCUPANT  
3549 CLUB RD  
INDIAN RIVER, MI 49749

16-161-M55-021-016-00  
OCCUPANT  
3556 S STRAITS HWY  
INDIAN RIVER, MI 49749

16-161-024-200-006-00  
OCCUPANT  
3499 S STRAITS HWY  
INDIAN RIVER, MI 49749

16-161-I33-000-004-00  
OCCUPANT  
3553 CLUB RD  
INDIAN RIVER, MI 49749

16-161-M55-021-017-00  
OCCUPANT  
3546 S STRAITS HWY  
INDIAN RIVER, MI 49749

16-161-024-400-004-00  
OCCUPANT  
3511 CLUB RD  
INDIAN RIVER, MI 49749

16-161-I33-000-005-00  
OCCUPANT  
3571 CLUB RD  
INDIAN RIVER, MI 49749

16-161-M55-033-001-00  
OCCUPANT  
3527 S STRAITS HWY  
INDIAN RIVER, MI 49749

16-161-I31-012-002-00  
OCCUPANT  
3471 CLUB RD  
INDIAN RIVER, MI 49749

16-161-M55-021-006-00  
OCCUPANT  
3526 S STRAITS HWY  
INDIAN RIVER, MI 49749

16-161-M55-033-002-00  
OCCUPANT  
3589 S STRAITS HWY  
INDIAN RIVER, MI 49749

16-161-I31-021-001-00  
OCCUPANT  
6001 LAKE ST  
INDIAN RIVER, MI 49749

16-161-M55-021-006-01  
OCCUPANT  
3542 S STRAITS HWY  
INDIAN RIVER, MI 49749

16-161-M55-033-006-00  
OCCUPANT  
3615 S STRAITS HWY  
INDIAN RIVER, MI 49749

16-161-I31-021-005-00  
OCCUPANT  
3510 S STRAITS HWY  
INDIAN RIVER, MI 49749

16-161-M55-021-011-00  
OCCUPANT  
3543 JUNO ST  
INDIAN RIVER, MI 49749

16-161-M55-033-010-00  
OCCUPANT  
3491 S STRAITS HWY  
INDIAN RIVER, MI 49749

16-161-I31-021-008-00  
OCCUPANT  
LAKE ST

16-161-M55-021-012-00  
OCCUPANT  
3555 JUNO ST  
INDIAN RIVER, MI 49749

16-161-M55-034-001-00  
OCCUPANT  
3596 S STRAITS HWY  
INDIAN RIVER, MI 49749

16-161-I31-021-010-00  
OCCUPANT  
3521 JUNO ST  
INDIAN RIVER, MI 49749

16-161-M55-021-013-00  
OCCUPANT  
3563 JUNO ST  
INDIAN RIVER, MI 49749

16-161-M55-034-001-01  
OCCUPANT  
6101 FLOYD E ST  
INDIAN RIVER, MI 49749

16-161-M55-034-002-00

OCCUPANT

3614 S STRAITS HWY

INDIAN RIVER, MI 49749

16-161-M55-034-003-00

OCCUPANT

3624 S STRAITS HWY

INDIAN RIVER, MI 49749

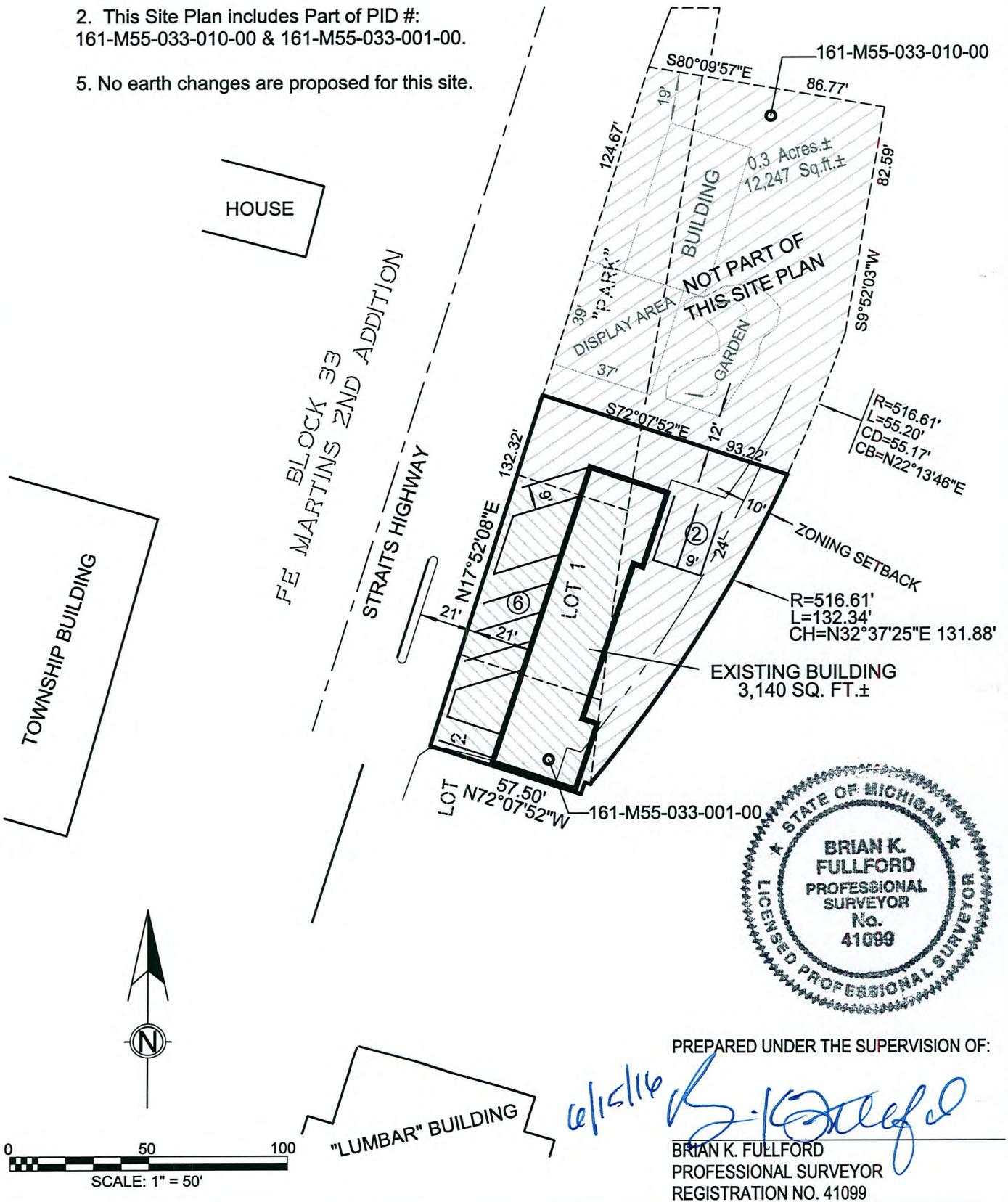
# SITE PLAN

## CHEBOYGAN COUNTY ZONING INFORMATION ZONING ORDINANCE No. 200, ADOPTED FEBRUARY 8, 1983

ZONING DISTRICT	MINIMUM PARCEL SIZE	YARD SETBACKS (FT)		
		FRONT	SIDE	REAR
VC-IR VILLAGE CENTER INDIAN RIVER	NO MIN.	0	0	10

**GENERAL NOTES:**

1. 8 on site Parking Spaces are shown.
2. This Site Plan includes Part of PID #: 161-M55-033-010-00 & 161-M55-033-001-00.
5. No earth changes are proposed for this site.



PREPARED UNDER THE SUPERVISION OF:

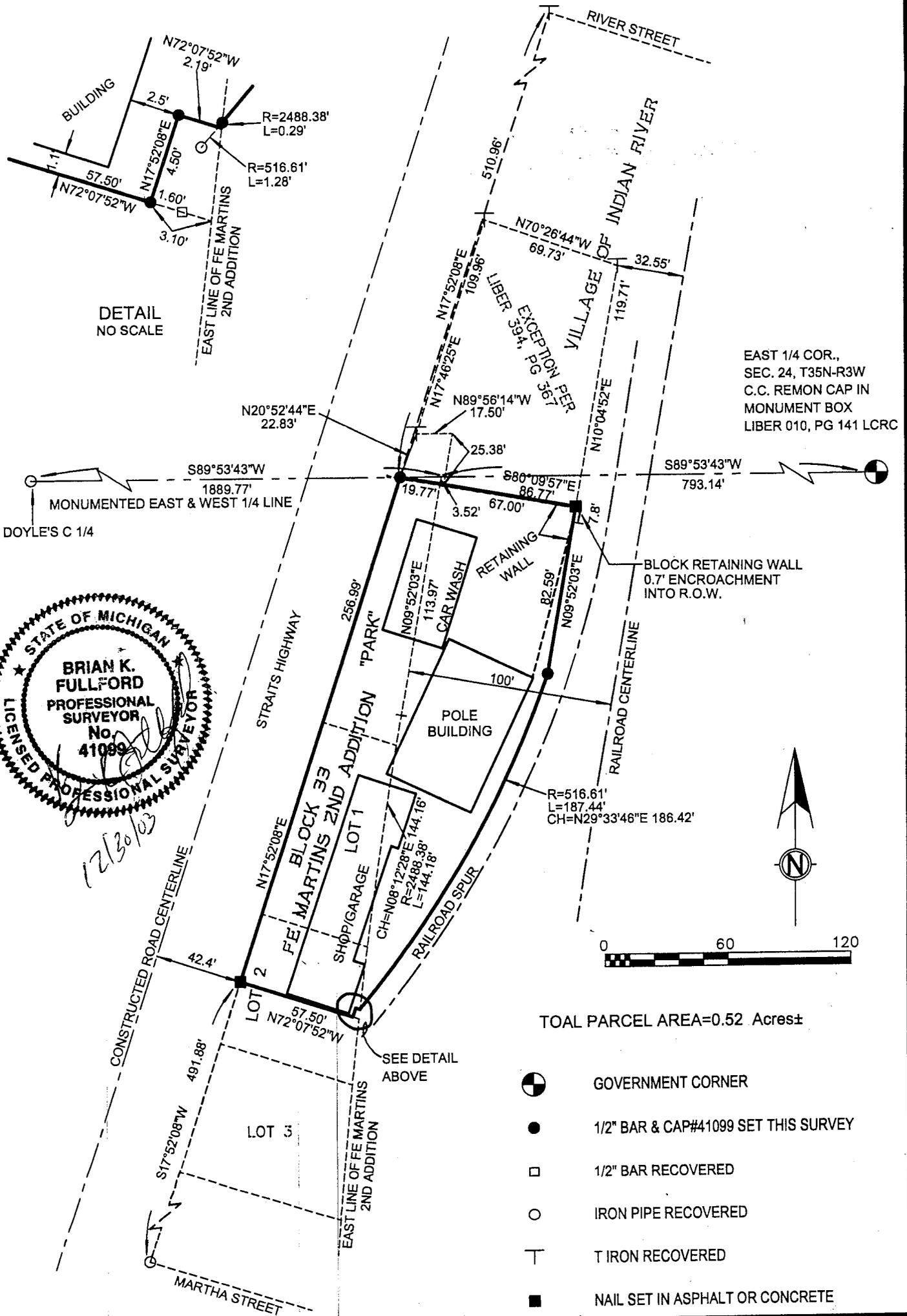
*Brian K. Fullford*

BRIAN K. FULLFORD  
PROFESSIONAL SURVEYOR  
REGISTRATION NO. 41099

<p>FOR:</p> <p style="text-align: center;">INDIAN RIVER UNITED METHODIST CHURCH</p>	<p>SEC. 24, T35N, R3W FB: NA</p>	<p>DRAWN: <u>BKF</u> CHECK: <u>BKF</u></p>	<p>PROJECT NO. 2016</p>	<p>SHEET 1 OF 1</p>
<p>FULLFORD SURVEYING &amp; MAPPING, P.C.</p> <p>PO BOX 969 5097 S. STRAITS HIGHWAY, SUITE A INDIAN RIVER, MI 49749 PHONE: 231-238-9199 FAX: 231-238-9195</p>				

6

# CERTIFICATE OF SURVEY



FOR: **CASS CASUCCI**

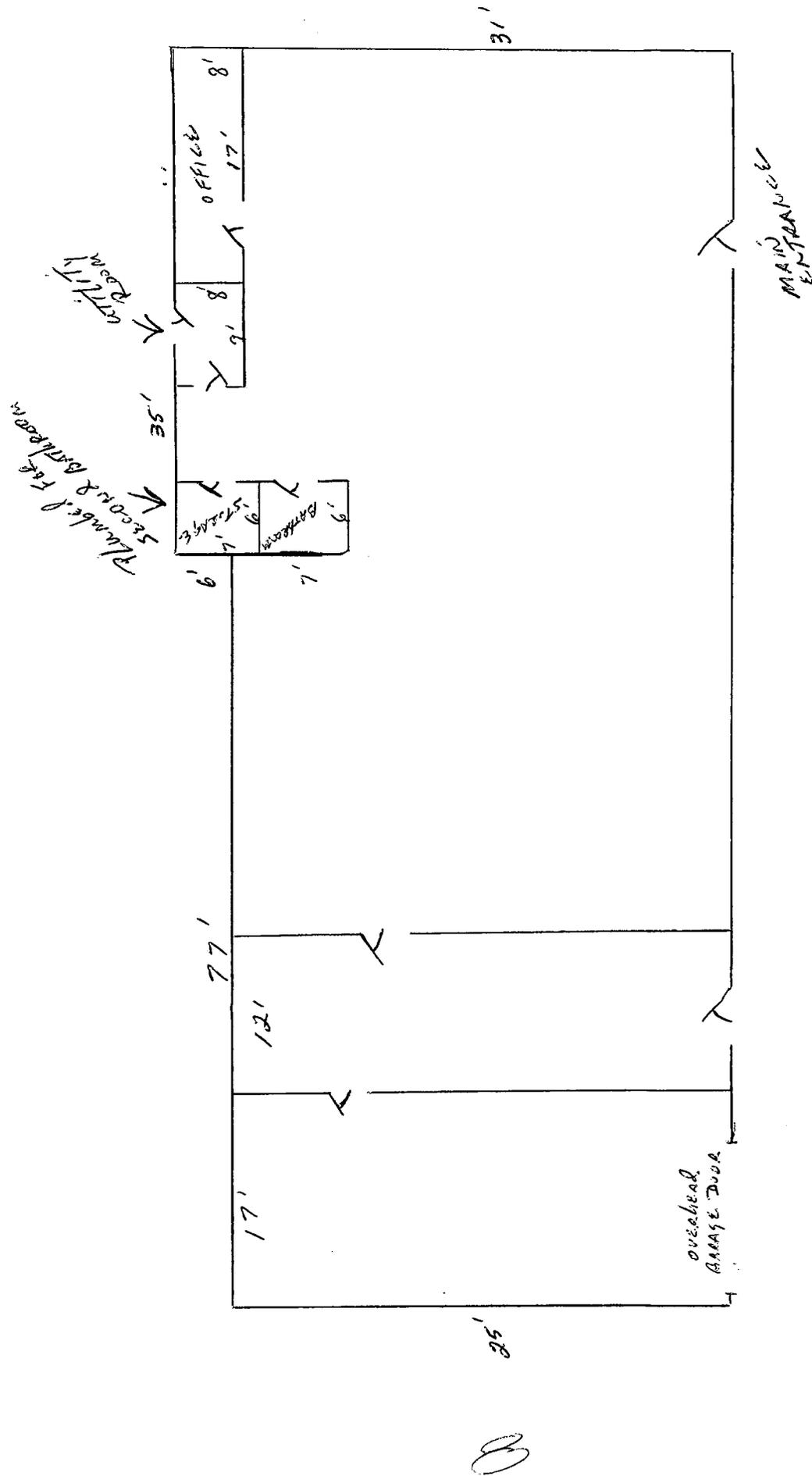
SEC. 24, T35N-R3W  
FB: TUSC 4

DRAWN: BKF  
CHECK: BKF

PROJECT NO. 03-160S  
SHEET 1 OF 3



**FULLFORD SURVEYING & MAPPING, P.C.**  
PO BOX 969  
6301 WEST M-68, SUITE A  
INDIAN RIVER, MI 49749  
PHONE: 231-238-9199 FAX: 231-238-9195



Floor Plan

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## Deborah Tomlinson

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

**Sent:** Thursday, June 30, 2016 1:08 PM

**To:** Deborah Tomlinson

**Subject:** Re: 07/20/16 PC Agenda

Debbie,

That worked much better. I have reviewed the proposed items and there are no issues/concerns from the Road Commission.

Thank you,

Brent Shank

Engineer/Manager

Cheboygan County Road Commission

[mgr@chcrc.com](mailto:mgr@chcrc.com)

(231) 238-7775

**Deborah Tomlinson**

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**From:** Dave Carpenter [<mailto:dpcarpenter@voyager.net>]

**Sent:** Friday, July 01, 2016 11:07 AM

**To:** Deborah Tomlinson

**Subject:** Re: 07/06/16 PC Packet

Hi Deb,

I don't see any major concerns in regards to the Fire Department with MCA plans.

If you have any questions or concerns please feel to contact me.

Respectfully,

David Carpenter

Fire Chief



# 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/](http://www.cheboygancounty.net/planning/)

## STAFF REPORT

<b>Item:</b> Consideration of a special use permit for a Religious Institution use in the Indian River Village Center zoning district.	<b>Prepared by:</b> Scott McNeil
<b>Date:</b> July 5, 2016	<b>Expected Meeting Date:</b> July 20, 2016

### GENERAL INFORMATION

**Applicant:** Indian River United Methodist Church

**Contact person:** Dave Carpenter

**Phone:** 231-238-7764

**Requested Action:** Consideration of a special use permit for a Religious Institution use in the Indian River Village Center zoning district.

### BACKGROUND INFORMATION

#### **Introduction:**

The subject property is located at 3527 S. Straits Highway within the Village Center Indian River (VC-IR) zoning district. The current use of the building is retail. The applicant is seeking to start a community center with food pantry, worship, administrative and youth support activity. The applicant has provided an outline of planned activity within the application. Religious Institution is a use which requires a special use permit in the VC-IR district per section 13A.3.4.

**Current Zoning:** Village Center Indian River (VC-IR)

**Surrounding Land Uses:** Commercial uses to the north, west and south. North Central State Trail to the east.

**Environmentally Sensitive Areas (steep slopes, wetlands, woodlands, stream corridor, and floodplain):**  
There are no known environmentally sensitive areas on the subject site.

#### **Historic buildings/features:**

There are no buildings or historic features on this site.

#### **Traffic Implications:**

The applicant is seeking to start a community center with food pantry, worship, administrative and youth support activity. Event based activity associated with the proposed use may have an effect on traffic and parking conditions from time to time.

**Parking**

Off street parking requirements for a Religious Institution is 1 per 4 seats of maximum seating capacity and 1 parking space for every two employees per section 17.6.

The applicant indicates that there will be at least 2 staff persons at one time. 2 staff persons would require 1 parking space.

For purposes of computing maximum capacity, the building code bases maximum capacity on 15 square feet per person for assembly uses. For 4 persons this would be 60 square feet. Based on my calculation of what would be the assembly area I find 1809 square feet. (see the floor plan in exhibit 8) Based on this information, 31 parking spaces would be required for the main floor area of the structure based on the Religious Institution/assembly use. ( $1809/60 = 30.15$ ).

The site plan provides for 8 off-street parking spaces.

By review of the application you will find an outline of proposed activities. Section 13A.4.1 allows the Planning Commission to waive all or part of the off street parking requirements in the Indian River Village Center zoning district. Section 13A.4.1. reads as follows:

The Planning Commission may waive all or a portion of the off-street parking requirements normally assigned to uses according to Article 17.6 if the Planning Commission finds that sufficient parking would exist through shared and/or on-street parking.

Please note that I have provided an area for a finding of the Planning Commission with regard to Section 13A.4.1. in the draft findings of fact document.

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

The site has access to, and is located on South Straits Highway in Tuscarora Twp.

**Signs**

The applicant indicates that signs will be on the building in the application. No signs are indicated on the site plan. Any new signage shall require a zoning permit.

**Fence/Hedge/Buffer**

No new fence, hedge or other type of buffer are proposed or required.

**Lighting**

No new lighting is proposed.

**Stormwater management**

No changes to existing stormwater management are proposed.

**Review or permits from other government entities**

Permits from the Department of Building Safety and Health Department will be required.

**Recommendations (proposed conditions)**

- Compliance with applicable Building Code Requirements.
- Compliance with Health Department Requirements.

S STRAITS HWY  
3447/3542

CLUB RD  
3525/3569

CLUB RD  
3470/3524

FLOYDE ST  
6000/6149



**CHEBOYGAN COUNTY PLANNING COMMISSION**

**SITE PLAN REVIEW**

Wednesday, July 20, 2016, 7:00 PM

Applicant

Indian River United Methodist Church  
956 Eagles Nest Rd.  
Indian River, Mi. 49749

Owner

Cass Casucci  
6000 River St.  
Indian River, Mi. 49749

Parcel

3567 South Straits Hwy.  
Tuscarora Township  
161-M55-033-001-00

**GENERAL FINDINGS**

1. The subject property is zoned Village Center Indian River zoning district (VC-IR).
2. The applicant is seeking a special use permit approval for Religious Institution use.
3. Religious Institution is a use which requires a special use permit in a VC-IR district per section 13A.3.4.
4. The applicant requests a waiver from the topography survey requirement.
- 5.
- 6.

**SPECIFIC FINDING OF FACT UNDER SECTION 13A.4.1. OF THE ZONING ORDINANCE**

The Planning Commission may waive all or a portion of the off-street parking requirements normally assigned to uses according to Article 17.6 if the Planning Commission finds that sufficient parking would exist through shared and/or on-street parking.

1. The site plan provides for 8 off street parking spaces.
2. Based on applying an assembly use to the subject application, 31 off street parking spaces would be required under section 17.6.
3. On street parking is designated along South Straits Highway.
4. No other shared off street parking is indicated by the applicant.
- 5.
- 6.

The Planning Commission finds that sufficient parking will exist through shared on street parking.

Or

The Planning Commission finds that sufficient parking will exist through shared on street parking and/or shared off street parking located at\_\_\_\_\_.

Or

The Planning Commission finds that sufficient parking will not exist through shared on street parking or off street parking.

**FINDINGS OF FACT UNDER SECTION 18.7 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 property subject to the application is located in a zoning district in which the proposed special land use is allowed.
    1. The subject site is located in the Indian river Village Center (VC-IR) zoning district.
    2. Religious Institution is a use which requires a special use permit in a VC-IR district per section 13A.3.4.
    - 3.
    4. 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 applicant is seeking to start a community center with food pantry, worship, administrative and youth support activity. (See exhibit 4)
  - 2. The proposed use will not create a substantially negative impact on the natural resources of the County or the natural environment as a whole as proposed.(see exhibit 3)
  - 3.
  - 4. 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 special use permit is for a religious institution. (see exhibit 4)
  - 2. The applicant is seeking to start a community center with food pantry, worship, administrative and youth support activity. (see exhibit 4)
  - 3. The proposed use will not create a substantially negative impact on other conforming properties in the area as proposed. (see exhibit 4 and 6)
  - 4.
  - 5. Standard has been met.

Or

  - 1. The proposed use will create additional traffic and activity that will create a substantially negative impact on other conforming properties in the area. (see exhibit 4)
  - 2.
  - 3. 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 site plan provides for design and construction so as not to diminish the opportunity of surrounding properties to be used as developed as zoned (see exhibit 6)
  - 2. The application for the proposed special use provides for operation and maintenance so as not to diminish the opportunity for surrounding properties to be used and developed as zoned (see exhibit 4 and 6)
  - 3.

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 special use permit is for a religious institution. (see exhibit 4)
  - 2. The applicant is seeking to start a community center with food pantry, worship, administrative and youth support activity. (see exhibit 4)
  - 3. There will not place demands placed on fire, police or other public resources in excess of current capacity not increase hazards from fire or other dangers to the subject property or adjacent properties.(see exhibit 4 and 6)
  - 4.
  - 5. 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. The special use permit is for a religious institution. (see exhibit 4)
  2. The applicant is seeking to start a community center with food pantry, worship, administrative and youth support activity. (see exhibit 4)
  3. The proposed sue will not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity.
  4. The proposed use has adequate access to the site via existing roadways which are not a Minor residential street with entrance drives that are more than 25 ft. from a street intersection.(see exhibit 6)
  - 5.
- Or.
1. The applicant is seeking to start a community center with food pantry, worship, administrative and youth support activity. (see exhibit 4)
  2. The proposed sue will not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity.
  - 3.
  4. 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 special use is served by water and sewer facilities. (see exhibit 4)
  2. Review by the Health Department is required.
  - 3.
  4. 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 proposed special use complies with all specific standards required under this Ordinance applicable to it. (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. The site plan and application provides for no change in the overall natural counters of the site. (see exhibit 4 and 6)
  2. The site is developed to allow use of surrounding property as permitted by the zoning ordinance. (see exhibit 4 and 6)
  - 3.
  4. 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. The site plan provides and application provides for no change relative to tree and soil removal or topographic modifications at the site. (see exhibit 4 and 5)
  - 2.
  3. Standard has been met.

Or,

- 1.
- 2.
3. 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 are proposed for storm water removal. (see exhibit 4 and 5)
  - 2.
  3. Standard has been met.

Or,

1. The applicant has not demonstrated in the application or on the site plan that proper site drainage will be maintained. (see exhibits 4 and 5)
- 2.
3. 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 dwelling units are proposed.

- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means
  - 1. The site plan provides for a practical means of access for emergency vehicles from South Straits Highway (see exhibit 3 and 4)
  - 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. The site is located on, and has access to South Straits Highway. (see exhibit 4 and 5)
  - 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. This is not applicable. No subdivision plats and 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. The lights shall be deflected away from adjacent properties, shall not impede the vision of traffic along adjacent streets and shall not unnecessarily illuminate night skies. (see exhibit 3)
  - 2.
  - 3. Standard has been met.

Or,

- 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 public 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.
  - 1. This site plan will conform to the Master Plan, zoning ordinance, and any applicable state and federal laws. (see exhibit 1,2, 4 and 5)
  - 2.
  - 3. Standard has been met.

Or,

- 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, July 20, 2016

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Patty Croft, Chairperson

---

Charles Freese, Secretary

# CHEBOYGAN COUNTY PLANNING COMMISSION

Travis Conners – Revised 07/11/16

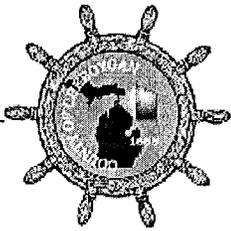
## Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Site Plan Review Application (7 Pages)
4. Quit Claim Deed L1139 P75 (1 Page)
5. Parcel Information (1 Pages)
6. E-Mails Between Scott Mcneil And Brian Fullford (1 Page)
7. Site Plan Dated 07/01/16 (1 Page)

### **The following items were added to the exhibit list on 07/11/16:**

8. E-Mail Dated 07/11/16 From Brent Shank, Road Commission Engineer/Manager (1 Page)
- 9.
- 10.
- 11.
- 12.

Note: Planning Commission members have exhibits 1 and 2.



# 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

### PROPERTY LOCATION

<i>Address</i> 1050 Sand Road	<i>City / Village</i> Cheboygabn	<i>Twp / Sec.</i> Inv. Sec 23	<i>Zoning District</i>  D-CM
<i>Property Tax I.D. Number</i> 091-023-400-016-02	<i>Plat or Condo Name / Lot or Unit No.</i> N/A		

### APPLICANT

<i>Name</i> Travis Conners	<i>Telephone</i> 231-420-9696	<i>Fax</i>
<i>Address</i> PO Box 276	<i>City, State &amp; Zip</i> Indian River, MI 49749	<i>E-Mail</i> c/o bkfullford@sbcglobal.net

### OWNER (If different from applicant)

<i>Name</i> SAME	<i>Telephone</i>	<i>Fax</i>
<i>Address</i>	<i>City, State &amp; Zip</i>	<i>E-Mail</i>

### PROPOSED WORK

<i>Type (check all that apply)</i> <input type="checkbox"/> New Building <input type="checkbox"/> Reconstruction <input type="checkbox"/> Addition <input type="checkbox"/> Relocated Building <input type="checkbox"/> Change in Use or Additional Use <input type="checkbox"/> Sign, Type: _____ <input checked="" type="checkbox"/> Other: Storage Buildings	<i>Building/Sign Information</i> Overall Length: _____ feet Overall Width: _____ feet Floor Area: _____ sq. feet Overall Building Height: _____ feet Sign Area: _____ sq. feet Sign Height _____ feet
---	---

### PROPOSED USE (check all that apply)

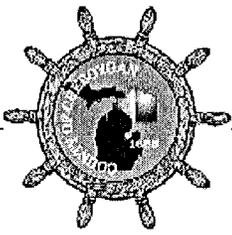
<input type="checkbox"/> Single-Family Residence	<input type="checkbox"/> Expansion / Addition	<input type="checkbox"/> Office	<input type="checkbox"/> Agricultural
<input type="checkbox"/> Duplex	<input checked="" type="checkbox"/> Garage or Accessory	<input type="checkbox"/> Commercial	<input type="checkbox"/>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

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:** Site is located at the NE Quadrant of Straits Highway and Sand Road, immediately North of the Sparetimes Lane Bowling Alley.

SITE PLAN REVIEW APPLICATION



# 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

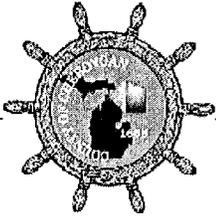
1. Describe all anticipated activities (e.g. type of business, hours of operation, number of employees, etc). Attach additional sheets if needed.  
The proposal is to create a condominium for private storage buildings.

2. 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.  
The site is vacant and was used for borrow sand. Building sizes are shown on the site plan. This passive use will not impede normal development in this area.
- 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.  
Existing slopes are more abrupt than the proposed. Final grading North & East will have flatter slopes.
- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.  
All drainage created will be retained and maintained on site.
- 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.  
As required.
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.  
Driving and maneuvering widths exceed zoning minimum.
- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.  
Access will not be a challenge.
- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.  
This is not residential use, but walking in all limited common and general common areas is accomodated.
- h. Exterior lighting shall be arranged as follows:
  - i. It is deflected away from adjacent properties. Down facing wall packs required, if any.
  - ii. It does not impede the vision of traffic along adjacent streets. Same
  - iii. It does not unnecessarily illuminate night skies. Same

SITE PLAN REVIEW APPLICATION



# 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

- 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.

Only on site maneuvering is 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.

Understood. We believe we have addressed pertinent issues.

3. Size of property in sq. ft. or acres: 1.84 Acres +/-

4. Present use of property:  
Vacant - in the past it was a sand borrow pit

5. 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.*

6. Attach a copy of Warranty Deed or other proof of ownership.

7. 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

Date

7-1-16

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

Yes  No

Owner's Signature

Date

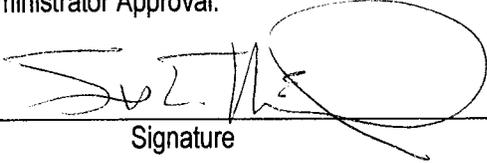
7-1-16

SITE PLAN REVIEW APPLICATION



# 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

Date Received:	7/1/16	Notes:
Fee Amount Received:	\$165.00	
Receipt Number:		
Public Hearing Date:	7/20/16	
Planning/Zoning Administrator Approval:		
		7/5/16
Signature		Date

**SITE PLAN REVIEW APPLICATION**

# SITE PLAN REVIEW 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
✓		a. North arrow, scale and date of original submittal and last revision. Site plan is to be drawn at a scale of 1 inch = 100 ft. or less.
✓		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.
✓		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
✓		d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
✓		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.
✓		f. Location of existing and proposed buildings and intended uses thereof.
✓		g. Details of entryway and sign locations should be separately depicted with an elevation view.
✓		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. Location, size, and characteristics of all loading and unloading areas.
✓		j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
✓		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.
✓		l. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

# SITE PLAN REVIEW APPLICATION

## SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

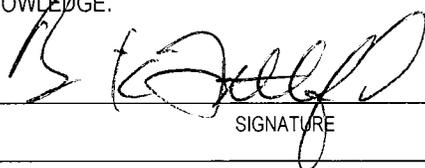
INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
✓		m. Location and specifications for all fences, walls, and other screening features.
✓		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
✓		o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
✓		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
✓		q. Elevation drawing(s) for proposed commercial and industrial structures.
✓		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
✓		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.

<u>SECTION</u>	<u>REASON FOR WAIVER REQUEST</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**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.

  
 \_\_\_\_\_  
 SIGNATURE

7/1/16  
 \_\_\_\_\_  
 DATE

**Prudential**  
Preferred Properties  
Soon to be



11506 N. Straits Hwy.  
Cheboygan, MI 49721



# Jack Douglas

Cell: 231-290-2951

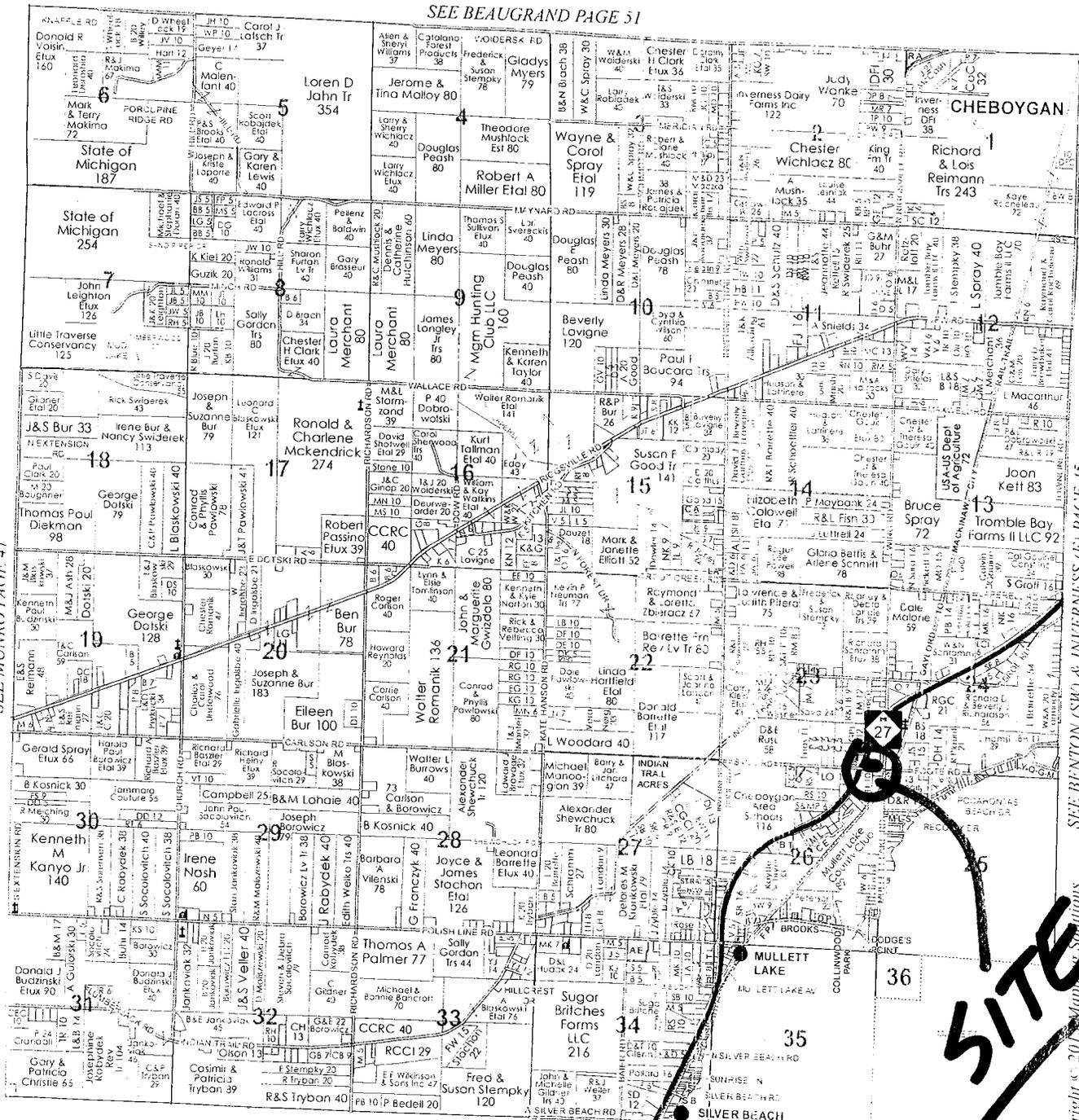
Office: 231-627-7186

jackdouglas56@gmail.com



## INVERNESS (W) T37N • R2W

SEE BEAUGRAND PAGE 51



SEE MULLETT PAGE 35

SEE BENTON (SW) & INVERNESS (E) PAGE 45

Copyright © 2013 Map Solutions

12000  
11000  
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9000  
8000  
7000  
6000

6000 5000 4000 3000 2000 1000 0



RECEIVED FOR RECORD  
MARVELLEN TRYBAN, CLERK/REGISTER  
CHEBOYGAN COUNTY, MICHIGAN  
11/09/2009 9:12:21 AM

RECEIPT# 31564, STATION :  
\$14.00 QUIT CLAIM DEED



LIBER 1139 PAGE 75

### Quit Claim Deed

The Grantors, Mullett Lake Road LLC, whose address is 7484 Mullett Lake Road, Mullett Lake, Michigan, 49761, quit-claim to Grantee, Travis Connors, whose address is 1275 Chippewa Beach Road, PO Box 726, Indian River, Michigan, 49749, the following described premises situated in the Township of Inverness, County of Cheboygan, State of Michigan;

COM SE COR SEC 23, T37N,R2W; TH N 33FT; TH N 87D 12' W 133FT TO POB; TH CONT N 87D 12' W 384.55FT; TH N 15D 42' 22" W 105.96FT TO E ROW OF US27 HWY; TH ALG SD ROW N 23D 30' E 106.39FT; TH S 87D 12' E PAR TO S SEC LI 378.96FT; TH S 2D 21' W 200FT TO POB, PT OF SE1/4 OF SE1/4, \*EXC: STATE HWY R/W DEEDED IN 241/133. 1.92 ACRES M/L SPLIT ON 11/15/2004 FROM 091-023-400-016-00; 1069/583

The consideration paid for this instrument is the sum of One Dollar (\$1.00).

This quit-claim is subject to easements and building and use restrictions of record and any other item of record.

The Grantors also grants to the Grantees the right to make all divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967.

The above-described premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This is exempt from the Michigan Real Estate Transfer tax by virtue of MCL 207.526(a) and MCL 207.505(a) consideration less than \$100.00.

Date: 10/21/09, 2009

WITNESSES:

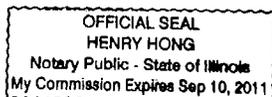
[Signature]  
[Signature]

SIGNED BY:

[Signature]  
Barette H. [Name]

STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was executed and acknowledged before me on 10/21/09, 2009 by Barette H. [Name]



Notary Public: [Signature]  
Cook County, Illinois  
My commission expires: 9/10/2011

DRAFTED BY:  
Grantee

4

✓ WHEN RECORDED RETURN TO:  
Grantee

**Parcel**

PARCEL\_NO 091-023-400-016-02

OWNER CONNERS, TRAVIS

PROP\_ADD 1050 SAND RD

PROP\_CITY CHEBOYGAN

OWN\_ADD PO BOX 726

OWN\_CITY INDIAN RIVER

OWN\_STATE MI

OWN\_ZIP 49749

CURR\_TXBL 10,500.00

CURR\_SEV 10,500.00

PRE 0.00

legal: COM SE COR SEC 23, T37N,R2W; TH N 33FT; TH N 87D 12' W 133FT TO POB; TH CONT N, 87D 12' W 384.55FT; TH N 15D 42' 22" W 105.96FT TO E ROW OF US27 HWY; TH ALG SD ROW N 23D 30' E 106.39FT; TH S 87D 12' E PAR TO S SEC LI 378.96FT; TH S 2D 21' W 200FT TO POB, PT OF SE1/4 OF SE1/4, \*EXC: STATE HWY R/W DEEDED IN 241/133. 1.92 ACRES M/L SPLIT ON 11/15/2004 FROM 091-023-400-016-00; 1069/583;1139/75

LIBER\_PAGE 1139/75

SCHOOL 16015

PROP\_CLASS 200

ACRES 1.92

WATER\_CODE

PROP\_NUM 1,050.00

## Scott McNeil

---

**From:** Brian Fullford [bkfullford@sbcglobal.net]  
**Sent:** Wednesday, July 06, 2016 9:40 AM  
**To:** Scott McNeil  
**Subject:** RE: Sand Road Site Plan  
**Attachments:** Site Plan 1050 Sand Road - Conners.pdf; Site Plan Application 1050 Sand Road - Conners.pdf

Scott:

Yes - the shaded areas will be a limited common element for access and maneuvering. Here are the attachements.

Brian Fullford

---

**From:** Scott McNeil [mailto:scott@cheboygancounty.net]  
**Sent:** Wednesday, July 06, 2016 8:13 AM  
**To:** Brian Fullford  
**Subject:** RE: Sand Road Site Plan

Hi Brian; Thanks for providing the drawings and application. Dose the shaded area represent a common easement?  
Thanks.

Scott McNeil  
Community Development Planner  
Cheboygan County Planning and Zoning Department  
Phone - 231-627-8475  
Fax - 231-627-3646  
[scott@cheboygancounty.net](mailto:scott@cheboygancounty.net)  
[www.cheboygancounty.net/planning](http://www.cheboygancounty.net/planning)

---

**From:** Brian Fullford [mailto:bkfullford@sbcglobal.net]  
**Sent:** Friday, July 01, 2016 12:26 PM  
**To:** Scott McNeil  
**Cc:** Travis Conners  
**Subject:** Sand Road Site Plan

Scott:

Per our discussion, the hardcopy of the site plan, application, and fee will be delivered today.

Thank you!

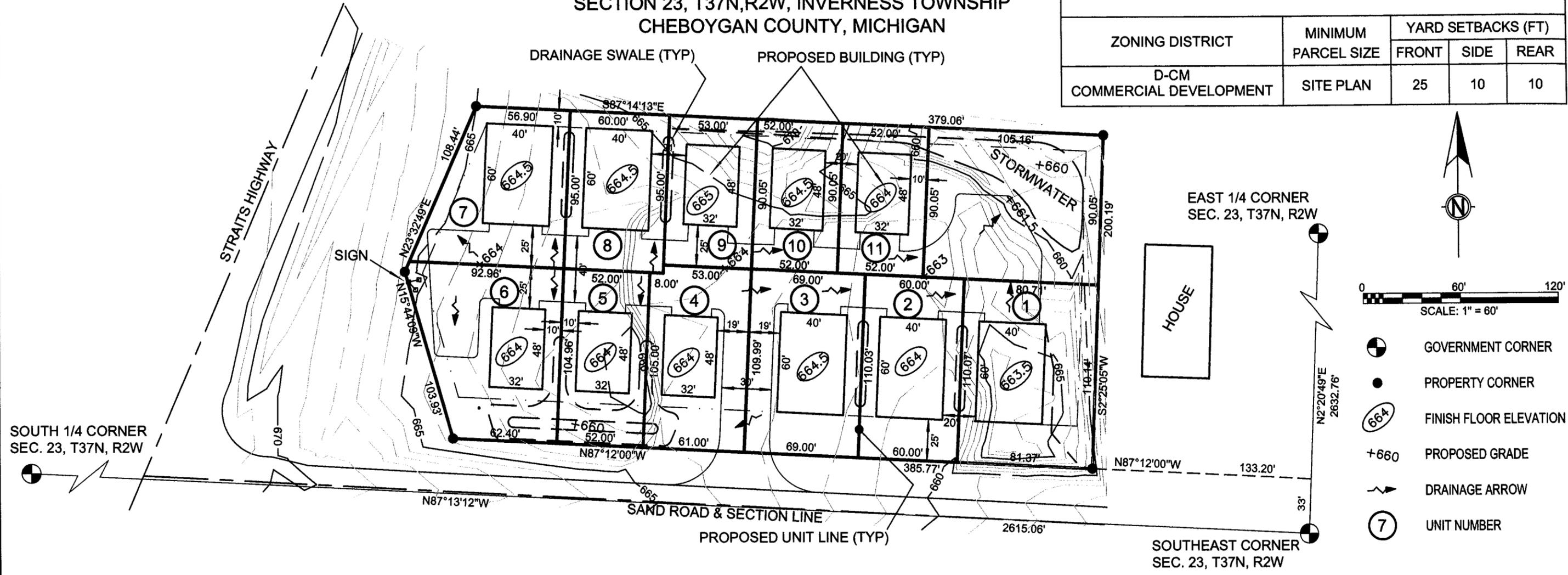
Brian Fullford

# STORAGE UNIT SITE PLAN

PARCEL No. 091-023-400-016-02  
SECTION 23, T37N, R2W, INVERNESS TOWNSHIP  
CHEBOYGAN COUNTY, MICHIGAN

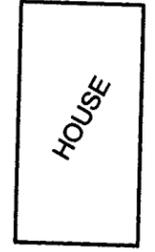
CHEBOYGAN COUNTY ZONING INFORMATION  
ZONING ORDINANCE No. 200, ADOPTED FEBRUARY 8, 1983

ZONING DISTRICT	MINIMUM PARCEL SIZE	YARD SETBACKS (FT)		
		FRONT	SIDE	REAR
D-CM COMMERCIAL DEVELOPMENT	SITE PLAN	25	10	10



SOUTH 1/4 CORNER  
SEC. 23, T37N, R2W

EAST 1/4 CORNER  
SEC. 23, T37N, R2W



0 60' 120'

SCALE: 1" = 60'

- GOVERNMENT CORNER
- PROPERTY CORNER
- FINISH FLOOR ELEVATION
- PROPOSED GRADE
- DRAINAGE ARROW
- UNIT NUMBER

- NOTES:
- ELEVATIONS ARE REFERENCED TO NAVD 1988.
  - THE PURPOSE OF THIS SITE PLAN IS TO SHOW THE CREATION OF AN 11 UNIT STORAGE CONDOMINIUM.
  - NO ON SITE WATER AND SANITARY FACILITIES ARE PROPOSED.
  - PROPOSED DRIVEWAY WILL BE GRAVEL SURFACE.
  - SUBSOIL CONDITIONS ARE WELL DRAINED SAND.
  - BY LAWS WILL PROHIBIT OUTSIDE STORAGE.
  - EXTERIOR SECURITY LIGHTS, IF ANY, WILL CONSIST OF DOWNWARD POINTING WALL PACKS.
  - TOTAL PARCEL AREA IS 80,075 SQ. FT. OR 1.84 ACRES+/-.



PREPARED UNDER THE SUPERVISION OF:

*Brian K. Fullford* 7/1/16

BRIAN K. FULLFORD  
PROFESSIONAL SURVEYOR  
REGISTRATION NO. 41099

FOR:  TRAVIS CONNERS	SEC. 24, T35N, R3W FB: CS15/PAD	DRAWN: <u>BKF</u> CHECK: <u>BKF</u>	PROJECT NO. 16-030S
	FULLFORD SURVEYING & MAPPING, P.C. PO BOX 969 5097 S. STRAITS HIGHWAY, SUITE A INDIAN RIVER, MI 49749 PHONE: 231-238-9199 FAX: 231-238-9195		

7

## Deborah Tomlinson

---

**From:** Brent Shank [<mailto:mgr@chcrc.com>]  
**Sent:** Monday, July 11, 2016 7:54 AM  
**To:** Deborah Tomlinson  
**Subject:** Re: 07/20/16 PC Meeting

Hello,

The Road Commission will require the driveway to be paved with concrete curb and gutter.

Thank you,

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



# 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/](http://www.cheboygancounty.net/planning/)

## STAFF REPORT

<b>Item:</b> Site Plan Review. Site Condominium for Private Storage Buildings.	<b>Prepared by:</b> Scott McNeil
<b>Date:</b> July 6, 2016	<b>Expected Meeting Date:</b> July 20, 2013

### GENERAL INFORMATION

**Applicant:** Travis Conners

**Contact person:** Travis Conners

**Phone:** 231-420-9696

**Requested Action:** Site Plan Approval for private storage building site condominium.

### BACKGROUND INFORMATION

The applicant is seeking site plan review approval of a proposed site condominium pursuant to section 20.3.d. for construction of Private Storage Buildings. The subject property is located in a Commercial Development (D-CM) zoning district.

Private storage buildings, subject to provisions of section 17.23, are a permitted use in a D-CM zoning district per section 6.2.29.

Section 17.23.1. states as follows:

#### 17.23.1 STANDARDS

The following standards apply to private storage buildings and uses on the Residential (D-RS), Rural Character/Country Living (D-RC) and Lake and Stream Protection (P-LS) zoning districts. *Private storage buildings that are allowed in other zoning districts do not have to abide by this section, but must follow all other applicable standards.* (emphasis added)

As a result of the conflicting language, the provisions of section 17.23. are not applicable.

The zoning ordinance does not require minimum lot sizes for the D-CM district. Private Storage Buildings is the only use proposed for the site condominium. The site plan provides a common easement (see shaded area on site plan in exhibit 7).

Private Storage Buildings are defined in the zoning ordinance as follows;

**PRIVATE STORAGE BUILDING**

A building or structure that is used for private non-commercial storage of materials that are owned by the property owner and used only by the property owner and does not have permanent facilities for living, sleeping, cooking, and/or sanitation including but not limited to a toilet facility.

**Current Zoning:**

Commercial Development District (D-CM)

**Surrounding Land Uses:** Residential to the north and east, Church with campground to the west, commercial and residential to the south.

**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 features on the site.

**Traffic Implications:** The site is served by a proposed roadway from Sand Road between M-27 and Mullett Lake Road. One (1) other driveway for a commercial use is located on this section of Sand Road. The proposed site condominium contains six (11) units for construction of private storage buildings. Minimal impact relative to traffic is expected.

**Parking:** There no parking requirements for private storage buildings. The site plan provides for a building area foot print with remaining shaded area available for access and parking. The Planning Commission will need to make an adequate parking determination per section 17.4.1.

**Access and street design: (secondary access, pedestrian access, sidewalks, residential buffer, ROW width, access to adjacent properties)** The site has direct access Sand Road. The site plan provides for and ingress and egress to each unit from Sand Road.

**Signs:** There are no signs proposed in conjunction with this request.

**Fence/Hedge/Buffer;** There is no fence, hedge or other form of buffer proposed.

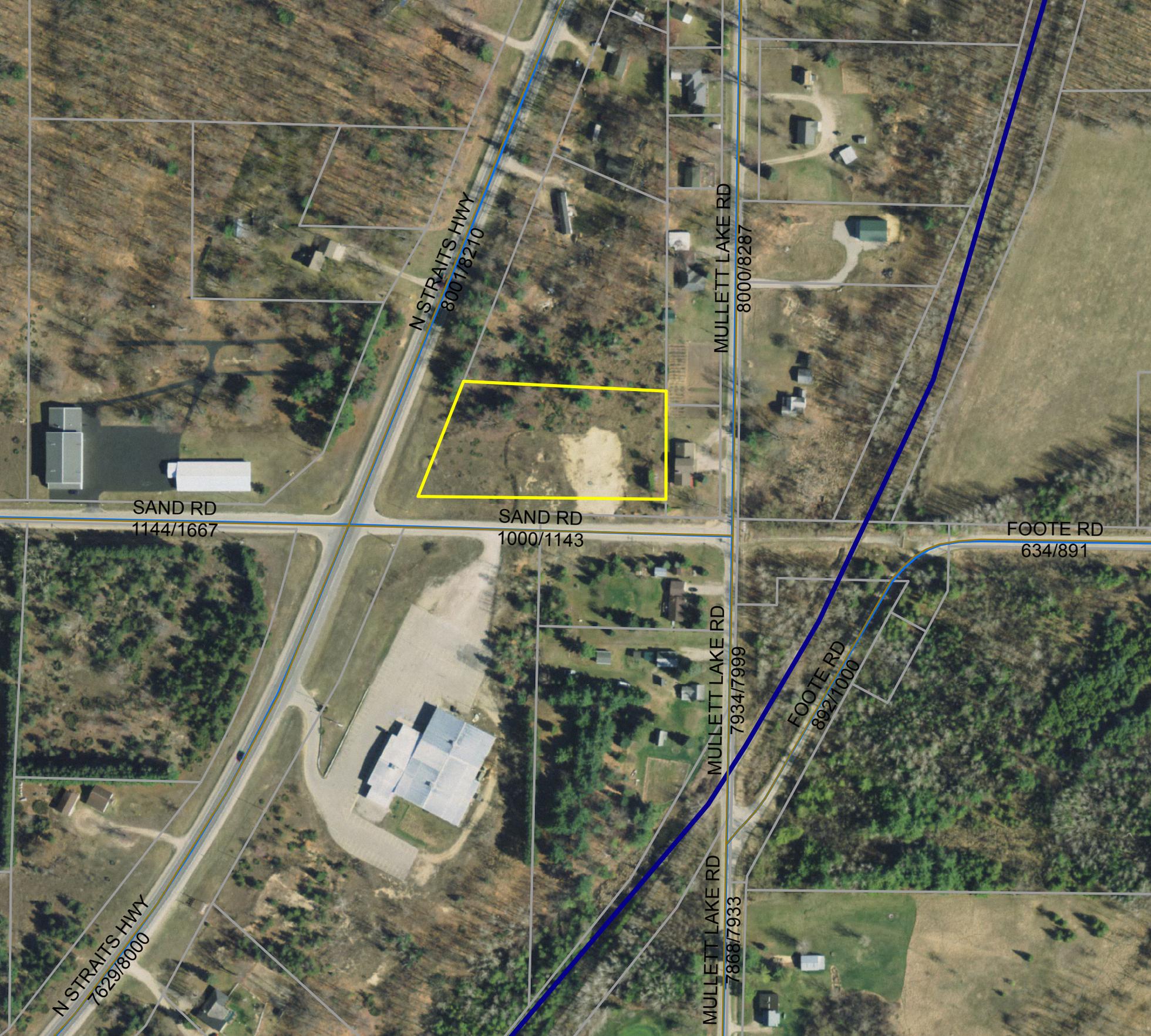
**Lighting:** The site plan states that security lights, if any, will consist of downward pointing wall packs.

**Stormwater management.** Stormwater management is indicated on the site plan which includes and lot for stormwater retention. Mr. Hank Jankoviak, Soil and Sedimentation Officer, has reviewed the site plan and potential maximum building area and has express no concerns relative to stormwater management at the site.

**Review or permits from other government entities:** Approval by the State of Michigan and Department of Building Safety will be required.

**Public comments received:** None

**Recommendations (proposed conditions):** Review and approval of the applicable Master Deed by legal counsel to insure that provisions of the site plan, findings of fact and any other conditions for approval by the Planning Commission are appropriately included in the same.



N STRAITS HWY  
8001/8210

MULLETT LAKE RD  
8000/8287

SAND RD  
1144/1667

SAND RD  
1000/1143

FOOTE RD  
634/891

MULLETT LAKE RD  
7934/7999

FOOTE RD  
892/1000

N STRAITS HWY  
7629/8000

MULLETT LAKE RD  
7868/7933

# CHEBOYGAN COUNTY PLANNING COMMISSION

## SITE PLAN REVIEW

Wednesday, July 20, 2016, 7:00 PM

### Applicant

Mr. Travis Conners  
P.O. Box 267  
Indian River, Mi. 49749

### Owner

Mr. Travis Conners  
P.O. Box 267  
Indian River, Mi. 49749

### Parcel

1050 Sand Road  
Inverness Township  
091-023-400-016-02

### GENERAL FINDINGS

1. The applicant is seeking site plan review for a proposed site condominium pursuant to section 20.3.d.for Private Storage Building use only.
2. Eleven (11) units are proposed for the site condominium.
3. The property is located in a Commercial Development (D-CM) zoning district.
4. Private Storage Buildings are a permitted use in a D-Cm zoning district per section 6.2.29.
- 5.
- 6.

### 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. The site plan and application propose minimal changes to the natural contours of the subject site. (see exhibits 3 and 7)
  - 2.
  3. Standard has been met.Or
  - 1.
  - 2.
  3. 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. Changes relative to soil removal and topographic modifications will be minimal. (see exhibits 3 and 7).
  - 2.
  - 3.
  4. Standard has been met.Or
  - 1.
  - 2.
  3. 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. The applicant has indicated a method of stormwater management on the site plan. (see exhibit 7 ).
  - 2. Applicant states that each unit will be responsible for stormwater management. (see exhibit 7)
  - 3.
  - 4. Standard has been met.Or
  - 1. No evidence has been provided to indicate that neighboring properties will not be adversely affected.
  - 2.
  - 3. 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 dwelling units are proposed. (see exhibit 3 and 7 )
  
- 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 a limited common element for access and maneuvering from Sand Road. (see exhibit 6 and 7 )
  - 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. Each unit is provided access via limited common element from Sand Road, which is a public street. (see exhibit 6 and 7)
  - 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. The use of the proposed subdivision condominium is Private Storage Buildings only. No dwelling units are proposed. A pedestrian circulation system is not proposed nor needed. (see exhibit 3 and 7 )
  - 2.Or.
  - 1.
  - 2. Standard has not been met.
  
- 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. The site plan states that security lights, if any, will consist of downward pointing wall packs. (see exhibit 7 )
  - 2.
  - 3. Standard has been met.Or.
  - 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. Access is provided to each unit via an easement from Sand Road, which is a public street. (see exhibit 7)
  - 2.
  - 3. Standard has been met.Or.
  - 1.
  - 2.
  - 3. Standard has not been met.
  
- 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.
  - 1. The site plan conforms to Cheboygan County Master Plan and shall meet state and federal requirements. (see exhibit 1, 2, 3 and 7)
  - 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, July 20, 2014

\_\_\_\_\_  
Patty Croft, Chairperson

\_\_\_\_\_  
Charles Freese, Secretary