

# 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, OCTOBER 16, 2019 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

### SCHEDULED PUBLIC HEARING

1. A request for an Amendment to a Special Use Permit to construct a restroom and shower facility in an Agriculture and Forestry Management (M-AF) zoning district, per Sections 9.3.4 (Public parks and recreational areas, playgrounds and campgrounds) and 18.11 (Amendment of a Special Use Permit). The subject property is addressed as 9982 W. US-23 Hwy., Mackinaw Township and the site of Mackinaw Mill Creek Camping.

### UNFINISHED BUSINESS

1. Zoning Ordinance Amendment #154 - An Proposed Ordinance to Amend Cheboygan County Zoning Ordinance No. 200 Relative to Home Occupations and Private Storage Buildings.

### NEW BUSINESS

1. 2020-25 Capital Improvement Program

STAFF REPORT WITH UPDATE ON MASTER PLAN REVISION

PLANNING COMMISSION COMMENTS

PUBLIC COMMENTS

ADJOURNMENT



# CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST., ROOM 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721  
PHONE: (231)627-8489 ■ TDD: (800)649-3777

## CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, OCTOBER 2, 2019 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

- PRESENT:** Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Johnson, Delana  
**ABSENT:** None  
**STAFF:** Mike Turisk  
**GUESTS:** Eric Boyd, Carl Muscott, Cal Gouine, Bob Lyon, John Moore, Marcia Rocheleau, Charles Maziasz, Steve Warfield

The Planning Commission meeting was called to order by Chairperson Croft at 7:00pm. The Zoning Board of Appeals meeting was called to order by Chairperson Freese at 7:01pm.

### PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

### APPROVAL OF AGENDA

The meeting agenda was presented. **Motion** by Mr. Borowicz, seconded by Mr. Delana, to approve the agenda as presented. Motion carried unanimously.

### APPROVAL OF MINUTES

The September 18, 2019 Planning Commission minutes were presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Borowicz, to approve the meeting minutes as presented. Motion carried unanimously.

### PUBLIC HEARING AND ACTION ON REQUESTS

No comments.

### UNFINISHED BUSINESS

#### **Report and Continued Discussion on Cheboygan County Zoning Enforcement.**

Mr. Turisk reviewed the enforcement material which has been gathered. He explained the new analysis indicates that at a minimum three man months are required to eliminate the backlog for reviewing and enforcing conditions placed on site plan reviews and special use permits. He stated that it may require over a year to reduce this backlog. He explained that this workload does not include court time or routine enforcement time. Mr. Turisk indicated that a summer intern would be hired for next summer to help alleviate the backlog.

### NEW BUSINESS

#### **Presentation by Bryan E. Graham from Young, Graham & Wendling, P.C. regarding non-conforming uses and structures and the Michigan Regulation and Taxation of Marihuana Act.**

Mr. Graham gave a presentation on Nonconformities and Recreation Marihuana (Copy of presentation attached. See Attachment A).

### STAFF REPORT

Mr. Turisk stated that the Recreational Plan and Capital Improvement Plan would be reviewed and updated in the near future.

### PLANNING COMMISSION COMMENTS

No comments.

### PUBLIC COMMENTS

Mr. Muscott presented information on the Emmet County staff, which has the same number as Cheboygan County staff and he

feels that it is just a matter of proper utilization of resources at hand in accomplishing the mission.

**ADJOURN**

**Motion** by Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:47pm.

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Charles Freese  
Planning Commission Secretary

DRAFT

**CHEBOYGAN COUNTY  
PLANNING COMMISSION  
and  
ZBA**

**Nonconformities and Recreation Marihuana**

I. Nonconformities.

- A. Types: Nonconforming uses, nonconforming structures, nonconforming lots – and any combinations.
- B. Creation: The use, structure, or lot was lawfully established prior to the enactment of the zoning regulation with which it does not currently meet.
- C. Right to Continued Use: Once established, the property owner has a vested right to continue use of the nonconformity, but only to the same nature and scope of the nonconformity as it existed when it was created. In other words, the property where does not have the right to change the nature of the nonconformity and does not have the right to change the scope of the nonconformity.
- D. Abandonment: Under Michigan law the nonconformity is legally abandoned only with the passage of time as specified in the zoning ordinance AND an intent by the property owner to abandon that nonconformity.
- E. Alterations, Additions, Repairs, and Replacement.
  - 1. It is the general policy of state law for the gradual elimination of nonconformities, so that development can proceed under the terms and conditions of the zoning ordinance.
  - 2. Section 208(4) of the zoning enabling act, MCL 125.3208(4), provides:

The elimination of the nonconforming uses and structures in a zoning district is declared to be for a public purpose and for a public use. The legislative body may institute proceedings for condemnation of nonconforming uses and structures under 1911 PA 149, MCL 213.21 to 213.25.
  - 3. Section 208(2) of the zoning enabling act, MCL 125.3208(2), provides:

The legislative body may provide in a zoning ordinance for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures upon terms and conditions provided in the zoning ordinance. In establishing terms for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures, different classes of nonconforming uses may be established in the zoning ordinance with different requirements applicable to each class.

4. Article 22 of the Cheboygan County Zoning Ordinance specifies the regulations of nonconformities.
  - a. One of the most restrictive nonconforming regulations we deal with.
  - b. Does not recognize classes of nonconformities.
5. See sample nonconformities article.

II. Medical Marihuana Act, MCL 333.26421, *et seq.*

- A. Qualifying Patients.
- B. Primary Caregivers.
- C. New ZO regulations authorizing this new land use. (See Section 17.25 of the zoning ordinance.)
- D. Michigan Supreme Court case pending that will clarify extent of zoning regulations under the MMA.

III. Medical Marihuana Facilities Licensing Act, MCL 333.27101, *et seq.*

- A. Requires state licence to operate a marihuana facility.
- B. Definitions of five (5) different facilities.
  1. "Grower" means a licensee that is a commercial entity located in this state that cultivates, dries, trims, or cures and packages marihuana for sale to a processor or provisioning center.

2. "Processor" means a licensee that is a commercial entity located in this state that purchases marihuana from a grower and that extracts resin from the marihuana or creates a marihuana-infused product for sale and transfer in packaged form to a provisioning center.
3. "Provisioning center" means a licensee that is a commercial entity located in this state that purchases marihuana from a grower or processor and sells, supplies, or provides marihuana to registered qualifying patients, directly or through the patients' registered primary caregivers. Provisioning center includes any commercial property where marihuana is sold at retail to registered qualifying patients or registered primary caregivers. A noncommercial location used by a primary caregiver to assist a qualifying patient connected to the caregiver through the department's marihuana registration process in accordance with the Michigan medical marihuana act is not a provisioning center for purposes of this act.
4. "Safety compliance facility" means a licensee that is a commercial entity that receives marihuana from a marihuana facility or registered primary caregiver, tests it for contaminants and for tetrahydrocannabinol and other cannabinoids, returns the test results, and may return the marihuana to the marihuana facility.
5. "Secure transporter" means a licensee that is a commercial entity located in this state that stores marihuana and transports marihuana between marihuana facilities for a fee.

C. Local Control.

1. Cannot operate a facility unless municipality (township, city, village – not the county) adopts an ordinance that authorizes that type of facility.
2. Any such ordinance cannot regulate the purity or price of the marihuana and cannot conflict with the state statute.
3. If a municipality authorizes a medical marihuana facility, then that becomes a new land use for zoning purposes.

- a. Section 205(4) of the MMFLA, MCL 333.27205(4), provides:

Information a municipality obtains from an applicant under this section is exempt from disclosure under

the freedom of information act, 1976 PA 442, MCL 15.231 to 15.246.

b. This provision evidences a legislative intent to keep the information confidential.

c. Section 205(1) of the MMFLA provides:

A municipality may adopt other ordinances relating to marihuana facilities within its jurisdiction, including zoning regulations, but shall not impose regulations regarding the purity or pricing of marihuana or interfering or conflicting with this act or rules for licensing marihuana facilities.

d. Definition of municipality does not include the county. Therefore, does the county have the right to impose zoning regulations? An open question.

e. As a result, it has been my advice to out township and village clients that zoning authorize the land use as a use by right and not by special use permit, which requires a public hearing before the planning commission.

f. To the extent the county desires to impose zoning regulations, it should coordinate the regulations for this land use with the local municipality. In addition, local regulations cannot be in conflict with the statute and with the administrative rules.

D. Fee.

1. Municipal ordinance may establish an annual, nonrefundable fee of not more than \$5,000.00 to help defray administrative and enforcement costs associated with the operation of a marihuana facility in the municipality.

2. Limits under *Bolt*.

IV. Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951 (Recreational Marihuana Statute)

A. Requires state licence to operate a marihuana establishment.

B. Definitions of six (6) different establishments.

1. "Marihuana grower" means a person licensed to cultivate marihuana and sell or otherwise transfer marihuana to marihuana establishments.
2. "Marihuana microbusiness" means a person licensed to cultivate not more than 150 marihuana plants; process and package marihuana; and sell or otherwise transfer marihuana to individuals who are 21 years of age or older or to a marihuana safety compliance facility, but not to other marihuana establishments.
3. "Marihuana processor" means a person licensed to obtain marihuana from marihuana establishments; process and package marihuana; and sell or otherwise transfer marihuana to marihuana establishments.
4. "Marihuana retailer" means a person licensed to obtain marihuana from marihuana establishments and to sell or otherwise transfer marihuana to marihuana establishments and to individuals who are 21 years of age or older.
5. "Marihuana secure transporter" means a person licensed to obtain marihuana from marihuana establishments in order to transport marihuana to marihuana establishments.
6. "Marihuana safety compliance facility" means a person licensed to test marihuana, including certification for potency and the presence of contaminants.

C. Local control.

1. Can operate an establishment with a state license, **unless** municipality enacts an ordinance that completely prohibits or limits the number of marihuana establishments within its boundaries.
2. Regardless of municipality's action, an individual may petition to initiate an ordinance to provide for the number of marihuana establishments allowed within the municipality or to completely prohibit marihuana establishments within the municipality. (Goes both ways.)
  - a. Petition must be signed qualified electors greater than 5% of the votes cast for governor at the last gubernatorial election.

b. If petition requirements met, then initiated ordinance must be submitted to electors at the next regular election. (There are certain filing deadlines under the election law that must be met.)

3. Zoning implications.

a. Section 9.7 of the Act, MCL 333.27959.7, provides:

Information obtained from an applicant related to licensure under this act is exempt from disclosure under the freedom of information act, 1976 PA 442, MCL 15.231 to 15.246.

b. Act does not mention zoning at all. Unlike the MMFLA, that in Section 205(1) provides: "A municipality may adopt other ordinances relating to marihuana facilities within its jurisdiction, including zoning regulations, but shall not impose regulations regarding the purity or pricing of marihuana or interfering or conflicting with this act or rules for licensing marihuana facilities."

D. Fee.

1. Municipality may charge an annual fee of not more than \$5,000 to defray application, administrative, and enforcement costs associated with the operation of the marihuana establishment in the municipality.

2. Limits under *Bolt*.

## ARTICLE 22. - NON-CONFORMING USES, STRUCTURES

**SECTION 22.1.** Lawful non-conforming uses or structures in existence or under construction at the time of passage of this ordinance may be continued but shall not be extended, added to or altered unless such extension, addition or alteration is in conformity with the provisions of this ordinance.

**SECTION 22.2.** If the cost of repair or replacement of a non-conforming use or structure which has been destroyed by reason of windstorm, fire, explosion or any act of God or the public enemy exceeds 50% of the total replacement cost of the use or structure, such use or structure shall not be continued or rebuilt except in conformity with the provisions of this ordinance.

**SECTION 22.3.** If the non-conforming use of any land or structure shall terminate for a continuous period of time exceeding one year, such use shall not be re-established and any future use of the land and structure shall be in conformity with this ordinance.

**SECTION 22.4.** If a non-conforming use is changed to a permitted or more restrictive use in the district in which it is located, it shall not revert or be changed back to a non-conforming less restrictive use.

**SECTION 22.5.** Notwithstanding the foregoing, a home located in a zone which does not permit the same may still be altered, expanded and/or rebuilt.

**SECTION 22.6.** Nothing in this ordinance shall prevent the strengthening of a lawful, non-conforming building or structure, or point thereof, which has been declared unsafe by the Zoning Administrator, building official or public health inspector, nor the requirement to adhere to the lawful orders of such individuals.

**SECTION 22.7.** No lot or lots, nor yard, court, parking space or any other space shall be so divided, altered or reduced as to provide less than the minimum allowable area and dimensions set forth in this ordinance. If such areas are already less than the minimum allowable area or dimensions set forth in this ordinance, they shall not be divided, altered or reduced further.

**SECTION 22.8. (Rev. 04/26/08, Amendment #73)**

Any nonconforming lot of record may be used for any purpose authorized within the zoning district in which it is located. Any structure or building constructed on the nonconforming lot of record shall meet all applicable setback and other dimensional regulations of the zoning district, unless a variance is obtained from the Zoning Board of Appeals pursuant to the procedures and standards of this Ordinance.

**ARTICLE VI**  
**NONCONFORMING USES, BUILDINGS, STRUCTURES, AND LOTS**

**Section 6.1 – Purpose**

Nonconformities are uses, buildings, structures, and lots that do not conform to one or more of the requirements of this Ordinance, or any subsequent amendment, which were lawfully established prior to the effective date of this Ordinance, or any subsequent amendment. The purpose of this Article is to specify the terms and conditions under which a nonconformity is permitted to continue to exist. A nonconformity shall not be permitted to continue to exist if it was unlawful at the time it was established. To that end nonconforming uses, buildings, and structures shall be placed into two classifications, a Class A nonconformity and a Class B nonconformity. The purpose of this Article is to eliminate Class B nonconformities over a period of time, while permitting Class A nonconformities to be used, repaired, replaced, and enlarged under less stringent regulations.

**Section 6.2 – Nonconforming Use Permitted; Completion of Nonconforming Buildings or Structures**

- A. If a nonconforming building or structure, a building that contains a nonconforming use, or a nonconforming use of land was lawful at the time of enactment of this Ordinance, or any subsequent amendment, then that nonconformity may be continued although it does not conform to the provisions of this Ordinance, or any subsequent amendment, under the terms and conditions of this Article.
- B. To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designated use of a building or structure on which substantial construction has been lawfully begun prior to the effective date of this Ordinance, or any subsequent amendment.

**Section 6.3 – Classification of Nonconformities**

- A. All nonconforming uses, buildings, and structures shall be designated either a Class A nonconformity or a Class B nonconformity. Unless designated a Class A nonconformity under subsection B, the nonconforming use, building, or structure shall be deemed a Class B nonconformity. If a Class B nonconformity is damaged or destroyed, the property owner may seek a Class A designation under subsection B after such damage or destruction. The Class B nonconformity shall then be judged for the Class A designation on the nonconformity as it existed prior to the damage or destruction.

- B. A property owner who desires that his or her property be designated a Class A nonconformity shall file an application with the Zoning Administrator requesting the designation. The application shall include the names and addresses of all people and legal entities with an interest in the property, the legal description of the property, the facts that establish the standards for approving a Class A designation have been met, and the fee as provided in Section XXXXX of this Ordinance. After the Zoning Administrator receives a completed application, he or she shall forward the application to the Planning Commission for consideration. The Planning Commission shall then hold at least one (1) public hearing on the application. The notice of the public hearing shall be the same as for a special use permit before the Planning Commission. The Planning Commission's decision whether to grant the Class A designation shall be based on written findings of fact made pursuant to the standards contained in subsection C. The Planning Commission may attach reasonable conditions to the Class A designation to assure compatibility of the nonconforming use, building, or structure with surrounding property uses. The property owner shall receive no vested interest or rights in the Class A designation, since that designation may be revoked by the Planning Commission under subsection D.
- C. The Planning Commission shall grant a Class A designation for a nonconforming use, building, or structure if it finds that all of the following standards are met:
1. The nonconforming use, building, or structure was lawful at the time of its inception.
  2. The continuation of the nonconforming use, building, or structure will not significantly and adversely affect surrounding properties and will not significantly depress property values in the immediate area.
  3. If the nonconforming structure is a sign, the nonconformity is due to dimensional regulations other than the limitation on the area of the sign surface or the limitation on the height of the sign.
  4. The nonconforming use, building, or structure does not significantly and adversely impact on steep slopes as regulated in Section XXX of this Ordinance, is not located within the greenbelt required by Section XXX of this Ordinance (except as otherwise permitted by Section XXX), and is not located within a wetland regulated by the State of Michigan or as regulated in Section XXX of this Ordinance.
  5. The nonconforming use, building, or structure is of economic benefit to the Village.
- D. Upon the filing of a request by the Zoning Administrator or by the Planning Commission's own action, a Class A designation shall be revoked by the

Planning Commission following the same procedures required for the initial designation upon a finding that as a result of any change of conditions or circumstances the standards for the Class A designation under subsection C no longer qualify the nonconforming use, building, or structure for the Class A designation.

#### **Section 6.4 – Regulations concerning Class A Nonconformities**

The following regulations shall apply to all Class A nonconforming uses, buildings, and structures:

- A. Normal maintenance and incidental repairs, including repair or replacement of nonbearing walls, fixtures, wiring, or plumbing may be performed on any nonconforming building or structure or on any building containing a nonconforming use.
- B. A nonconforming building or structure or a building that contains a nonconforming use which is unsafe or unlawful due to a lack of repairs or maintenance, as determined by the Zoning Administrator or County Building Official, may be restored to a safe condition.
- C. If a nonconforming building or structure (including a nonconforming sign) or a building that contains a nonconforming use is damaged or destroyed by any means or is removed by the property owner, then such nonconforming building or structure may be restored, rebuilt, or repaired to its original configuration and on its original foundation.
- D. A nonconforming building or structure or a building that contains a nonconforming use may be enlarged or altered in any way, provided such enlargement or alteration does not increase the degree or extent of any nonconformity on both the horizontal and vertical planes.
- E. A nonconforming use shall not be extended to any portion of the lot that was not lawfully occupied by such nonconforming use on the effective date of this Ordinance, or any subsequent amendments, creating such nonconformity, unless in complete conformity with the requirements of this Ordinance. However, a nonconforming use may be extended throughout any part of a building, which was designed for such use, and which existed at the time the use became nonconforming.
- F. A Class A nonconforming use, building, or structure may be replaced by another Class A nonconforming use, building, or structure if the Planning Commission finds, following the procedures of Section 6.3.B, that the new nonconforming use, building, or structure qualifies for a Class A designation and that the new

nonconforming use, building, or structure will not increase the extent or intensity of the nonconformity on the property.

### **Section 6.5 – Regulations concerning Class B Nonconformities**

The following regulations shall apply to all Class B nonconforming uses, buildings, and structures:

- A. Normal maintenance and incidental repairs, including repair or replacement of nonbearing walls, fixtures, wiring, or plumbing may be performed on any nonconforming building or structure or on any building containing a nonconforming use.
- B. A nonconforming building or structure or a building that contains a nonconforming use which is unsafe or unlawful due to a lack of repairs or maintenance, as determined by the Zoning Administrator or County Building Official, may be restored to a safe condition.
- C. If a nonconforming building or structure (other than a nonconforming sign) or a building that contains a nonconforming use is damaged or destroyed by any means or any portion of the building or structure is removed by the owner to the extent that the cost of necessary repairs or reconstruction will exceed forty percent (40%) of the replacement cost of the entire nonconforming building or structure before the damage, destruction, or removal of any portion thereof, as determined by a qualified appraiser, then such nonconforming building or structure or building that contains a nonconforming use shall only be repaired, remodeled, or reconstructed in complete conformity with the provisions of this Ordinance, unless the cost of such repair, remodeling, or reconstruction exceeds 150% of the replacement cost of the entire nonconforming building or structure before any damage, destruction, or removal as determined by a qualified appraiser. If the cost of any repair, remodeling, or reconstruction exceeds 150% of the replacement cost of the entire nonconforming building or structure as specified above, then the Zoning Administrator shall require the nonconforming building or structure or building that contains a nonconforming use to be repaired, remodeled, or reconstructed in such a manner or in such location as to maximize conformity with the provisions of this Ordinance without exceeding the 150% limitation specified above.
- D. If a nonconforming sign is damaged or destroyed by any means or is removed by the owner to the extent that the cost of necessary repairs will exceed twenty percent (20%) of the replacement cost of the sign, then such nonconforming sign shall only be repaired or reconstructed in complete conformity with the provisions of this Ordinance.

- E. Except for repairs or maintenance authorized under subsections A and B above, a nonconforming building or structure or a building that contains a nonconforming use shall not be enlarged or altered, unless such enlargement or alteration is in complete conformity with the requirements of this Ordinance.
- F. A nonconforming use shall not be extended to any portion of the lot or extended throughout any part of a building in which it is located that was not lawfully occupied by such nonconforming use on the effective date of this Ordinance, or any subsequent amendments, creating such nonconformity, unless such extension is in complete conformity with the requirements of this Ordinance.
- G. A Class B nonconforming use, building, or structure may not be replaced by another Class B nonconforming use, building, or structure. However, a Class B nonconforming use, building, or structure may be replaced with a Class A nonconforming use, building, or structure if the Planning Commission finds, following the procedures of Section 6.3.B, that the new nonconforming use, building, or structure qualifies for a Class A designation and that the new nonconforming use, building, or structure will not increase the extent or intensity of the nonconformity on the property.

#### **Section 6.6 – Change of Nonconforming Use, Building, or Structure**

If a nonconforming use, building, or structure is changed to a more conforming use, building, or structure or is replaced by a conforming use, building, or structure, the nonconforming use, building, or structure shall not revert to its original nonconforming status.

#### **Section 6.7 – Nonconforming Lots of Record**

The following regulations shall apply to all nonconforming lots of record:

- A. Except as provided in subsection B below, any lot which does not meet the dimensional requirements of the district in which it is located may be used for any purpose authorized within that district. Any required variances may be requested pursuant to the procedures and standards of this Ordinance.
- B. If two (2) or more contiguous lots, parcels, or portions of lots or parcels are under the same ownership and do not individually meet the lot width, depth, and/or area requirements of this Ordinance, then those contiguous lots, parcels, or portions of lots or parcels shall be considered an undivided lot or parcel for the purposes of this Ordinance, and no portion of such undivided lot or parcel shall be used or divided in a manner that diminishes compliance with the lot width, depth, and/or area requirements established by this Ordinance.

## **Section 6.8 – Abandonment of a Nonconforming Use, Building, or Structure**

If a property owner has an intent to abandon a nonconforming use, building, or structure and in fact abandons this nonconforming use, building, or structure for a period of one (1) year or more, then any subsequent use of the building, structure or property shall conform to the requirements of this Ordinance. When determining the intent of the property owner to abandon a nonconforming use, building, or structure, the Zoning Administrator shall consider the following factors:

- A. Whether utilities, such as water, gas, and electricity to the property have been disconnected.
- B. Whether the property, buildings, and grounds have fallen into disrepair.
- C. Whether signs or other indications of the existence of the nonconforming use have been removed.
- D. Whether equipment or fixtures necessary for the operation of the nonconforming use have been removed.
- E. Other information or actions that evidence an intention on the part of the property owner to abandon the nonconforming use, building, or structure.

# CHEBOYGAN COUNTY PLANNING COMMISSION

Mackinaw Mill Creek Camping/FCVE, LLC – Revised 10/16/19

## 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. Floor Plan (1 Page)
6. Elevations (1 Page)
7. Mailing List (1 Page)
8. Real Estate Summary Sheet (1 Page)
9. Email from Paige Perry/DNR dated October 7, 2019. (3 Pages)
10. Staff Report (5 Pages)

The following items were added to the exhibit list on 10/16/19

11. Email Dated 10/15/19 from Kyle Keller (1 Page)
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.

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 <b>9982 US-23 Hwy</b>	City / Village <b>Mackinaw</b>	Twp / Sec. <b>21</b>	Zoning District  M-AF
Property Tax I.D. Number <b>16-011-021-300-003-00</b>	Plat or Condo Name / Lot or Unit No.		

**APPLICANT**

Name <b>Mackinaw Mill Creek Camping</b>		Telephone <b>231-420-6999</b>	Fax
Address <b>PO Box 728</b>	City, State & Zip <b>Mackinaw City, MI 49701</b>	E-Mail <b>Vince@campmackinac.com</b>	

**OWNER (if different from applicant)**

Name <b>FCVE, LLC</b>		Telephone <b>231-436-7380</b>	Fax
Address <b>PO Box 728</b>	City, State & Zip <b>Mackinaw City, MI 49701</b>	E-Mail <b>Vince@campmackinac.com</b>	

**PROPOSED WORK**

<p>Type (check all that apply)</p> <table style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> New Building</td> <td><input type="checkbox"/> Reconstruction</td> </tr> <tr> <td><input type="checkbox"/> Addition</td> <td><input type="checkbox"/> Relocated Building</td> </tr> <tr> <td><input type="checkbox"/> Change in Use or Additional Use</td> <td><input type="checkbox"/> Sign, Type: _____</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other: _____</td> </tr> </table>	<input checked="" 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 type="checkbox"/> Other: _____	<p>Building/Sign Information</p> <p>Overall Length: <u>60</u> feet</p> <p>Overall Width: <u>26</u> feet</p> <p>Floor Area: <u>1,560</u> sq. feet</p> <p>Overall Building Height: <u>18</u> feet</p> <p>Sign Area: <u>n/a</u> sq. feet</p> <p>Sign Height <u>n/a</u> feet</p>
<input checked="" 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 type="checkbox"/> Other: _____								

**PROPOSED USE (check all that apply)**

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

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

If YES, date of approval: Unknown Approved Use: Campground

Directions to site: From Cheboygan, travel towards Mackinaw City, the campground is located 3 miles south of Mackinaw City, on the Lake Huron side of US-23 Hwy.

**SPECIAL LAND USE PERMIT APPLICATION**

# SPECIAL LAND USE PERMIT APPLICATION

## SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

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

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

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
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.
NA		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.
NA		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.

## SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

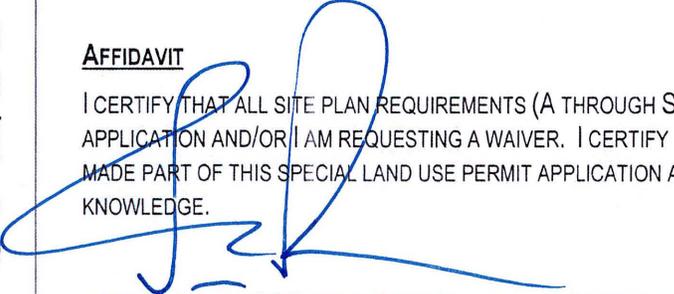
INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
NA		m. Location and specifications for all fences, walls, and other screening features.
NA		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
X		o. Exterior lighting locations 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>
B,D,	The campground covers over 180 acre and has over 100 buildings. Showing the locations, elevations, screening and topography every 5 feet, is financially impractical and for a basic request.

**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

9-3-2019

DATE



# 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.

Propose adding a restroom & shower building for our camping guests, replacing existing outhouses. Used from May-October while campground is open to the public. Will have 4 women bathrooms, 2 men's with 2 urinals, and 3 showers and handicap accessible. A janitorial room will be included along with a covered deck in front of the building to provide rain and sun protection.

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 topography at the building site is flat so there will be no changes in the overall natural contours of the land.
- 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.  
As we are a campground, our goal is to blend the building in with the existing natural landscape with minimum tree removal.
- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.  
The nearest neighboring property is 700 feet from the building site. Will use natural and man-made storm water rain gardens.
- 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.  
The site is surrounded by a pine tree buffer.
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.  
A wide 30 foot existing road runs in front of the proposed site providing easy access.
- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.  
The restroom building has access to public streets through the campground's main entrance and maintenance entrance.
- 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. Nearest adjacent property is 700 feet away.
  - ii. It does not impede the vision of traffic along adjacent streets. site is surrounded by a tall pine tree buffer
  - iii. It does not unnecessarily illuminate night skies. Lighting fixtures using shielding shall be used.

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.

The building is within a campground exposed to no public traffic. Guests of Mill Creek Camping will walk to the building using existing roads and trails.

- 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.

Agree and acknowledge.

3. Size of property in sq. ft. or acres: 180 acres

4. Present use of property:

Campground

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 negative impact. A campground enhances the public access to the county's natural resources.

- 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 negative impact. The building will not visible

from the public highway or seen by other adjoining land owners.

- 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 negative impact.

The building will be constructed in a similar style as existing campground structures and out of sight of neighbors.

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

Not a structure that houses anyone, not close to other buildings. Not a new service, just an updated building.

- 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.** Water, sewer, electric shall be supplied

from existing utilities within the park.



# 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 will be adequately served by water and sewer facilities, and refuse collection and disposal services? Yes, not extra demand will be created, just updated.
- h. Will the proposed special land use comply with all specific standards required under this Ordinance applicable to it (i.e. parking, setbacks, etc)? Yes
- 6. Does the proposed use of the property include or involve either:
  - Junk or salvage yard (Section 3.6)  YES  NO
  - Mineral extraction (Section 17.17)  YES  NO
 If YES, this application must include a written plan as described in the Zoning Ordinance.
- 7. Attach a copy of Warranty Deed or other proof of ownership.
- 8. Attach a copy of certified Property Survey or dimensioned property land plat.

**AFFIDAVIT**

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

Applicant's Signature [Signature] Date 9-3-2019

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] Date 9-3-2019

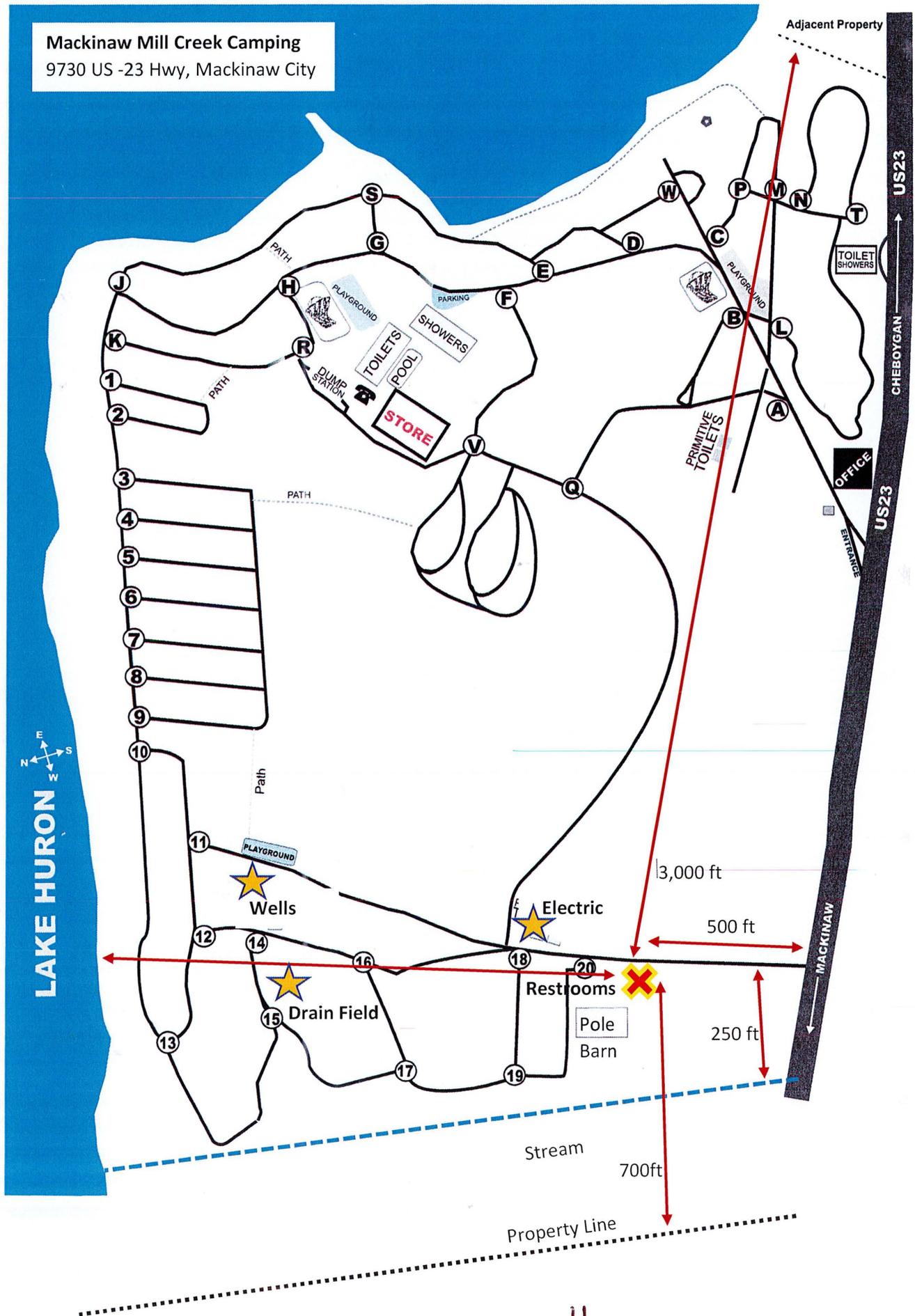
**FOR PLANNING /ZONING DEPT. USE ONLY**

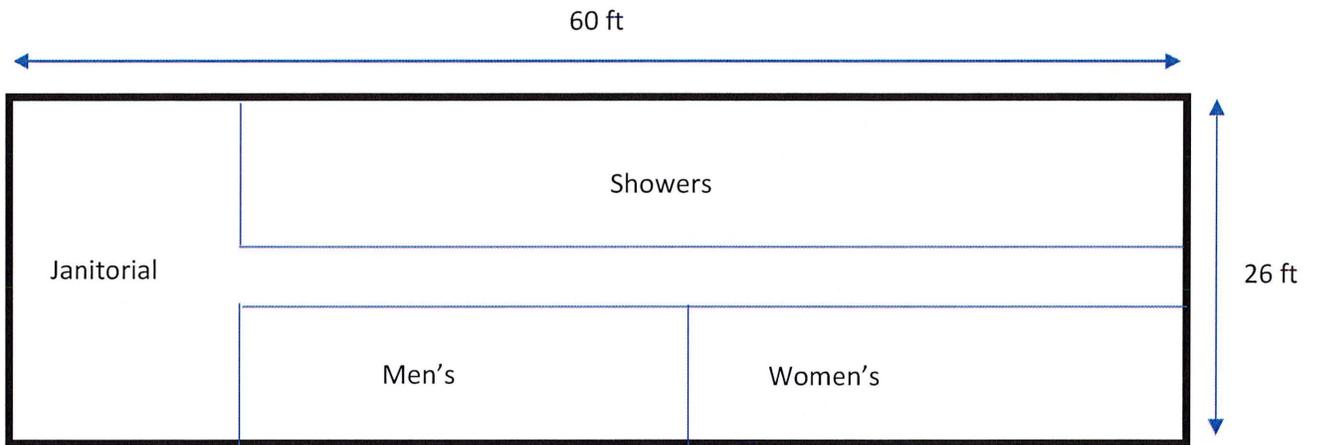
Date Received:	<u>9-13-19</u>	Notes:
Fee Amount Received:	<u>\$150.00</u>	
Receipt Number:	<u>6986</u>	
Public Hearing Date:	<u>10-16-19</u>	

Planning/Zoning Administrator Approval:

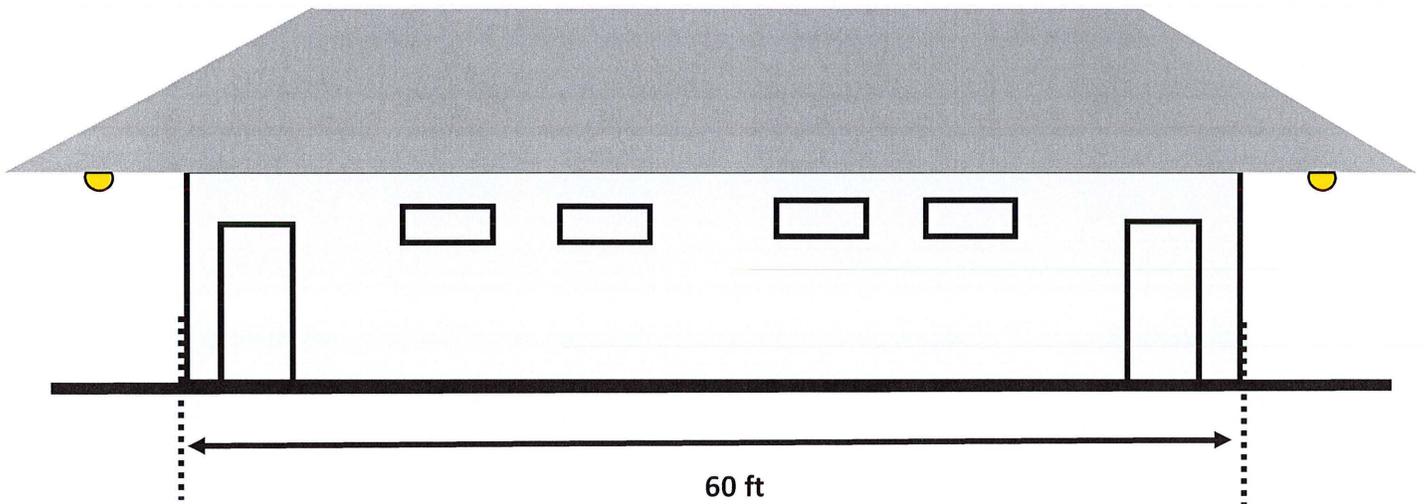
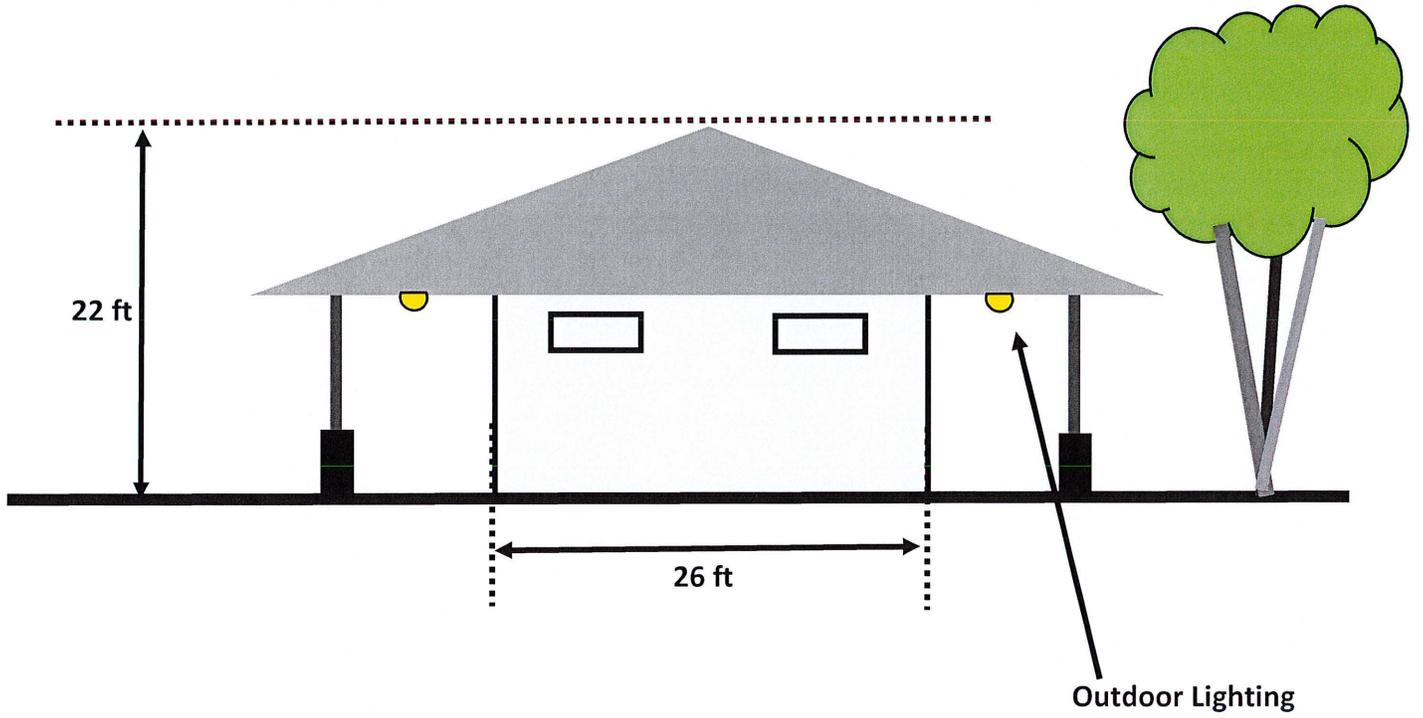
Jennifer Mark 9-30-19  
Signature Date

**Mackinaw Mill Creek Camping**  
 9730 US -23 Hwy, Mackinaw City





Mackinaw Mill Creek Camping  
9730 US-23 HWY  
Mackinaw City, MI 49701  
Restroom/Shower Building  
Vince Rogala  
231-420-6999  
Vince@campmackinac.com



Mackinaw Mill Creek Camping  
 9730 US-23 HWY  
 Mackinaw City, MI 49701  
 Restroom/Shower Building  
 Vince Rogala  
 231-420-6999  
 Vince@campmackinac.com

011-020-200-015-00  
DEVELOPING PROPERTIES, LLC  
PO BOX 728  
MACKINAW CITY, MI 49701

011-020-400-001-00  
GREBE, CAROL J, TRUSTEE  
PO BOX 488  
MACKINAW CITY, MI 49701

011-020-100-001-02  
MICHIGAN DEPT OF NATURAL RESOURCES  
PO BOX 30722  
LANSING, MI 48909

011-029-200-003-00  
GREBE, CAROL J, TRUSTEE  
PO BOX 488  
MACKINAW CITY, MI 49701

011-028-200-018-00  
DEVELOPING PROPERTIES, LLC  
PO BOX 728  
MACKINAW CITY, MI 49701

011-028-100-003-00  
STATE OF MICHIGAN  
PO BOX 30448  
LANSING, MI 48909

011-028-100-001-01  
MICHIGAN DEPT OF NATURAL RESOURCES  
PO BOX 30722  
LANSING, MI 48909

011-028-100-001-00  
FCVE, LLC  
PO BOX 728  
MACKINAW CITY, MI 49701

011-021-300-004-00  
FCVE, LLC  
PO BOX 728  
MACKINAW CITY, MI 49701

011-021-300-002-00  
FCVE, LLC  
PO BOX 728  
MACKINAW CITY, MI 49701

011-021-300-001-01  
MICHIGAN DEPT OF NATURAL RESOURCES  
PO BOX 30722  
LANSING, MI 48909

011-021-300-003-00  
FCVE, LLC  
PO BOX 728  
MACKINAW CITY, MI 49701

011-021-300-001-00  
FCVE, LLC  
PO BOX 728  
MACKINAW CITY, MI 49701

011-020-200-015-00  
OCCUPANT  
10048 W US-23 HWY  
MACKINAW CITY, MI 49721

011-028-200-018-00  
OCCUPANT  
9609 W US-23 HWY  
MACKINAW CITY, MI 49721

011-028-100-001-00  
OCCUPANT  
9554 W US-23 HWY  
MACKINAW CITY, MI 49721

011-021-300-004-00  
OCCUPANT  
9730 W US-23 HWY  
MACKINAW CITY, MI 49721

011-021-300-003-00  
OCCUPANT  
9982 W US-23 HWY  
MACKINAW CITY, MI 49721

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/30/2019 2:51 PM

<b>Parcel:</b>	011-021-300-003-00	<b>Current Class:</b>	200.200 COMMERCIAL
<b>Owner's Name:</b>	FCVE, LLC	<b>Previous Class:</b>	200.200 COMMERCIAL
<b>Property Address:</b>	9982 W US-23 HWY MACKINAW CITY, MI 49701	<b>Gov. Unit:</b>	011 MACKINAW
		<b>MAP #</b>	
		<b>School:</b>	16070 MACKINAW 16070
		<b>Neighborhood:</b>	CTY-C
<b>Liber/Page:</b>	505/166	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

<b>Mailing Address:</b>	<b>Description:</b>
FCVE, LLC PO BOX 728 MACKINAW CITY MI 49701	SW1/4 OF SW1/4, SEC 21, T39N,R3W. 579/181;731/960

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

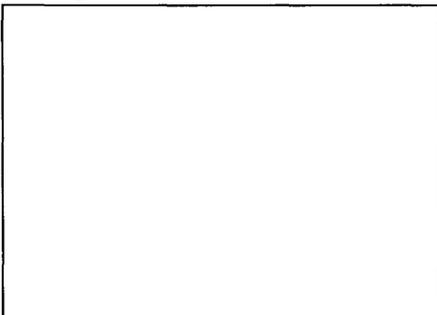
## Physical Property Characteristics

<b>2020 S.E.V.:</b>	27,400	<b>2020 Taxable:</b>	11,787	<b>Lot Dimensions:</b>	
<b>2019 S.E.V.:</b>	27,400	<b>2019 Taxable:</b>	11,787	<b>Acreage:</b>	26.50
<b>Zoning:</b>	SUP (*)	<b>Land Value:</b>	31,800	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



**From:** Perry, Paige (DNR) [<mailto:PerryP@michigan.gov>]  
**Sent:** Monday, October 07, 2019 1:35 PM  
**To:** Deborah Tomlinson  
**Cc:** Kinser, Gregory (DNR); Stempky, David (DNR); Hill, Richard (DNR); Merrick, Lucas (DNR)  
**Subject:** RE: Cheboygan County Planning.pdf

Thank you Debbie, that is very helpful. Since the plan it to build north of US23, there should be no impacts with which DNR Trails will be concerned and we defer to your office for recommendation.

Paige

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**From:** Deborah Tomlinson <[debbiet@cheboygancounty.net](mailto:debbiet@cheboygancounty.net)>  
**Sent:** Monday, October 7, 2019 1:22 PM  
**To:** Perry, Paige (DNR) <[PerryP@michigan.gov](mailto:PerryP@michigan.gov)>  
**Subject:** RE: Cheboygan County Planning.pdf

Paige,

The following is a link to the special use permit amendment application for Mackinaw Mill Creek Campground: <http://www.cheboygancounty.net/planning--zoning-31/#sect-1093>. Please review page 7 of the application which is the site plan. The site plan shows that the proposed building will be on the north side of US 23 (500ft. from US 23). The site plan provides the setbacks from each property line and from US 23.

Your comments will be included in the Planning Commission packet as an exhibit. Please let me know if you have any further questions.

Debbie

**Debbie Tomlinson**  
**Assistant to Director of Planning & Zoning**  
**Cheboygan County Planning & Zoning Department**  
PO Box 70, 870 South Main Street  
Cheboygan, MI 49721  
(231)627-8489 phone  
(231)627-3646 fax  
[debbiet@cheboygancounty.net](mailto:debbiet@cheboygancounty.net)  
[www.cheboygancounty.net/planning](http://www.cheboygancounty.net/planning)

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**From:** Perry, Paige (DNR) [<mailto:PerryP@michigan.gov>]  
**Sent:** Monday, October 07, 2019 12:41 PM  
**To:** planning  
**Cc:** Kinser, Gregory (DNR); Merrick, Lucas (DNR)  
**Subject:** FW: Cheboygan County Planning.pdf

Dear Sir or Madam:

I was asked to review the attached correspondence regarding Mackinaw Mill Creek Campground requesting an amendment to their special use permit to construct a restroom and shower building. Will the construction occur on the south side of the US 23 part of their parcel, or the part of the parcel North of US 23?

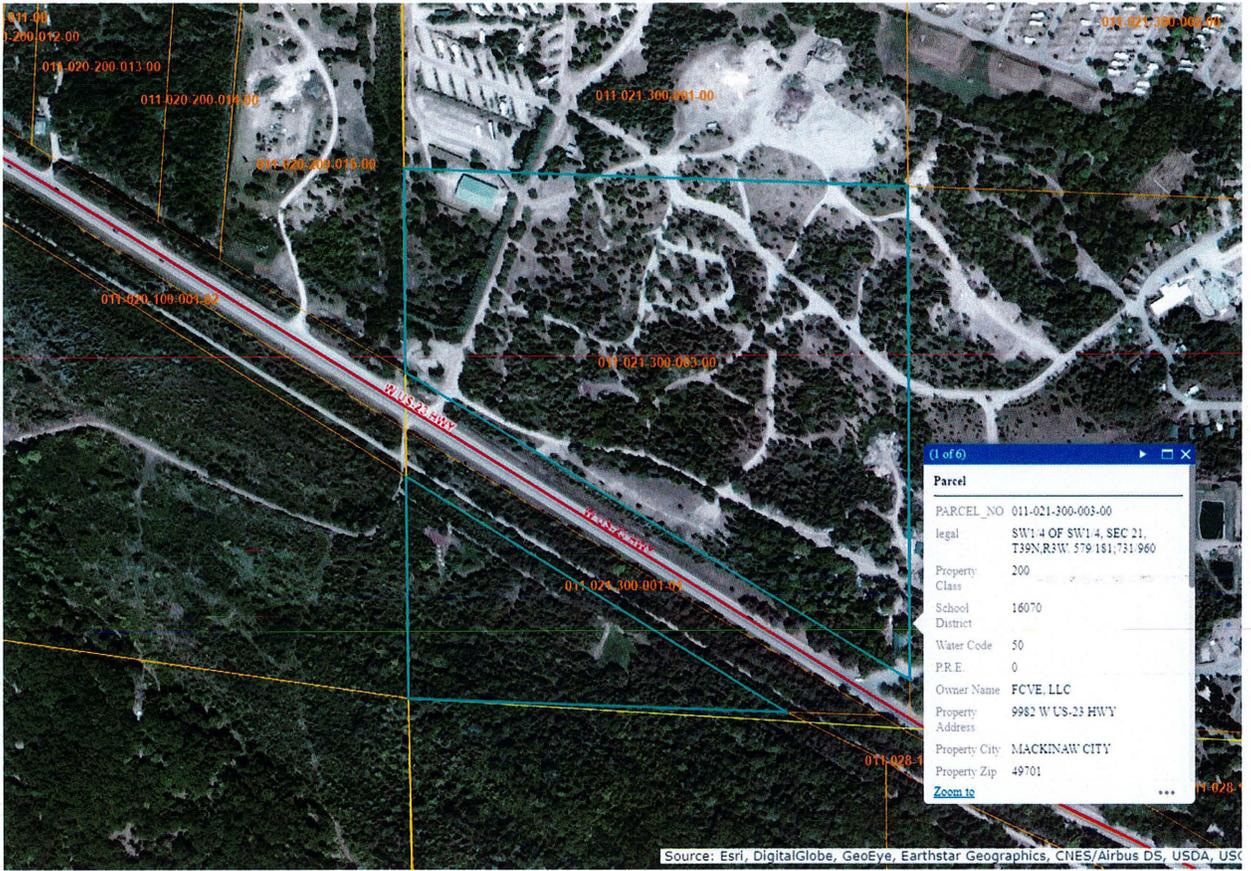
As you can see by the screenshot from Cheboygan County Equalization – the Mackinaw Mill Creek Campground/FCVE, LLC parcel (011-021-300-003-00) is broken and the SW triangle shares a border with the North Central State Trail (DNR parcel 011-021-300-001-01), a former rail corridor that has been resurfaced and maintained for non-motorized recreation and transportation year-round and snowmobiles from Dec 1- Mar 31.

If the development is proposed for the north side of the highway where the preponderance of development appears to already be, the Department has no comment on the amendment and would defer to your office.

It appears there is an access road on the west parcel boundary that crosses the North Central State Trail. In terms of trail impacts or concerns, any development on the south triangle would have to be compliant with the easement language associated with the crossing.

Regards,

Paige A. Perry  
Recreation Trails Specialist  
Gaylord Customer Service Center  
Department of Natural Resources  
1732 W M-32, Gaylord, MI 49735  
989-732-3541 x5086  
[perryp@michigan.gov](mailto:perryp@michigan.gov)



(1 of 6)

Parcel	
PARCEL_NO	011-021-300-003-00
Legal	SW1/4 OF SW1/4 SEC 21, T39N,R31W,579-181,731-960
Property Class	200
School District	16070
Water Code	50
P.R.E.	0
Owner Name	FCVE, LLC
Property Address	9982 W US-23 HWY
Property City	MACKINAW CITY
Property Zip	49701
<a href="#">Zoom to</a> ***	



# CHEBOYGAN COUNTY PLANNING AND ZONING 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> A request for an Amendment to a Special Use Permit to construct a restroom and shower facility in an Agriculture and Forestry Management (M-AF) zoning district, per Sections 9.3.4 (Public parks and recreational areas, playgrounds and campgrounds) and 18.11 (Amendment of a Special Use Permit) of the Zoning Ordinance.	<b>Prepared by:</b> Jennifer Merk
<b>Date:</b> October 7, 2019	<b>Expected Meeting Date:</b> October 16, 2019

### GENERAL INFORMATION

**Applicant and Contact:** Mackinaw Mill Creek Camping/Vince Rogala

**Phone:** 231-420-6999

**Property Owner(s):** FCVE, LLC

**Property Location(s):** 9982 W. US-23 Hwy., Mackinaw Township

**Requested Action:** Approval of an Amendment to a Special Use Permit to construct a restroom and shower facility in an Agriculture and Forestry Management (M-AF) zoning district at Mackinaw Mill Creek Camping in Mackinaw Township.

### BACKGROUND INFORMATION

Established in 1964, Mackinaw Mill Creek Camping is composed of several parcels totaling approximately 152 acres and with approximately one-mile of Lake Huron shoreline in Mackinaw Township. The subject parcel is just over 36 acres (*Figure 1*) and is part of the campground development. The original Special Use Permit for a camp store and addition to the Mackinaw campground was approved by the Zoning Commission on February 7, 1972.

More recently, but not exclusively the following amendments to a Special Use Permit/Site Plan have been approved or approved with conditions by the Planning Commission:

- Construction of a cabin colony and building additions on April 2, 2003.
- A new office, entrance, restrooms and building additions on March 1, 2006.
- Addition of three camping cabins on December 6, 2006.

- New campground office location on March 7, 2007.
- Replacement of 107 existing campsites with 107 camping cabins on November 19, 2008.
- Replace 3 existing campsites with 3 camping cabins.
- Construction of addition to a storage, repair and maintenance building on September 16, 2015.
- Construction of addition to a storage, repair, and maintenance building and construction of a gazebo on May 2, 2018.

The applicant is proposing to construct a restroom and shower building (60-ft. x 26-ft.; 1,560 sq.-ft.) to be used by guests of Mackinaw Mill Creek Camping for use during the campground season, May to October. No parking spaces are proposed. Campground guests will access the building by foot or non-motorized travel.

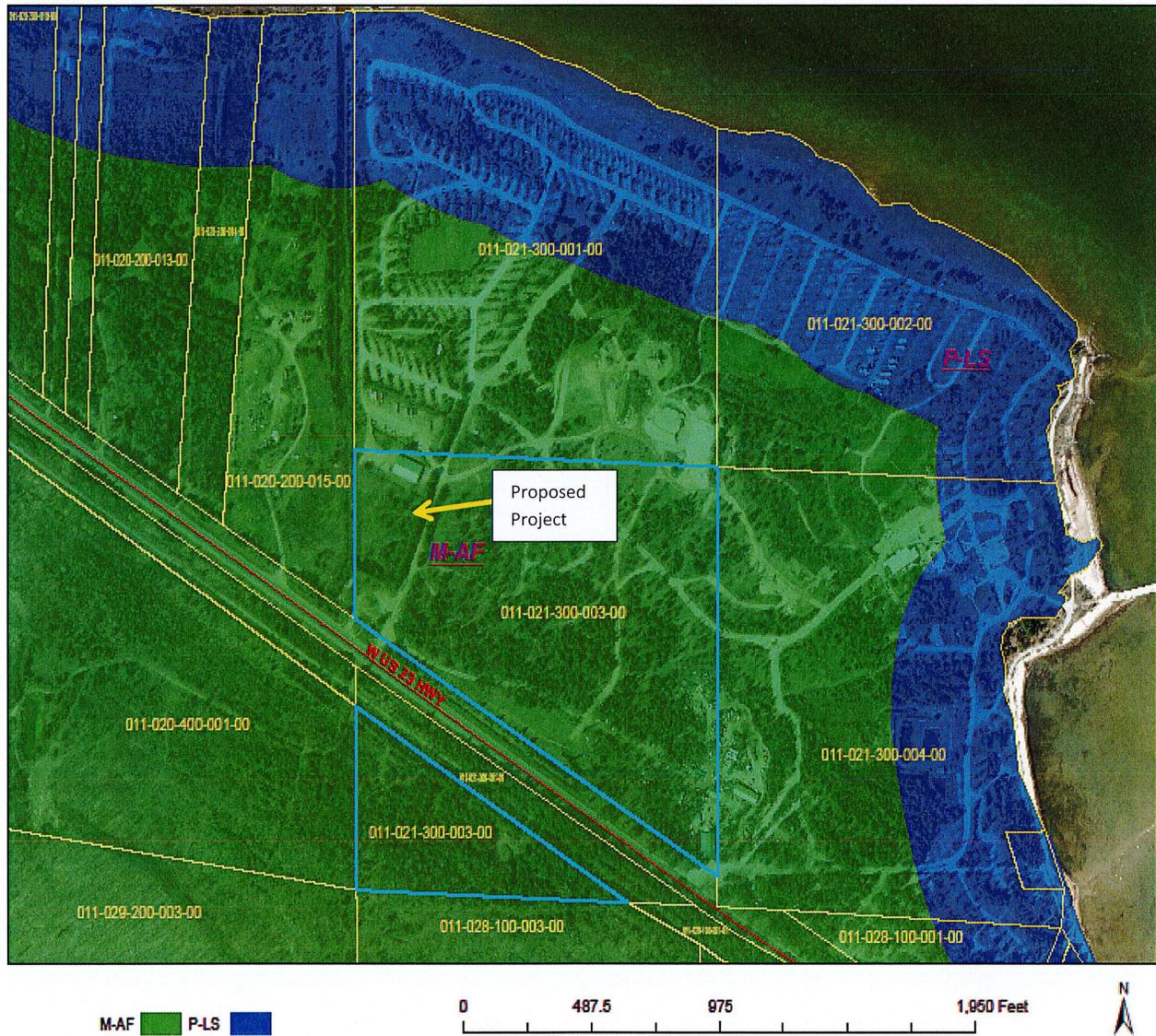


Fig. 1: Zoning of the subject parcel (at center highlighted in light blue) and surrounding properties  
 Green=Agriculture and Forestry Management (M-AF)  
 Blue=Lake and Stream Protection (P-LS)

**Current Zoning:**

The current zoning of the subject property is Agriculture and Forestry Management (M-AF).



**Public Utilities**

The proposed restroom and shower building will connect with existing sewer facilities and water and electric utilities.

**Historic Buildings/Features:**

There are no known historic buildings or features on the subject property.

**Traffic Implications:**

The applicant is proposing to construct a restroom and shower building for guests of the campground. No change to traffic conditions is anticipated as a result.

**Parking:**

The Zoning Ordinance does not provide for minimum parking requirements for restroom and shower buildings in a campground. The use would not generate additional vehicular traffic to and from the campground; rather, the applicant has indicated that guests will access the building by foot.

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

The restroom and shower building will have access to the adjacent 30-ft. wide campground road. The campground roads provide access to West US-23 Highway.

**Signs:**

No sign(s) are proposed with this application.

**Fence/Hedge/Buffer:**

No fence, hedge or buffer is required for the proposed use in the Agriculture and Forestry Management zoning district.

**Lighting:**

Building-mounted light fixtures are to be placed on the building as indicated on the submitted elevation sheet. The application indicates light fixtures with shielding will be used.

**Stormwater management:**

Stormwater will be retained on-site. The applicant indicates in the application that natural and man-made rain gardens will be used to retain stormwater run-off.

**Public Comment:**

No public comments have been received as of the date of this report.

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

Applicable permits from the Department of Environment, Great Lakes and Energy (EGLE), County's Department of Building Safety and Health Department will be required.

**Recommendations (proposed condition):**

1. Prior to construction, the applicant shall obtain all Department of Building Safety, Health Department permits and Michigan Department of Environment, Great Lakes, and Energy permits as applicable.

**Photos of the proposed project area:**



**From:** Kyle Keller [<mailto:kkeller@dhd4.org>]  
**Sent:** Tuesday, October 15, 2019 2:21 PM  
**To:** Deborah Tomlinson  
**Cc:** Jennifer Tulgestke  
**Subject:** RE: Mackinaw Mill Creek Camping/FCVE LLC - SUP Amendment Application

Debbie, I've taken a look at the Mill Creek Application and I spoke to Vice Rogala today about the project. They currently have the on-site sewage infrastructure to support a new service building from a permit from a few years ago. Vince is forwarding me some extra paperwork to review for the project (existing sewage system permit, etc) I will be going over their permit with him to discuss anything pertinent. I do know that this service building is just being added to provide improved accommodations for campers (convenience item) of which are there are not net increase in number of campers/modern-primitive camp sites. I will get back with you tomorrow. Thanks.

Kyle Keller RS  
Environmental Sanitarian  
DHD4-Cheboygan County  
PH# 231-627-8850  
[kkeller@dhd4.org](mailto:kkeller@dhd4.org)  
[www.dhd4.org](http://www.dhd4.org)

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**CHEBOYGAN COUNTY PLANNING COMMISSION**  
**SPECIAL USE PERMIT AMENDMENT REQUEST**  
Wednesday, October 16, 2019, 7:00 PM

<u>Applicant</u>	<u>Owner</u>	<u>Parcel(s)</u>
Mackinaw Mill Creek Camping P.O. Box 728 Mackinaw City, MI 49701	FCVE, LLC P.O. Box 728 Mackinaw City, MI 49701	9982 W. US-23 Hwy. 011-021-300-003-00 Mackinaw Township

**GENERAL FINDINGS**

1. The subject property is part of the Mackinaw Mill Creek Camping campground.
2. The subject property (tax parcel no. 011-021-300-003-00) is zoned Agriculture and Forestry Management (M-AF).
3. A special use permit was approved for the campground in 1972.
4. The applicant is seeking an amendment to a special use permit to construct a restroom and shower facility to serve the existing campground per Sections 9.3.4 and 18.11 of the Zoning Ordinance.
5. No increase in the number of camping sites is proposed as part of the application.
6. The proposed restroom and shower building is to be sited on the northwest portion of the subject property (north of US-23 Highway) south of an existing pole barn. (see Exhibit 4)
7. The proposed restroom and shower building (60-ft. x 26-ft.; 1,560 sq.-ft.) complies with the minimum yard setbacks and maximum height of structures in the M-AF zoning district. (see Exhibits 4, 5 and 6)
8. The applicant has requested a waiver of the requirement to provide a seal of the plan preparer and topography on the submitted site plan.
9. The adopted 2014 Cheboygan County Master Plan and Future Land Use Map indicates the Mackinaw Mill Creek Camping property as Commercial.

**FINDINGS OF FACT UNDER SECTION 18.7 OF THE ZONING ORDINANCE**  
**(STANDARDS FOR SPECIAL LAND USE APPROVAL)**

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 properties subject to the application are located in a zoning district in which the proposed special land use amendment is allowed.
  1. The applicant is seeking an amendment to a special use permit for the construction of a restroom and shower building on a property in an Agriculture and Forestry Management (M-AF) zoning district. (see Exhibits 3 and 4)
  2. Campgrounds are allowed in the M-AF zoning districts with a special use permit per Section 9.3.4 of the Zoning Ordinance.

*Standard has been met.*

- b. The proposed special land use amendment 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 an amendment to a special use permit for the construction of a restroom and shower building in an established campground. (see Exhibits 3 and 4)
  2. The proposed restroom and shower building will connect to the existing sewer facilities and water and electric utilities that serve the established campground. (see Exhibit 3 and 4)

*Standard has been met.*

- c. The proposed special land use amendment 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 applicant is seeking an amendment to a special use permit for the construction of a restroom and shower facility to serve an established campground. No negative impacts are anticipated from the proposed complementary use as negative off-site impacts of the facility will be negligible. (see Exhibits 3 and 4)

*Standard has been met.*

- d. The proposed special land use amendment 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 applicant is seeking an amendment to a special use permit for the construction of a restroom and shower facility in an established campground. (see Exhibits 3 and 4)
  2. The project 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 by conforming to applicable zoning dimensional standards, connecting to existing sewer and utilities and the facility's proposed location well away from adjacent properties including established residential uses. Furthermore, the facility will be screened by existing fencing and vegetation along the perimeter, and a buffer of mature spruce will be maintained that will surround the facility. (see Exhibits 3, 4, 5 and 6)

*Standard has been met.*

- e. The proposed special land use amendment 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 applicant is seeking an amendment to a special use permit for the construction of a restroom and shower building in an established campground. (see Exhibits 3 and 4)
  2. The proposed 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 given that the number of camping sites will not increase and the bathroom and shower facility intends to serve patrons of existing camping sites. (see Exhibit 3 and 4)

*Standard has been met.*

- f. The proposed special land use amendment 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. 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 bathroom and shower facility is intended for campground guests only and will be largely accessed by non-motorized means via existing internal campground roads and trails, so no increase in traffic hazards or congestion will result. (see Exhibits 3 and 4 )

*Standard has been met.*

- g. The proposed special land use amendment will be adequately served by water and sewer facilities, and refuse collection and disposal services.
1. The applicant is seeking an amendment to a special use permit for the construction of a restroom and shower facility in an established campground. (see Exhibits 3 and 4)
  2. The proposed restroom and shower facility will be adequately served by existing water and sewer facilities

and refuse and disposal services currently employed by the campground.

*Standard has been met.*

- h. The proposed special land use amendment will comply with all specific standards required under this Ordinance applicable to it.
  - 1. The applicant is seeking an amendment to a special use permit for the construction of a restroom and shower facility in an established campground. (see Exhibits 3 and 4)
  - 2. The special land use amendment request complies with all the specific, applicable standards required under the Ordinance applicable to it and is considered a reasonable complementary use to serve the campground. (see Exhibit 1)

*Standard has been met.*

**SPECIFIC FINDINGS OF FACT UNDER SECTION 20.10 OF THE ZONING ORDINANCE**  
**(STANDARDS FOR GRANTING SITE PLAN APPROVAL)**

The Planning Commission makes the following findings of fact as required by Section 20.10 of the Zoning Ordinance for each of the following standards listed in that Section:

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
  - 1. Changes to the natural contours of the site will be comparatively minor and limited to the construction of the proposed restroom and shower facility. (see Exhibits 3, 4 and 5)

*Standard has 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. Only minor topographic changes are proposed. (see Exhibits 3, 4 and 5)

*Standard has 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 that stormwater will be retained on the site through natural and man-made rain gardens.

*Standard has 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. The proposed restroom and shower facility is to be located within the established campground that is screened by fencing and vegetation along its perimeter. A buffer/screen of mature spruce would be maintained that would surround the facility.

- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
  - 1. Adequate, practical means of emergency vehicle access to the restroom/shower facility is provided via the

primary and maintenance access points from Highway U.S. 23 and existing internal campground roads. (see Exhibits 3 and 4)

*Standard has 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 proposed facility would have access to the adjacent internal campground roads and trails that have access to Highway US-23 via the campground's principal and maintenance entrances. (see Exhibits 3 and 4)

*Standard has been met.*

- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
  - 1. Not applicable. No subdivision condominiums or subdivision plats 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. Building-mounted fixtures are shown on the submitted elevation sheet.
  - 2. The special land use permit application describes the lighting fixtures as "shielded" so would not generate an unreasonable degree of light trespass or light pollution. (see Exhibits 3 and 6)

*Standard has 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. The proposed restroom and shower facility will be constructed along an existing and adjacent internal campground road.
- 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. Although the subject property is zoned Agriculture and Forestry Management, the Cheboygan County Master Plan/Future Land Use Map (adopted January 15, 2014) depicts Mackinaw Mill Creek Camping property as Commercial, intended to in part, "...provide areas for commercial operations that require significant space or parcel size than is normally found in village centers." Furthermore, the Master Plan states: "For commercial areas along the waterfront, typical uses in these areas would be marinas, motels, resorts, *larger campground resorts*, convenience retail and services and recreational uses." The site plan as submitted and the campground as a whole are in harmony with the adopted Master Plan. (see Exhibit 2)

*Standard has been met.*

**DECISION**

**TIME PERIOD FOR JUDICIAL REVIEW**

State law provides that a person having an interest affected by the zoning ordinance may appeal a decision of the Planning Commission to the Circuit Court. Pursuant to MCR 7.101 any appeal must be filed within twenty-one (21) days after this Decision and Order is adopted by the Planning Commission.

**DATE DECISION AND ORDER ADOPTED**

Wednesday, October 16, 2019

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

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



# CHEBOYGAN COUNTY PLANNING AND ZONING 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/)

## MEMORANDUM

Date: October 10, 2019

To: Planning Commissioners

From: Michael Turisk, Planning Director

Re: **Proposed Zoning Ordinance Amendment #154 – RE: Home Occupation-type Activities and Bathroom Facilities in Private Storage Buildings**

Planning Commissioners,

During our continuing discussion on September 18, 2019 regarding proposed Zoning Ordinance Amendment #154, the Planning Commission directed staff to draft a new land use definition in order to establish a nomenclature distinction between Home Occupations as they've been known historically and currently, and similar activities (in type and scope) that would be permitted in private storage buildings. In addition, per our discussion at that time, staff was tasked with drafting language that would clearly indicate specific bathroom facilities that would be permitted in private storage buildings.

Therefore, relevant proposed edits to the applicable adopted definitions (~~strikethrough~~ and **highlighted**), and an entirely new definition for Limited Commercial Enterprise) read 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 and/or cooking, **except that a toilet facility and/or wash basin/vanity is permitted in a private storage building.**

### **PRIVATE STORAGE/WORKSHOP BUILDING**

A building that is used for private, non-commercial storage or home workshop purposes or home occupation **Limited Commercial Enterprise** purposes with no provisions for overnight living or sleeping areas.

## LIMITED COMMERCIAL ENTERPRISE

Except as provided herein, any commercial business operation conducted within a building that does not conflict with nor operate out of character with surrounding land uses and which complies with all of the applicable Home Occupation standards specified in Section 17.21 of the Zoning Ordinance. Limited Commercial Enterprise uses shall not include any industrial uses or on-site retail or wholesale sales activities.

A proposed amended definition for Private Storage Building is as follows:

## PRIVATE STORAGE BUILDING

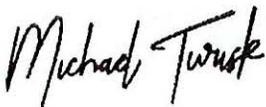
A building or structure that is used for private non-commercial storage of materials that are owned by the property owner and used only by the property owner and does not have permanent facilities for living, sleeping and/or cooking, **except that a toilet facility and/or wash basin/vanity is permitted in a private storage building.**

Proposed changes under Subsections 17.23.1(h) and 17.23.1(i) are as follows:

### 17.23.1 STANDARDS

- a. **No bathroom facilities are permitted in the private storage structure. Toilet facilities and/or washbasins/vanities are permitted in the private storage structure; however, bathtub and shower facilities are prohibited.**
- b. **Except for an approved Limited Commercial Enterprise,** the structure cannot be used for any commercial and/or business uses including the storage of materials, vehicles or other items used for commercial or business purposes.

We will continue our discussion regarding proposed Zoning Ordinance Amendment #154 under Unfinished Business on Wednesday evening. Please feel free to reach out should you have questions.



Enclosure(s):

# CHEBOYGAN COUNTY



## CAPITAL IMPROVEMENT PROGRAM

2020 - 2025

Reviewed by the Planning Commission on \_\_\_\_\_, 2019

Approved by the Board of Commissioners on \_\_\_\_\_, 2019

## **Introduction**

The Michigan Planning Enabling Act (Act 33, 2008) requires local municipalities that have adopted a master plan to annually prepare a Capital Improvement Program (CIP), a planning tool that can coordinate community planning, financial capacity and physical development. A Capital Improvement Plan may be considered a blueprint for planning capital improvement expenditures, and determine conformity with the adopted 2014 Master Plan and in turn achieve long-term planning goals. The Planning Enabling Act provides that the Capital Improvements Program show those public structures and improvements in general order of priority that will be needed or desirable and can be undertaken within the ensuing 6-year period.

The inclusion of a project in a Capital Improvement Program does not require any public entity or County department to fund or complete the project. This report has been prepared and projected on a one-time cash basis that lists the potential project and its estimated cost as provided by various agencies and departments. This cash method of reporting may suggest a substantial one-time cost for many improvements. Not considered are such factors as debt amortization or shared expenses such as grants or other sources of financial aid.

The projects listed in this report should be identified or prioritized as needed or desirable by the Planning Commission and make a determination that they do not conflict with the Master Plan. Note that the 2020-2029 Cheboygan County Airport Capital Improvement Plan is a distinct document found at the end of this report.

## **Definition**

Capital improvements for the purposes of this Capital Improvement Program shall be defined as additions to County assets that are the result of construction or purchase of land, buildings or facilities or renovations of the same, with an estimated useful life of five (5) years or more and exceed an estimated cost of \$15,000.00.

## **Procedure**

1. Planning and Zoning Department staff gathers project information from agencies and County departments for inclusion in the CIP.
2. Proposed projects are reviewed by the Planning Commission.
3. Agency and department representatives may provide reports to the Planning Commission by request.
4. Staff will present the draft CIP to the Planning Commission for review.
5. The Planning Commission will discuss the draft CIP during a public meeting.
6. The Planning Commission will forward a recommendation to the Board of Commissioners.
7. The Board of Commissioners will approve, modify or reject with rationale, the CIP.
8. The Planning Commission will annually review the CIP by employing the aforementioned procedure.

## **Project Prioritizing**

Projects are presented in a general order of priority in consideration of factors listed in the following categories:

- a) Needed (essential; should do):
  - Addresses an objective of the Master Plan.

# Project Descriptions

## Needed Project Category

## **Project Description**

**Project Title:** County Building Trim Panel/Window Replacement

**Agency:** Cheboygan County

**Project Type:** Facility Maintenance

**Project Description:** Replacement of panels and windows of County Building

**Year(s) of Project:** 2022 contingent on funding

**Estimated Cost:** \$550,000

**Planning Commission Priority Category:** Needed

## **Project Description**

**Project Title:** County Building Parking Lot Seal Coating

**Agency:** Cheboygan County

**Project Type:** Facility Maintenance

**Project Description:** The current paved parking area needs to be seal coated and striped.

**Year(s) of Project:** 2021

**Estimated Cost:** \$50,000

**Planning Commission Priority Category:** Needed

## **Project Description**

**Project Title:** County Building Drive

**Agency:** Cheboygan County

**Project Type:** Road Reconstruction

**Project Description:** Reconstruct County Building drive

**Year(s) of Project:** 2020

**Estimated Cost:** \$200,000

**Planning Commission Priority Category:** Needed

## **Project Description**

**Project Title:** County Building Energy Efficiency Upgrades

**Agency:** County Building Maintenance

**Project Type:** Facility Improvement

**Project Description:** Several energy efficiency upgrades are planned over a three-year period. The upgrades include new energy efficient valves and fixtures in the restrooms, automatic light switches were practical throughout the building, energy efficient hot water heating systems, lighting and electrical upgrades. The upgrades will reduce energy costs that will pay for the cost of Improvement over time.

**Year(s) of Project:** 2020 to 2025

**Estimated Cost:** \$15,000 each year

**Planning Commission Priority Category:** Needed

## **Project Description**

**Project Title:** East Burt Lake Road

**Agency:** Cheboygan County Road Commission

**Project Type:** Rehabilitation

**Project Description:** Mullett Burt Road to Birchwood Road (1.54 miles). Project scope includes bituminous base crush, shape and resurface, drainage corrections, ditching and restoration.

**Year(s) of Project:** 2020

**Estimated Cost:** \$680,000

**Planning Commission Priority Category:** Needed

## **Project Description**

**Project Title:** Black River Road over Black River (Gainor Bridge)

**Agency:** Cheboygan County Road Commission

**Project Type:** Rehabilitation

**Project Description:** Superstructure replacement.

**Year(s) of Project:** 2020

**Estimated Cost:** \$2,000,000.00

**Planning Commission Priority Category:** Needed

## **Project Description**

**Project Title:** Black River Road

**Agency:** Cheboygan County Road Commission

**Project Type:** Rehabilitation

**Project Description:** M-68 then north 4000 feet (1.09 miles). Project scope includes bituminous base crush, shape and resurface, drainage corrections, ditching and restoration.

**Year(s) of Project:** 2021

**Estimated Cost:** \$400,000

**Planning Commission Priority Category:** Needed

## **Project Description**

**Project Title:** Riggsville Road

**Agency:** Cheboygan County Road Commission

**Project Type:** Rehabilitation

**Project Description:** VFW Road to Kate Hanson Road (2.24 miles). Project scope includes bituminous base crush, shape and resurface, drainage corrections, ditching and restoration.

**Year(s) of Project:** 2022

**Estimated Cost:** \$800,000

**Planning Commission Priority Category:** Needed

**Cheboygan County Capital Improvements Program  
Program Summary**

		2020	2021	2022	2023	2024	2025
<b>Cheboygan Building Maintenance</b>							
	County Bldg. Energy Efficiency Upgrades	15,000	15,000	15,000	15,000	15,000	15,000
	County Bldg. Panel/Window Replacement			550,000			
	County Fuel Tank Replacement				280,000		
	County Bldg. Elevator Replacement		250,000				
	County Bldg. Lot Seal Coating	50,000					
	County Bldg. Drive	200,000					
	<b>Department Total</b>	<b>265,000</b>	<b>265,000</b>	<b>565,000</b>	<b>295,000</b>	<b>15,000</b>	<b>15,000</b>
<b>Cheboygan Co. Rd. Commission</b>							
	South River Rd.	636,122	1,035,000				
	E. Burt Lake Rd.	680,000					
	VFW Rd.	520,000					
	Black River Rd.		400,000				
	Black River Rd. (Gainor Bridge)	2,000,000					
	Levering Rd.			635,000			
	Riggsville Rd.			800,000			
	Topinabee Mail Route Rd.			400,000			
	<b>Department Total</b>	<b>3,836,122</b>	<b>1,435,000</b>	<b>2,470,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Cheboygan County Marina</b>							
	Fuel Tank and Fuel Dock Replacement	1,050,000					
	<b>Department Total</b>	<b>1,050,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Cheboygan County Council on Aging</b>							
	Sand Road Center Parking Lot Repair	220,000					
	<b>Department Total</b>	<b>220,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Capital Improvement Program Total (Does Not Include Airport)</b>		<b>5,371,122</b>	<b>1,700,000</b>	<b>3,035,000</b>	<b>295,000</b>	<b>15,000</b>	<b>15,000</b>

# **Airport Capital Improvement Plan**

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## **2020-2029**

Prepared for

**Cheboygan County Airport**

**Cheboygan Airport Authority**

**SLH**

**Cheboygan, MI**

**September 9, 2019**

Prepared by **Prein&Newhof**

**MICHIGAN STATE BLOCK GRANT PROGRAM  
AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP)**

Airport Name: <b>Cheboygan County Airport</b>							Date prepared: 09-09-19	
Associated City: <b>Cheboygan, MI</b>							Prepared By: <b>Prein&amp;Newhof</b>	
Sponsor: <b>Cheboygan Airport Authority</b>							Sponsor email address:	
Airport Identifier: <b>SLH</b>								
Development Year	Project Description	Federal Entitlements	Federal Apportionment	Federal Discretionary	State	Local	Total	Remarks/Item Justification - Provide as much detail as possible.
2020	<i>Available Entitlements</i>	\$ 342,791	(\$150,000 NPE plus \$192,791 NPE carryover from prior years.)					
	ALP Update and Exhibit A	\$ 201,600	\$ -		\$ 11,200	\$ 11,200	\$ 224,000	ALP Update as requested by MDOT Aero to address threshold siting surface, current design standards, and obstruction analysis. Upon review, it was determined Exhibit A information needed to be brought up to current standards as well.
		\$ -	\$ -				\$ -	
		\$ -	\$ -				\$ -	
<i>Carryover</i>	\$ 141,191	<b>2020 Total \$ 224,000</b>						
2021	<i>Available Entitlements</i>	\$ 291,191						
		\$ -	\$ -				\$ -	While reviewing approaches, it is estimated an area of trees on private property are Part 77 violations. The intent is for the 2020 ALP survey to define these obstacles/areas further.
		\$ -	\$ -				\$ -	
	Land Acquisition (Reimbursement) for West Approach Easement (E12)	\$ 68,400	\$ -		\$ 3,800	\$ 3,800	\$ 76,000	
<i>Carryover</i>	\$ 222,791	<b>2021 Total \$ 76,000</b>						
2022	<i>Available Entitlements</i>	\$ 372,791						
	Tree Clearing (E12)	\$ 45,000	\$ -		\$ 2,500	\$ 2,500	\$ 50,000	Clear approaches under easement. Estimated at 1 acre of clearing until further data can be obtained.
	Rehabilitate Taxiway B Pavement Design	\$ 27,000	\$ -		\$ 1,500	\$ 1,500	\$ 30,000	
	Rehabilitate Taxiway B Lighting, Signage Design	\$ 19,800	\$ -		\$ 1,100	\$ 1,100	\$ 22,000	Taxiway B had a PCI rating of 54 after the last inspection in 2017. The projected PCI rating in 2021 is 41, the worst rating on the airfield. Taxiway B was last reconstructed in 1992. This rehabilitation project will consist of pulverized the existing bituminous pavement and aggregate base, including installation of underdrain and drainage improvements. Environmental permitting associated with the drainage improvements is anticipated and is included in the budget.  The MITL system for Taxiway was last reconstructed in 1992, and has reached the end of its useful life. This rehabilitation project will consist of removing the existing stake and base mounted MITL system and installation of new stake and base mounted LED medium intensity taxiway lights, including new LED guidance signs.
	<i>Carryover</i>	\$ 300,791	<b>2022 Total \$ 80,000</b>					
	\$ -							
2023	<i>Available Entitlements</i>	\$ 450,791						
	Rehabilitate Taxiway B Pavement Construction	\$ 301,500	\$ -		\$ 16,750	\$ 16,750	\$ 335,000	Taxiway B had a PCI rating of 54 after the last inspection in 2017. The projected PCI rating in 2021 is 41, the worst rating on the airfield. Taxiway B was last reconstructed in 1992. This rehabilitation project will consist of pulverized the existing bituminous pavement and aggregate base, including installation of underdrain and drainage improvements. Environmental permitting associated with the drainage improvements is anticipated and is included in the budget.
	Rehabilitate Taxiway B Lighting, Signage Construction	\$ 149,291	\$ 35,209		\$ 10,250	\$ 10,250	\$ 205,000	
		\$ -	\$ -				\$ -	The MITL system for Taxiway was last reconstructed in 1992, and has reached the end of its useful life. This rehabilitation project will consist of removing the existing stake and base mounted MITL system and installation of new stake and base mounted LED medium intensity taxiway lights, including new LED guidance signs.
<i>Carryover</i>	\$ -	<b>Total \$ 540,000</b>						
2024	<i>Available Entitlements</i>	\$ 150,000						
		\$ -	\$ -				\$ -	
		\$ -	\$ -				\$ -	
		\$ -	\$ -				\$ -	
<i>Carryover</i>	\$ 150,000	<b>2024 Total \$ -</b>						

\*\*In accordance with FAA Order 5100.39A, Appendix 6 - Fields need to be completed

2025	Available Entitlements \$ 300,000								
	Rehabilitate Runway 10-28 Pavement Design	\$ 130,500	\$ -		\$ 7,250	\$ 7,250	\$ 145,000		Runway 10-28 had a PCI rating of 65 after the last inspection in 2017. The projected PCI rating in 2026 is 54. The majority of Runway 10-28 was last reconstructed in 1992, with the westerly 500 feet constructed in 2001. This rehabilitation project will consist of pulverizing the existing bituminous pavement and aggregate base, including installation of underdrain.
	Rehabilitate Runway 10-28 Lighting, Signage Design	\$ 34,200	\$ -		\$ 1,900	\$ 1,900	\$ 38,000		The MIRL system for Runway 10-28 was last reconstructed in 1992, and has reached the end of its useful life. This rehabilitation project will consist of removing the existing stake and base mounted MIRL system and installation of new stake and base mounted LED medium intensity runway lights, including new LED guidance signs.
	Carryover	\$ 135,300							
2026	Available Entitlements \$ 285,300								
		\$ -	\$ -				\$ -		
		\$ -	\$ -				\$ -		
	Carryover	\$ 285,300							
									2025 Total \$ 183,000
2027	Available Entitlements \$ 435,300								
	Rehabilitate Runway 10-28 Pavement Construction	\$ 435,300	\$ 1,049,700		\$ 82,500	\$ 82,500	\$ 1,650,000		Runway 10-28 had a PCI rating of 65 after the last inspection in 2017. The projected PCI rating in 2026 is 54. The majority of Runway 10-28 was last reconstructed in 1992, with the westerly 500 feet constructed in 2001. This rehabilitation project will consist of pulverizing the existing bituminous pavement and aggregate base, including installation of underdrain.
	Rehabilitate Runway 10-28 Lighting, Signage Construction	\$ -	\$ 324,000		\$ 18,000	\$ 18,000	\$ 360,000		The MIRL system for Runway 10-28 was last reconstructed in 1992, and has reached the end of its useful life. This rehabilitation project will consist of removing the existing stake and base mounted MIRL system and installation of new stake and base mounted LED medium intensity runway lights, including new LED guidance signs.
		\$ -							
									2027 Total \$ 2,010,000
2028	Available Entitlements \$ 150,000								
		\$ -	\$ -				\$ -		
		\$ -	\$ -				\$ -		
		\$ -	\$ -				\$ -		
	Carryover	\$ 150,000							
									2028 Total \$ -
2029	Available Entitlements \$ 300,000								
	Rehabilitate Terminal & GA Apron, Taxilanes Pavement Design	\$ 68,400	\$ -		\$ 3,800	\$ 3,800	\$ 76,000		The terminal apron and GA apron pavement was last inspected in 2017 and was given a PCI rating of 59. The taxilane pavement was also inspected in 2017 and rated a 65. It is projected that the apron pavement will be a PCI of 39, and the taxilane pavement will be a 43 by 2026. The Terminal apron, GA apron, and taxilane pavements were last reconstructed in 1992. This project will rehabilitate the apron and taxilane pavement sections to a uniform section consisting of a pulverized aggregate base and a new bituminous surface. Allowances for underdrain and drainage improvements are also included in the project budget.
		\$ -	\$ -				\$ -		
	Carryover	\$ 231,600							2029 Total \$ 76,000

## Estimate of Probable Cost

Project Title: <b>ALP Update and Exhibit A</b>	
Owner: Cheboygan County Airport	Development Year: 2020(1)
Date: August 27, 2019	Project #: ACIP 2020

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
Construction Estimate:					<b>\$0.00</b>

Fed. \$201,600.00  
 State \$11,200.00  
 Local \$11,200.00

Engineering Design: \$224,000.00  
 Construction Administration:  
 Contingency:

<b>Total Estimate: \$224,000.00</b>
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## Estimate of Probable Cost

Project Title: <b>Land Acquisition (Reimbursement) for West Approach Easement (E12)</b>	
Owner: Cheboygan County Airport	Development Year: 2021(3)
Date: August 27, 2019	Project #: ACIP 2020

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Easement Acquisition	1	LS	\$40,000.00	\$40,000.00

Construction Estimate:		<b>\$40,000.00</b>
Fed. \$68,400.00	Engineering Design: \$36,000.00	
State \$3,800.00	Construction Administration:	
Local \$3,800.00	Contingency:	
<b>Total Estimate:</b>		<b>\$76,000.00</b>

## Estimate of Probable Cost

Project Title:

**Tree Clearing (E12)**

Owner:  
Cheboygan County Airport

Development Year:  
2022(1)

Date:  
August 27, 2019

Project #:  
ACIP 2020

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Mobilization and General Conditions	1	LS	\$10,000.00	\$10,000.00
2	Safety and Security	1	LS	\$5,000.00	\$5,000.00
3	Tree Clearing	1	Acre	\$30,000.00	\$30,000.00
4	Restoration	1	Acre	\$5,000.00	\$5,000.00
<b>Construction Estimate:</b>					<b>\$50,000.00</b>

Fed. \$45,000.00  
State \$2,500.00  
Local \$2,500.00

Engineering Design:  
Construction Administration:  
Contingency:

<b>Total Estimate:</b>	<b>\$50,000.00</b>
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## Estimate of Probable Cost

Project Title: <b>Rehabilitate Taxiway B Pavement Design</b>	
Owner: Cheboygan County Airport	Development Year: 2022(2)
Date: August 27, 2019	Project #: ACIP 2020

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
Construction Estimate:					<b>\$0.00</b>

Fed. \$27,000.00	Engineering Design: \$30,000.00
State \$1,500.00	Construction Administration:
Local \$1,500.00	Contingency:
<b>Total Estimate: \$30,000.00</b>	

## Estimate of Probable Cost

Project Title: <b>Rehabilitate Taxiway B Lighting, Signage Design</b>	
Owner: Cheboygan County Airport	Development Year: 2022(3)
Date: August 27, 2019	Project #: ACIP 2020

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
<b>Construction Estimate:</b>					<b>\$0.00</b>

Fed. \$19,800.00  
 State \$1,100.00  
 Local \$1,100.00

Engineering Design: \$22,000.00  
 Construction Administration:  
 Contingency:

<b>Total Estimate: \$22,000.00</b>
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## Estimate of Probable Cost

Project Title:

**Rehabilitate Taxiway B Pavement Construction**

Owner:  
Cheboygan County Airport

Development Year:  
2023(1)

Date:  
August 27, 2019

Project #:  
ACIP 2020

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Mobilization and General Conditions	1	LS	\$45,000.00	\$45,000.00
2	Safety and Security	1	LS	\$45,000.00	\$45,000.00
3	Pulverize Asphalt Pavement	4,600	Syd	\$3.50	\$16,100.00
4	Unclassified Excavation	800	Cyd	\$20.00	\$16,000.00
5	Bituminous Surface Course, 3"	880	Ton	\$100.00	\$88,000.00
6	Pipe Underdrain, 4", Type as Specified	2,000	Lft	\$20.00	\$40,000.00
7	RCP Pipe	200	Lft	\$100.00	\$20,000.00
8	RCP End Sections	2	Ea	\$5,000.00	\$10,000.00
9	Turfing and Mulching	3	Acre	\$3,000.00	\$9,000.00
10	Pavement Marking	3,300	Sft	\$3.00	\$9,900.00
<b>Construction Estimate:</b>					<b>\$299,000.00</b>

Fed. \$301,500.00  
State \$16,750.00  
Local \$16,750.00

Engineering Design:  
Construction Administration: \$36,000.00  
Contingency:

**Total Estimate: \$335,000.00**

## Estimate of Probable Cost

Project Title:

**Rehabilitate Taxiway B Lighting, Signage Construction**

Owner:  
Cheboygan County Airport

Development Year:  
2023(2)

Date:  
August 27, 2019

Project #:  
ACIP 2020

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Mobilization and General Conditions	1	LS	\$27,000.00	\$27,000.00
2	Safety and Security	1	LS	\$26,000.00	\$26,000.00
3	Remove MITL Stake and Base Mount	30	Ea	\$200.00	\$6,000.00
4	Remove Taxiway Guidance Sign	2	Ea	\$500.00	\$1,000.00
5	MITL Base Mount, 30", LED	40	Ea	\$1,500.00	\$60,000.00
6	Taxiway Guidance Sign	2	Ea	\$5,000.00	\$10,000.00
7	Underground Cable, 1/C, #8, 5kV, L824, Type C, Installed	4,000	Lft	\$3.00	\$12,000.00
8	Bare Counterpoise Wire, #6, Solid, Installed	4,000	Lft	\$2.00	\$8,000.00
9	Plastic Conduit, 2" Direct Burial	4,000	Lft	\$5.00	\$20,000.00
10	Electrical Junction Can	8	Ea	\$1,000.00	\$8,000.00
11	Electrical Manhole	1	Ea	\$5,000.00	\$5,000.00
<b>Construction Estimate:</b>					<b>\$183,000.00</b>

Fed. \$184,500.00  
State \$10,250.00  
Local \$10,250.00

Engineering Design:  
Construction Administration: \$22,000.00  
Contingency:

**Total Estimate: \$205,000.00**

## Estimate of Probable Cost

Project Title: <b>Rehabilitate Runway 10-28 Pavement Design</b>	
Owner: Cheboygan County Airport	Development Year: 2025(1)
Date: August 27, 2019	Project #: ACIP 2020

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
<b>Construction Estimate:</b>					<b>\$0.00</b>

Fed. \$130,500.00	Engineering Design: \$145,000.00
State \$7,250.00	Construction Administration:
Local \$7,250.00	Contingency:
<b>Total Estimate: \$145,000.00</b>	

# Estimate of Probable Cost

Project Title: <b>Rehabilitate Runway 10-28 Lighting, Signage Design</b>	
Owner: Cheboygan County Airport	Development Year: 2025(2)
Date: August 27, 2019	Project #: ACIP 2020

Item No.	Description	Quantity	Unit	Unit Price	Total Amount

<b>Construction Estimate: \$0.00</b>	
Fed. \$34,200.00	Engineering Design: \$38,000.00
State \$1,900.00	Construction Administration:
Local \$1,900.00	Contingency:
	<b>Total Estimate: \$38,000.00</b>

## Estimate of Probable Cost

Project Title: <b>Rehabilitate Runway 10-28 Pavement Construction</b>	
Owner: Cheboygan County Airport	Development Year: 2027(1)
Date: August 27, 2019	Project #: ACIP 2020

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Mobilization and General Conditions	1	LS	\$220,000.00	\$220,000.00
2	Safety and Security	1	LS	\$219,000.00	\$219,000.00
3	Pulverize, Compact, and Grade Surface as Base	36,000	Syd	\$3.50	\$126,000.00
4	Bituminous Surface Course, 3"	6,600	Ton	\$100.00	\$660,000.00
5	Pipe Underdrain, 4", Type as Specified	8,000	Lft	\$20.00	\$160,000.00
6	Pavement Marking	20,000	Sft	\$3.00	\$60,000.00
7	Shoulder Construction	40	Sta	\$500.00	\$20,000.00
8	Turfing and Mulching	5	Acre	\$2,000.00	\$10,000.00
<b>Construction Estimate:</b>					<b>\$1,475,000.00</b>

Fed. \$1,485,000.00	Engineering Design:
State \$82,500.00	Construction Administration: \$175,000.00
Local \$82,500.00	Contingency:

<b>Total Estimate: \$1,650,000.00</b>
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## Estimate of Probable Cost

Project Title: <b>Rehabilitate Runway 10-28 Lighting, Signage Construction</b>	
Owner: Cheboygan County Airport	Development Year: 2027(2)
Date: August 27, 2019	Project #: ACIP 2020

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Mobilization and General Conditions	1	LS	\$49,000.00	\$49,000.00
2	Safety and Security	1	LS	\$48,000.00	\$48,000.00
3	Remove MITL Stake Mount	40	Ea	\$100.00	\$4,000.00
4	Remove MITL Base Mount	20	Ea	\$300.00	\$6,000.00
5	Remove Airfield Guidance Sign	4	Ea	\$500.00	\$2,000.00
6	MIRL Base Mount, 30", LED	60	Ea	\$1,500.00	\$90,000.00
7	Airfield Guidance Sign	4	Ea	\$5,000.00	\$20,000.00
8	Underground Cable, 1/C, #8, 5kV, L824, Type C, Installed	9,000	Lft	\$3.00	\$27,000.00
9	Bare Counterpoise Wire, #6, Solid, Installed	9,000	Lft	\$2.00	\$18,000.00
10	Electrical Vault Work	1	LS	\$3,000.00	\$3,000.00
11	Plastic Conduit, 2", Direct Burial	9,000	Lft	\$5.00	\$45,000.00
12	Electrical Junction Can	10	Ea	\$1,000.00	\$10,000.00
<b>Construction Estimate:</b>					<b>\$322,000.00</b>

Fed. \$324,000.00	Engineering Design:
State \$18,000.00	Construction Administration: \$38,000.00
Local \$18,000.00	Contingency:

<b>Total Estimate: \$360,000.00</b>
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## Estimate of Probable Cost

Project Title: <b>Rehabilitate Terminal &amp; GA Apron, Taxilanes Pavement Design</b>	
Owner: Cheboygan County Airport	Development Year: 2029(1)
Date: August 27, 2019	Project #: ACIP 2020

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
<b>Construction Estimate:</b>					<b>\$0.00</b>

Fed. \$68,400.00  
 State \$3,800.00  
 Local \$3,800.00

Engineering Design: \$76,000.00  
 Construction Administration:  
 Contingency:

<b>Total Estimate: \$76,000.00</b>
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## Estimate of Probable Cost

Project Title:

**Rehabilitate Terminal & GA Apron, Taxilanes Pavement Construction**

Owner:  
Cheboygan County Airport

Development Year:  
2031(1)

Date:  
August 27, 2019

Project #:  
ACIP 2020

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Mobilization and General Conditions	1	LS	\$120,000.00	\$120,000.00
2	Safety and Security	1	LS	\$120,000.00	\$120,000.00
3	Pulverize, Compact, and Grade Surface as Base	20,000	Syd	\$3.50	\$70,000.00
4	Bituminous Surface Course, 3"	3,800	Ton	\$100.00	\$380,000.00
5	Pipe Underdrain, 4", Type as Specified	4,000	Lft	\$20.00	\$80,000.00
6	RCP Pipe	400	Lft	\$60.00	\$24,000.00
7	Drainage Structure w/ Cover	4	Ea	\$3,500.00	\$14,000.00
8	Pavement Marking	4,000	Sft	\$3.00	\$12,000.00
9	Shoulder Construction	4	Sta	\$1,000.00	\$4,000.00
10	Turfing and Mulching	2	Acre	\$3,000.00	\$6,000.00
<b>Construction Estimate:</b>					<b>\$830,000.00</b>

Fed. \$837,000.00  
State \$46,500.00  
Local \$46,500.00

Engineering Design:  
Construction Administration: \$100,000.00  
Contingency:

**Total Estimate: \$930,000.00**

**CONCEPT (PROJECT) NARRATIVE AND JUSTIFICATION SHEET FOR  
AIRPORT CAPITAL IMPROVEMENT PROGRAM (ACIP)**

<b>Airport and Associated City</b> Cheboygan County Airport		
<b>Concept(s) Description</b> ALP Update and Exhibit A		
<b>Concept(s) Narrative/Justification (see guidance on preparing your project's justification)</b> ALP Update as requested by MDOT Aero to address threshold siting surface, current design standards, and obstruction analysis. Upon review, it was determined Exhibit A information needed to be brought up to current standards as well.		
<b>PCI Information for pavement rehabilitation projects</b>		
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>ALP Verification (Date of approved ALP and applicable sheet number(s) where proposed project is located)</b>		
Verify Project is on ALP <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<b>Date of Original FAA Approved ALP</b> 2014	<b>Sheet Number(s)</b> 3
<b>Date(s) of Approved Update(s)</b>		
<b>Comments</b>		

*ALP Note: If not on Airport Layout Plan (ALP), project cannot be programmed until the proposed development, if applicable, is on an approved ALP.*

**CONCEPT (PROJECT) NARRATIVE AND JUSTIFICATION SHEET FOR  
AIRPORT CAPITAL IMPROVEMENT PROGRAM (ACIP)**

<b>Airport and Associated City</b> Cheboygan County Airport		
<b>Concept(s) Description</b> Rehabilitate Taxiway B Pavement		
<b>Concept(s) Narrative/Justification (see guidance on preparing your project's justification)</b> Taxiway B had a PCI rating of 54 after the last inspection in 2017. The projected PCI rating in 2021 is 41, the worst rating on the airfield. Taxiway B was last reconstructed in 1992. This rehabilitation project will consist of pulverized the existing bituminous pavement and aggregate base, including installation of underdrain and drainage improvements. Environmental permitting associated with the drainage improvements is anticipated and is included in the budget.		
<b>PCI Information for pavement rehabilitation projects</b>		
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>ALP Verification (Date of approved ALP and applicable sheet number(s) where proposed project is located)</b>		
Verify Project is on ALP <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<b>Date of Original FAA Approved ALP</b> 2014	<b>Sheet Number(s)</b> 3
<b>Date(s) of Approved Update(s)</b>		
<b>Comments</b>		

*ALP Note: If not on Airport Layout Plan (ALP), project cannot be programmed until the proposed development, if applicable, is on an approved ALP.*

**CONCEPT (PROJECT) NARRATIVE AND JUSTIFICATION SHEET FOR  
AIRPORT CAPITAL IMPROVEMENT PROGRAM (ACIP)**

<b>Airport and Associated City</b> Cheboygan County Airport		
<b>Concept(s) Description</b> Rehabilitate Taxiway B Lighting, Signage		
<b>Concept(s) Narrative/Justification (see guidance on preparing your project's justification)</b> The MITL system for Taxiway was last reconstructed in 1992, and has reached the end of its useful life. This rehabilitation project will consist of removing the existing stake and base mounted MITL system and installation of new stake and base mounted LED medium intensity taxiway lights, including new LED guidance signs.		
<b>PCI Information for pavement rehabilitation projects</b>		
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>ALP Verification (Date of approved ALP and applicable sheet number(s) where proposed project is located)</b>		
Verify Project is on ALP <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<b>Date of Original FAA Approved ALP</b> 2014	<b>Sheet Number(s)</b> 3
<b>Date(s) of Approved Update(s)</b>		
<b>Comments</b>		

*ALP Note: If not on Airport Layout Plan (ALP), project cannot be programmed until the proposed development, if applicable, is on an approved ALP.*

**CONCEPT (PROJECT) NARRATIVE AND JUSTIFICATION SHEET FOR  
AIRPORT CAPITAL IMPROVEMENT PROGRAM (ACIP)**

<b>Airport and Associated City</b> Cheboygan County Airport		
<b>Concept(s) Description</b> Land Acquisition (Reimbursement) for West Approach Easement (E12)		
<b>Concept(s) Narrative/Justification (see guidance on preparing your project's justification)</b> While reviewing approaches, it is estimated an area of trees on private property are Part 77 violations. The intent is for the 2020 ALP survey to define these obstacles\areas further.		
<b>PCI Information for pavement rehabilitation projects</b>		
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>ALP Verification (Date of approved ALP and applicable sheet number(s) where proposed project is located)</b>		
Verify Project is on ALP <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<b>Date of Original FAA Approved ALP</b> 2014	<b>Sheet Number(s)</b> 3
<b>Date(s) of Approved Update(s)</b>		
<b>Comments</b>		

*ALP Note: If not on Airport Layout Plan (ALP), project cannot be programmed until the proposed development, if applicable, is on an approved ALP.*

**CONCEPT (PROJECT) NARRATIVE AND JUSTIFICATION SHEET FOR  
AIRPORT CAPITAL IMPROVEMENT PROGRAM (ACIP)**

<b>Airport and Associated City</b> Cheboygan County Airport		
<b>Concept(s) Description</b> Tree Clearing (E12)		
<b>Concept(s) Narrative/Justification (see guidance on preparing your project's justification)</b> Clear approaches under easement. Estimated at 1 acre of clearing until further data can be obtained.		
<b>PCI Information for pavement rehabilitation projects</b>		
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>ALP Verification (Date of approved ALP and applicable sheet number(s) where proposed project is located)</b>		
Verify Project is on ALP <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<b>Date of Original FAA Approved ALP</b> 2014	<b>Sheet Number(s)</b> 3
<b>Date(s) of Approved Update(s)</b>		
<b>Comments</b>		

*ALP Note: If not on Airport Layout Plan (ALP), project cannot be programmed until the proposed development, if applicable, is on an approved ALP.*

**CONCEPT (PROJECT) NARRATIVE AND JUSTIFICATION SHEET FOR  
AIRPORT CAPITAL IMPROVEMENT PROGRAM (ACIP)**

<b>Airport and Associated City</b> Cheboygan County Airport		
<b>Concept(s) Description</b> Rehabilitate Runway 10-28 Pavement		
<b>Concept(s) Narrative/Justification (see guidance on preparing your project's justification)</b> Runway 10-28 had a PCI rating of 65 after the last inspection in 2017. The projected PCI rating in 2026 is 54. The majority of Runway 10-28 was last reconstructed in 1992, with the westerly 500 feet constructed in 2001. This rehabilitation project will consist of pulverizing the existing bituminous pavement and aggregate base, including installation of underdrain.		
<b>PCI Information for pavement rehabilitation projects</b>		
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>ALP Verification (Date of approved ALP and applicable sheet number(s) where proposed project is located)</b>		
Verify Project is on ALP <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<b>Date of Original FAA Approved ALP</b> 2014	<b>Sheet Number(s)</b> 3
<b>Date(s) of Approved Update(s)</b>		
<b>Comments</b>		

*ALP Note: If not on Airport Layout Plan (ALP), project cannot be programmed until the proposed development, if applicable, is on an approved ALP.*

**CONCEPT (PROJECT) NARRATIVE AND JUSTIFICATION SHEET FOR  
AIRPORT CAPITAL IMPROVEMENT PROGRAM (ACIP)**

<b>Airport and Associated City</b> Cheboygan County Airport		
<b>Concept(s) Description</b> Rehabilitate Runway 10-28 Lighting, Signage		
<b>Concept(s) Narrative/Justification (see guidance on preparing your project's justification)</b> The MIRL system for Runway 10-28 was last reconstructed in 1992, and has reached the end of its useful life. This rehabilitation project will consist of removing the existing stake and base mounted MIRL system and installation of new stake and base mounted LED medium intensity runway lights, including new LED guidance signs.		
<b>PCI Information for pavement rehabilitation projects</b>		
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>ALP Verification (Date of approved ALP and applicable sheet number(s) where proposed project is located)</b>		
Verify Project is on ALP <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<b>Date of Original FAA Approved ALP</b> 2014	<b>Sheet Number(s)</b> 3
<b>Date(s) of Approved Update(s)</b>		
<b>Comments</b>		

*ALP Note: If not on Airport Layout Plan (ALP), project cannot be programmed until the proposed development, if applicable, is on an approved ALP.*

**CONCEPT (PROJECT) NARRATIVE AND JUSTIFICATION SHEET FOR  
AIRPORT CAPITAL IMPROVEMENT PROGRAM (ACIP)**

<b>Airport and Associated City</b> Cheboygan County Airport		
<b>Concept(s) Description</b> Rehabilitate Apron and Taxilane		
<b>Concept(s) Narrative/Justification (see guidance on preparing your project's justification)</b> The terminal apron and GA apron pavement was last inspected in 2017 and was given a PCI rating of 59. The taxilane pavement was also inspected in 2017 and rated a 65. It is projected that the apron pavement will be a PCI of 39, and the taxilane pavement will be a 43 by 2026. The Terminal apron, GA apron, and taxilane pavements were last reconstructed in 1992. This project will rehabilitate the apron and taxilane pavement sections to a uniform section consisting of a pulverized aggregate base and a new bituminous surface. Allowances for underdrain and drainage improvements are also included in the project budget.		
<b>PCI Information for pavement rehabilitation projects</b>		
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>Section</b>	<b>Date of PCI Survey</b>	<b>PCI Rating</b>
<b>ALP Verification (Date of approved ALP and applicable sheet number(s) where proposed project is located)</b>		
Verify Project is on ALP <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<b>Date of Original FAA Approved ALP</b> 2014	<b>Sheet Number(s)</b> 3
<b>Date(s) of Approved Update(s)</b>		
<b>Comments</b>		

*ALP Note: If not on Airport Layout Plan (ALP), project cannot be programmed until the proposed development, if applicable, is on an approved ALP.*

## Estimate of Probable Cost

Project Title:

**Runway 10/28 Extension 300' East**

Owner:

Cheboygan County Airport

Development Year:

Runway Extension

Date:

June 25, 2019

Project #:

ACIP 2018

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Mobilization and general conditions	1	LS	\$100,000.00	\$100,000.00
2	Safety and security	1	LS	\$20,000.00	\$20,000.00
3	Unclassified excavation	7400	Cyd	\$10.00	\$74,000.00
4	Subbase course, 12"	1240	Cyd	\$18.00	\$22,320.00
5	Geotextile fabric underlayment	0	Syd	\$3.00	\$0.00
6	Base course, 8" aggregate base	810	Cyd	\$40.00	\$32,400.00
7	Bituminous surface course, 4"	950	Ton	\$200.00	\$190,000.00
8	Saw joint in bituminous surface	150	Lft	\$4.00	\$600.00
9	Underdrain, 4"	800	Lft	\$20.00	\$16,000.00
10	Underdrain cleanout	2	Ea	\$500.00	\$1,000.00
11	Pavement marking	20000	Sft	\$2.00	\$40,000.00
12	Shoulder construction	8	Sta	\$500.00	\$4,000.00
13	Turfing and mulching	2	Acre	\$3,000.00	\$6,000.00
14	2/C #6, 600v, installed	800	Lft	\$6.00	\$4,800.00
15	2/C #6, 5kv, installed	800	Lft	\$8.00	\$6,400.00
16	#8 bare copper counterpoise	800	Lft	\$2.00	\$1,600.00
17	Relocate threshold lights	8	Ea	\$800.00	\$6,400.00
18	Install new MIRL	2	Ea	\$1,500.00	\$3,000.00
19	Vault equipment	1	LS	\$1,500.00	\$1,500.00

20	Relocate PAPI	1	LS	\$15,000.00	\$15,000.00
21	Relocate REIL	1	LS	\$8,000.00	\$8,000.00
22	Miscellaneous	1	LS	\$36,980.00	\$36,980.00

Construction Estimate: **\$590,000.00**

Fed. \$594,000.00

State \$33,000.00

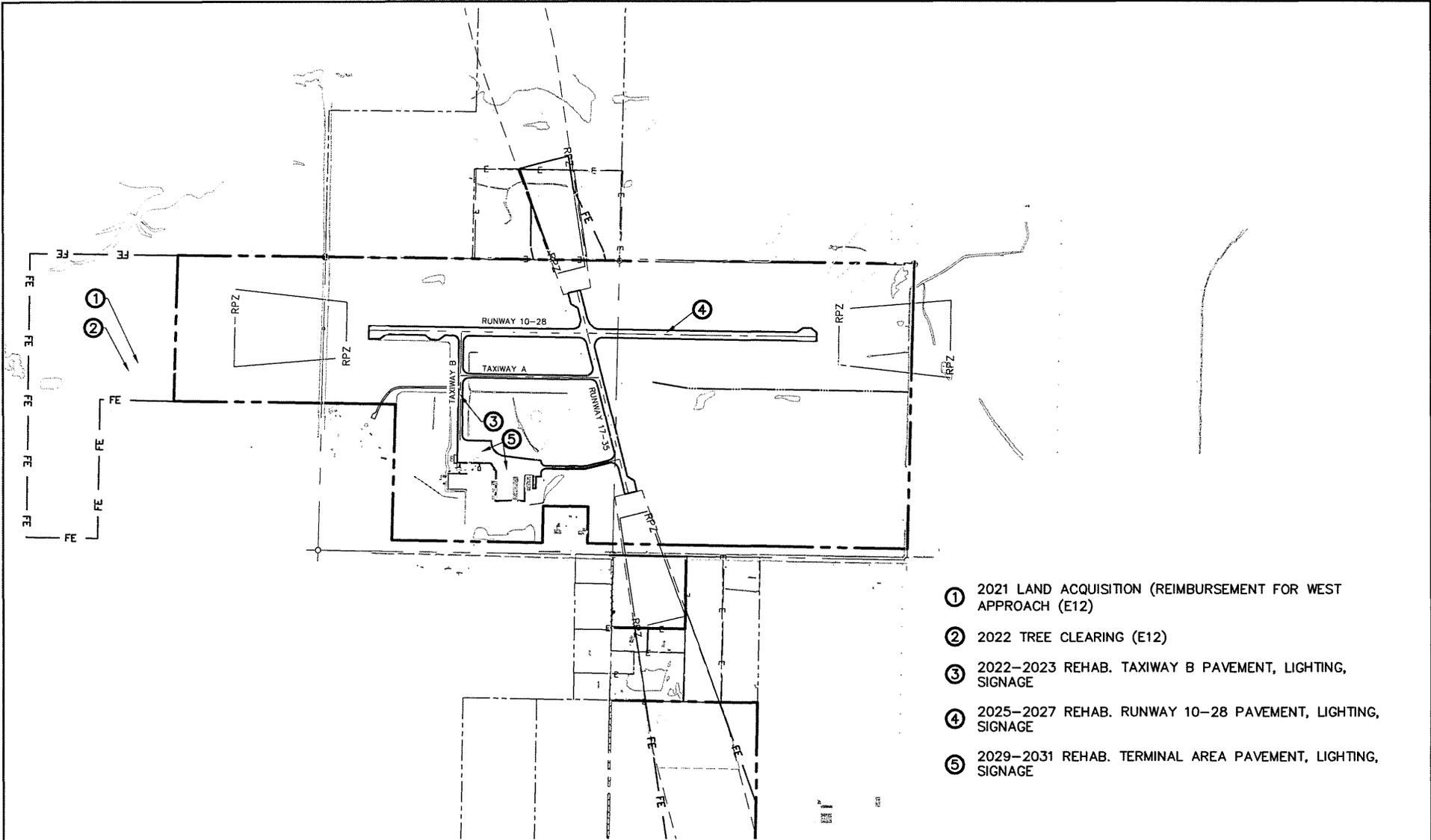
Local \$33,000.00

Engineering Design:

Construction Administration: \$70,000.00

Contingency:

**Total Estimate: \$660,000.00**



- ① 2021 LAND ACQUISITION (REIMBURSEMENT FOR WEST APPROACH (E12))
- ② 2022 TREE CLEARING (E12)
- ③ 2022-2023 REHAB. TAXIWAY B PAVEMENT, LIGHTING, SIGNAGE
- ④ 2025-2027 REHAB. RUNWAY 10-28 PAVEMENT, LIGHTING, SIGNAGE
- ⑤ 2029-2031 REHAB. TERMINAL AREA PAVEMENT, LIGHTING, SIGNAGE

**CHEBOYGAN COUNTY AIRPORT**  
CHEBOYGAN, MI



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**ACIP**  
**2020-2029**