



CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST. ■ PO Box 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646

**CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING
WEDNESDAY, FEBRUARY 3, 2016 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

UNFINISHED BUSINESS

1. Discussion of PUD Ordinance Amendment

NEW BUSINESS

1. Capital Improvement Program Narrative Review
2. Review of Sign Ordinance Purpose Statement

STAFF REPORT

PLANNING COMMISSION COMMENTS

PUBLIC COMMENTS

ADJOURN



CHEBOYGAN COUNTY PLANNING COMMISSION

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

CHEBOYGAN COUNTY PLANNING COMMISSION MEETING WEDNESDAY, JANUARY 20, 2016 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon
ABSENT: Churchill, Jazdzyk
STAFF: Scott McNeil, Steve Schnell, Bryan Graham
GUESTS: Eric Boyd, John F. Brown, John Moore, Carl Muscott, Russell Crawford, Cheryl Crawford, Charlie Hague, Tony Matelski

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

PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

APPROVAL OF AGENDA

The meeting agenda was presented. Ms. Croft stated that legal counsel has requested to be first on the agenda. **Motion** by Mr. Kavanaugh, seconded by Mr. Freese, to approve the agenda as amended. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon), 0 Nays, 2 Absent (Churchill, Jazdzyk)

APPROVAL OF MINUTES

The January 6, 2016 Planning Commission minutes were presented. Mr. Kavanaugh referred to condition 4 of the motion on page 11 and stated this should include that screening is to meet Section 17.18 of Zoning Ordinance #200. Mr. Kavanaugh referred to condition 5 and stated that written comments are to be submitted. Mr. Kavanaugh referred to condition 2 and requested that Planning and Zoning staff forward a copy of all the material regarding licensing or non-licensing for Heritage Cove Farm. **Motion** by Mr. Kavanaugh, seconded by Mr. Bartlett, to approve the meeting minutes as amended. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon), 0 Nays, 2 Absent (Churchill, Jazdzyk)

NEW BUSINESS

Discussion with attorney Bryan Graham regarding U.S. Supreme Court Decision in Reed vs. Gilbert and impact on the sign ordinance

Mr. Graham referred to the U.S. Supreme Court’s decision in Reed v. Town of Gilbert and stated that when dealing with zoning regulations, it has been his experience that sign regulations are probably the most difficult regulation to write and enforce. Mr. Graham stated that speech (commercial or non-commercial speech) is protected by the first amendment. Mr. Graham stated this is what causes many of the problems that you may see with sign regulations. Mr. Graham stated in the Reed v. Town of Gilbert case, the U.S. Supreme Court was dealing with a very comprehensive sign code by the Town of Gilbert, who had exempted 23 categories of signs, but the case focused on the exemptions for three types of signs: political signs, temporary directional signs, and ideological signs. Mr. Graham stated that ideological signs and political signs are defined as an expression of ideas and temporary directional signs were signs that directed the public to church or another qualifying event. Mr. Graham stated that the U.S. Supreme Court said that the sign code was content-based on its face as it defined the categories of temporary directional signs, political signs and ideological signs on the basis of the message. Mr. Graham stated it was the content of the sign that determined what regulations applied. Mr. Graham stated that the Supreme Court said that not all content-based sign regulations would be unconstitutional, “A sign ordinance narrowly tailored to the challenges of protecting the safety of pedestrians, drivers, and passengers, such as warning signs marking hazards on private property, signs directing traffic, or street numbers associated with private houses, might well survive strict scrutiny.” Mr. Graham stated that when dealing with sign regulations, they are protected by the first amendment. Mr. Graham stated that when dealing with sign regulations, you can’t focus on the content of the sign. Mr. Graham stated you have to concentrate on the physical attributes of the sign (size, building materials, lighting, moving parts, and portability).

Mr. Graham stated that when you are dealing with future sign regulations one of the most critical points is to clearly define the objectives of the sign regulations. Mr. Graham stated that once you define the objectives you then must advance those

objectives in the least restrictive means possible. Mr. Graham stated that sign regulations must focus on the physical attributes of the sign and not the message of the sign. Mr. Graham stated that if you have to read the sign to determine what regulations apply, then those regulations will likely be considered to be content-based regulations. Mr. Graham stated that the Planning Commission must look at on-premises signs vs. off-premises signs. Mr. Graham provided an example for the Planning Commission. Mr. Graham stated that a sign that reads "Come to ABC Warehouse" is an on-premises sign when located on the ABC Warehouse parcel, but is an off-premises sign when located on the Red Lobster parcel. Mr. Graham stated what is the difference if that sign structure advertises Red Lobster or ABC Warehouse. Mr. Graham stated that a lot of times people draw a distinction between on-premises and off-premises signs because other people do it and it is not directly tied to the objectives of what they want to accomplish. Mr. Graham stated you define a freestanding sign, roof sign, freestanding signs, pole mounted signs, marquee signs or any other physical attribute of the sign itself. Mr. Graham stated then you create regulations such as allowing a number of signs per parcel or street frontage, size, lighting and setback. Mr. Graham stated you create regulations based on the physical attributes/characteristics of the sign as opposed the message on the sign.

Mr. Graham stated that typically you want to regulate temporary signs such as political signs, garage sale signs, real estate signs, temporary construction signs and grand openings. Mr. Graham stated you can't define a real estate sign by saying it is a sign that advertises real estate as this would be content based. Mr. Graham provided examples of temporary sign definitions:

- Temporary Sign #1: The use of any balloon, banner, or pennant, individually, as a group, or connected to a sign intended to draw attention to a specific event at a specific location. (Grand Openings)
- Temporary Sign #2: Any sign authorized pursuant to a written contract between the owner of the lot on which the sign will be located and any third party and placed on the lot for a specified period of time. (Real Estate Signs and Temporary Construction Signs)
- Temporary Sign #3: Any sign constructed using a wire, metal, wood or other support structure capable of being placed in the ground and removed from the ground by a single individual with relative ease. (Political Signs, Garage Sale Signs, Come to Church Signs)

Mr. Graham referred to Section 17.19 of Zoning Ordinance 200 and reviewed sign definitions. Mr. Graham stated that the definition of governmental sign is probably content-based but may be okay pursuant to what the Supreme Court said regarding street direction, traffic control as there is a compelling governmental interest as you have a responsibility to ensure that people are safe. Mr. Graham stated that the definitions of incidental sign, non-commercial sign, off-premise sign, political sign and real estate sign are defined based on the message.

Mr. Graham stated the best way to deal with sign regulations is to start over and base the regulation on the physical characteristics of the sign. Mr. Graham stated that you can have broad categories of temporary signs and permanent signs. Mr. Graham stated permanent signs may be defined as a wall sign, roof sign, marquee sign and freestanding sign. Mr. Graham stated that you should determine the amount of signs, the size limitation, the setback, the lighting and moving message. Mr. Graham stated this is based on the physical characteristics of the sign.

Mr. Graham suggested that the Planning Commission begin by determining what should be accomplished by the sign regulation. Mr. Graham stated he will work with Mr. McNeil to create a draft amendment.

Mr. Kavanaugh asked if there has been anyone who has updated their sign ordinance. Mr. Graham stated he has not looked at that yet. Mr. Graham stated that municipalities that he represents are at the beginning of the process in updating their sign ordinance. Mr. Graham stated that you may want to look at some of the bigger cities (such as Grand Rapids and Kalamazoo) as they may have already begun the process of updating their sign ordinance. Mr. McNeil stated that a lot of our ordinance is already set up that way. Mr. McNeil stated it is set up based on the type and there are setbacks and numbers of signs that are allowed. Mr. McNeil stated the definition and the purpose should definitely be reviewed and then the Planning Commission can better grasp what other changes need to be made. Discussion was held.

PUBLIC HEARING AND ACTION ON REQUESTS

Air North Communications and Alice Arnett - Requests a Special Use Permit for a wireless communication facility (section 17.13). The property is located at 6773 North M-33, Benton Twp., section 32, parcel #104-032-200-002-20, and is zoned Agriculture and Forestry Management (M-AF).

Mr. McNeil stated this matter was tabled so that the applicant could address collocation questions. Mr. McNeil stated that Mr. Hague has provided collocation information to the Planning Commission members. Mr. McNeil stated that the information

includes a map showing the location of towers in the area and his explanation relative to the issues of collocation on those towers. Mr. McNeil stated that Mr. Hague also provided a handout regarding how wireless works.

Mr. Kavanaugh asked if Mr. Hague believes that they could collocate on tower 4 and if it would be cost prohibitive. Mr. Hague stated yes. Mr. Freese asked how many customers are serviced from this location. Mr. Hague stated 140 – 160 customers are serviced from this location. Ms. Lyon asked if the pole will be 70ft. tall with the antenna. Mr. Hague stated yes the pole will be 70ft. with the antenna on top but he is trying to find a pole that is reasonably priced. Mr. Hague stated this may turn out to be a 50ft. pole. Ms. Lyon asked what is the diameter of a pole that size. Mr. Hague stated the diameter will be 24 inches for a 70ft. pole. Ms. Lyon asked if spot checks are done after a number of years. Mr. Hague stated no, but it can be done. Discussion was held. Mr. Hague stated that this can be incorporated into the guidelines. Mr. Freese asked what is charged per month for the internet service that is being provided. Mr. Hague stated there are plans that are \$44.95 and plans that are \$54.95. Mr. Freese noted that the use of tower #4 would be \$6.00 per month per customer. Mr. Hague stated that this is additional to the expenses that they already have to maintain for the rest of the network. Mr. Ostwald asked where is the sensitive equipment located. Mr. Hague explained that it is located at the top of the pole. Discussion was held. Mr. Kavanaugh asked what is the cost currently compared to the \$900.00 to rent space on tower #4. Mr. Hague stated they are currently doing a trade for services but they are discussing \$200.00 per month with the homeowner. The Planning Commission discussed a previous request for a tower near Topinabee with a cost of approximately \$2,000.00 per month.

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

Mr. Kavanaugh asked if there will be an annual inspection. Mr. Hague stated they do more frequent inspections as they get called out for various reasons. Mr. Hague explained the gear is on a steel structure such as a tripod and they have to make sure it is in good condition. Mr. Hague stated the inspection is not a scheduled inspection as they are at these locations frequently. Mr. Hague stated he can schedule an annual inspection. Mr. Hague referred to the pictures that he provided to the Planning Commission and noted that this 50ft. telephone pole will fit right into the landscape with the other telephone poles in the area.

The Planning Commission reviewed the General Findings and added “Collocation would be cost prohibitive based on the \$900 collocation fee to the nearest acceptable tower which is 4 ½ times the present cost.” as General Finding 4. The Planning Commission approved the General Findings. The Planning Commission reviewed and approved the Findings of Fact under Section 17.13.2.b of the Zoning Ordinance, Findings of fact under Section 18.7 of the Zoning Ordinance and Specific Findings of Fact under Section 20.10 of the Zoning Ordinance. Mr. Hague asked how often telephone companies have to inspect their poles. Mr. Brown stated that when buying a utility pole the manufacturer provides a life expectancy of the pole. Mr. Brown stated if the manufacturer provides a 30-year life expectancy, the utility company will inspect at 30 years and start a 5-year rotation of testing. Mr. Brown explained that a hole has to be bored into the pole to test it. Mr. Brown explained that by boring a hole every year it will weaken the pole. Mr. Ostwald asked if a new pole will be installed. Mr. Hague stated yes. **Motion** by Mr. Kavanaugh, seconded by Mr. Bartlett, to approve the special use permit based on the General Findings, Findings of Fact under Section 17.13.2.b of the Zoning Ordinance, Findings of Fact under Section 18.7 of the Zoning Ordinance and Specific Findings Of Fact under Section 20.10 of the Zoning Ordinance subject to an annual safety inspection and structural integrity inspection based on the life expectancy of the pole. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon), 0 Nays, 2 Absent (Churchill, Jazdzyk)

UNFINISHED BUSINESS

Discussion regarding PUD Ordinance Amendment

Mr. McNeil stated the Planning Commission discussed language for amendments that would be approved by staff and other amendments that could not be approved by staff would have to be reviewed by the Planning Commission through the same process as it would take to approve an original planned unit development. Mr. McNeil explained that he interjected language from the special use permit section of the Zoning Ordinance for this proposed amendment. Mr. McNeil stated the same changes with the same standards that would allow a change to a special use permit could also allow an administrative amendment to a planned unit development. Mr. Freese referred to section 19.5.2.a and suggested changing the last sentence of the paragraph to “Examples of minor changes include but are not limited to the following:” Mr. McNeil stated the request will come back to the Planning Commission for review if the applicant’s minor change is not on the list. Mr. Freese suggested changing section 19.5.2.a to “Minor changes are defined as the following:” Mr. McNeil stated this amendment has not been reviewed by legal counsel. The Planning Commission requested that the amendment be sent to legal counsel for review.

NEW BUSINESS

Annual Meeting Election of Officers and Verification of Regular Meeting Schedule

Mr. McNeil stated there shouldn’t be any changes in the regular meeting schedule as there are no conflicts with any holidays.

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

Motion by Mr. Borowicz, seconded by Mr. Kavanaugh, to maintain the existing meeting schedule for 2016. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon), 0 Nays, 2 Absent (Churchill, Jazdyk)

2017 Capital Improvement Program Timeline

Mr. McNeil stated the Capital Improvement Program timeline reflects the same process and areas of decision making. Mr. McNeil referred to the first paragraph on the Capital Improvement Program timeline and noted that it would be good for the Planning Commission to review the narrative portion of the document and the criteria for decision making. Ms. Croft stated she did not see a problem with this additional review and noted that it may help. **Motion** by Mr. Kavanaugh, seconded by Mr. Freese, to accept the 2017 Capital Improvement Program proposed timeline. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon), 0 Nays, 2 Absent (Churchill, Jazdyk)

STAFF REPORT

Mr. McNeil stated that staff has been working on reviewing the uses in the ordinance as this was identified as a priority by the Planning Commission. Mr. McNeil stated he hopes to bring this to the Planning Commission soon. Discussion was held.

Mr. Schnell stated that he recently found out that Cheboygan County was awarded more funding for the housing program. Mr. Schnell stated that he hopes to have another 8 projects completed with this 2 year round of grant funding. Mr. Schnell stated that for the most part these people will come from the existing waiting list but he is always adding people to the waiting list.

Mr. Schnell provided an update to the Planning Commission on a court case.

PLANNING COMMISSION COMMENTS

Ms. Croft read an e-mail from Steve Churchill. (See Attachment A)

Ms. Lyon stated she has considered if she would rather see people live in a car or a dwelling that is less than 720sf. Ms. Lyon stated if someone can afford something smaller it should be acceptable. Ms. Lyon stated there should be regulations for these smaller dwellings. Mr. Ostwald noted that building smaller dwellings is a trend now. Discussion was held. The Planning Commission agreed that this is a topic that they would like to discuss in the future.

PUBLIC COMMENTS

Mr. Muscott stated there are two categories of homes and they are small homes and tiny homes. Mr. Muscott stated he lives in a home that is 1040sf and is too large for one person. Mr. Muscott stated he has owned a home that was 525sf that accommodated two rooms, bath, living room and kitchen. Mr. Muscott noted that it was a livable house and 720sf is not needed. Mr. Muscott stated the Planning Commission and the Zoning Board of Appeals had issues with the parking design for the Otsego Memorial Hospital clinic in Indian River. Mr. Muscott stated that there have been busy days and recently set a record for the number of inpatients. Mr. Muscott noted that today the employee parking lot looked full. Mr. Muscott stated there was one handicap parking space and one regular parking space that were empty. Mr. Muscott stated there were 22 vehicles in this parking lot. Mr. Muscott stated it was a good decision to not reduce the number of parking spaces as requested by the applicant. Mr. Muscott stated in regards to the Capital Improvement Program, he hopes that Mullett Township does not submit the parking lot again. Mr. Muscott explained that the trust fund grant application did not go through for this project. Mr. Muscott stated in regards to definitions, he reviewed the Emmet County Zoning Ordinance and it has a lot of the same shortcomings as the definitions in the Cheboygan County Zoning Ordinance. Mr. Muscott suggested that everyone should look at the Emmet County Zoning Ordinance on-line as all of the tables are within each district and it is interactive. Mr. Muscott read the definition of residential human care and treatment facility from the Emmet County Zoning Ordinance, "A facility (not within a private residence) providing:

- A. Emergency shelter and services for battered individuals and their children in a residential structure.
- B. Shelter and services for individuals receiving care, counseling, crisis support and similar activities including court-directed services.
- C. Emergency shelter for individuals who are homeless.
- D. Services, programs and shelter for residents who are undergoing alcohol or substance abuse rehabilitation.

Mr. Muscott stated that these facilities are restricted to parcels that are 5 acres or larger even though they could be allowed in residential areas. Mr. Muscott stated Emmet County has a Recreational Residential District rather than Lake and Stream Protection which is designed to accommodate cottages and seasonal home developments. Mr. Muscott read from the Emmet County Zoning Ordinance "The Recreational Residential District is designed to accommodate cottage and seasonal home

developments. It is intended that the seasonal home areas be reasonably homogeneous by discouraging the mixing of recreation home areas with commercial resorts, business services and community services.” Mr. Muscott stated that Emmet County allows by permission shelters for battered women and state-licensed residential facilities (adult foster care of 6 or less adults). Mr. Muscott stated the Recreational Residential District allows for more protection.

ADJOURN

Motion by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:14pm.

Charles Freese
Planning Commission Secretary

DRAFT

Deborah Tomlinson

From: pmattson@freeway.net
Sent: Tuesday, January 26, 2016 11:35 AM
To: Deborah Tomlinson
Subject: [Fwd: 2016 wants]
Attachments: untitled-[2]

Follow Up Flag: Follow up
Flag Status: Completed

----- Original Message -----

Subject: 2016 wants
From: "Steve Churchill" <stevechurchill54@yahoo.com>
Date: Wed, January 20, 2016 2:47 pm
To: "pmattson@freeway.net" <pmattson@freeway.net>

Patty,

I hope I'm not too late for my request. I'm hoping you read this before tonight's meeting.

There are a couple of things I hope to accomplish this year. Given the turmoil that the Heritage Cove Farm created, I would like for us to revisit all of our Definitions within the Zoning Ordinance. I believe that if we had eliminated most of the ambiguity then we might have had a little smother time with this. I know the Chuck talked about this and that the PC had started doing this in the past, I feel it time to start the process again.

With me planning on being gone for a while, I sure would like to see the PC adapt a new policy that would allow members to participate via electronic means. i.e. Netmeeting, Skype, etc. I talked to Steve about this and he told me that the by-laws don't provide for something like this. Well, I think it's time we look into this. I'm sure that Legal would have to get involved as well, but I don't think there would be a problem.

The MTA gave a favorable opinion allowing my wife to participate with township board meetings. Which she did on and off for a year before she ultimately had to resign.

Thanks for listening.

Steve

Sent from my iPad



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

To: Cheboygan County Planning Commission

From: Scott McNeil, Planner

Subject: Zoning Ordinance Amendment for Planned Unit Development (PUD)

Date: January 26, 2016

Included with this memo please find an email message dated January 22, 2016 from attorney Brian Graham along with an example PUD amendment document drafted by Mr. Graham and a copy of a section of the zoning enabling act (ZEA) relative to PUDs also provided by Mr. Graham with the email message.

Upon submission of the recent draft for review Mr. Graham commented that a rezoning, which is proposed in the draft, is subject to a referendum and a PUD can be allowed by special use permit under the zoning enabling act. (see email message and section from the ZEA) As such he is recommending that the Planning Commission consider a PUD ordinance which allows such mixed use development to be approved by special use permit. As noted above he has provided a draft ordinance with such provisions for your review and consideration.

We can review the draft ordinance document provided by Mr. Graham in detail at the next meeting. Please see your previous meeting pac for review of the most recent draft approved for legal review by the Planning Commission. Please contact me with questions.

Scott McNeil

From: Bryan E. Graham [bgraham@upnorthlaw.com]
Sent: Friday, January 22, 2016 10:28 AM
To: Scott McNeil
Subject: PUDs
Attachments: PUD statute.pdf; Zoa-PUD Ordinance.pdf

Dear Scott:

I have attached Section 503 of the zoning enabling act concerning PUD's. As you will see, subsections (7) and (8) provide an option concerning whether the PUD is established by the zoning ordinance amendment or not. In addition, whether a zoning ordinance amendment is required or not has no impact on the authority of PUD regulations to permit flexibility in the regulation of land development. The PUD regulations must specify the use is permitted within a PUD and can establish what types of mixed uses are compatible with one another.

I have also attached the sample PUD regulations I wrote many years ago. My quick review of this language shows that the notice provisions are out of date. However, it will give you an idea of an approach the planning commission may wish to consider.

If you have questions concerning any of these matters, please feel free to contact me.

--

Bryan E. Graham
Young, Graham, Elsenheimer & Wendling, P.C.
P.O. Box 398
Bellaire, Michigan 49615
(231) 533-8635

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**TOWNSHIP OF AAA
PLANNED UNIT DEVELOPMENT ORDINANCE
Ordinance No. _____ of 2000**

AN ORDINANCE TO AMEND THE AAA TOWNSHIP ZONING
ORDINANCE TO ADD A NEW ARTICLE PROVIDING FOR PLANNED
UNIT DEVELOPMENTS

THE TOWNSHIP OF AAA ORDAINS:

Section 1. Amendment Adding New Article *.**

The AAA Township Zoning Ordinance is hereby amended to add a new Article *** which shall read in its entirety as follows:

ARTICLE *
PLANNED UNIT DEVELOPMENTS**

- (A) *Intent and Purpose.* As used in this section, “planned unit development” (or PUD) means cluster zoning, planned development, community unit plan, planned residential development, and other planned development. The purposes of a PUD are:
- (1) To accomplish the objectives of the zoning ordinance through a land development project review process based on the application of site planning criteria to achieve integration of the proposed land development project with the characteristics of the project area.
 - (2) To permit flexibility in the regulation of land development.
 - (3) To encourage innovation in land use in variety and design, layout, and type of structures constructed.
 - (4) To achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities.
 - (5) To encourage useful open space and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of the village.
- (B) *Use and Area Regulations.*
- (1) *Permitted Uses.* Planned unit developments shall be permitted in any zoning district according to the following:
 - (a) **All Residential Districts** - Except as noted, PUD uses shall be limited to the range of uses provided for within the underlying

zoning district classification. Such uses may be placed either singularly or in combination. Institutional and commercial uses determined by the Planning Commission to be compatible with the character of the PUD and surrounding neighborhood may also be permitted, provided the total area devoted to institutional and commercial uses shall not exceed twenty (20) percent of the PUD site area.

- (b) **Commercial District** - Except as noted, PUD uses may include any of the range of uses provided for within the underlying zoning district classification. Such uses may be placed either singularly or in combination. Residential uses determined by the Planning Commission to be compatible with the character of the PUD and surrounding neighborhood may also be permitted provided the total area devoted to residential uses shall not exceed forty (40) percent of the PUD site area.
- (c) **Industrial District** - Except as noted, PUD uses shall be limited to the range of uses provided for within the underlying zoning district classification. Such uses may be placed either singularly or in combination. Commercial uses determined by the Planning Commission to be compatible with the character of the PUD and surrounding area may also be permitted provided the total area devoted to commercial uses shall not exceed twenty (20) percent of the PUD site area.

In approving a PUD with mixed uses, the Planning Commission may stipulate the sequence in which said uses, or portions thereof, are constructed.

- (2) *Area Regulations.* Except to the extent that a PUD or a portion of a PUD is subject to area regulations mandated by a state agency, a PUD shall meet the following area regulations.
 - (a) *Perimeter Setbacks.* The setback maintained along the perimeter of the PUD shall equal or exceed the required setback of the underlying zoning district, provided:
 - (i) Any portion of a commercial or industrial use shall maintain a perimeter setback of not less than one hundred (100) feet from any adjoining or abutting property which is in a residential zoning district.
 - (ii) With the exception of access drives, parking areas, lighting, sidewalks and curbing, the perimeter setback shall be landscaped.

- (b) *Open Space.* A PUD project shall have open space of no less than twenty-five (25%) percent of the entire project area. This required open space shall be dedicated to the public or set aside for the common use of the owners and users within the PUD. Dedicated open space does not include parking lots, roads, and public rights-of-way, but may include flood plain areas and wetlands up to a maximum of twenty-five (25%) percent of the required open space and landscape area devoted to perimeter setbacks.

- (c) *Height Regulations.* The height of all buildings and structures within a PUD project shall not exceed the height limit of the underlying zoning district; provided, however, the Planning Commission may authorize an increase in height upon a finding that the proposed increase will not be detrimental to the public health, safety, or welfare of the PUD occupants, the area surrounding the PUD project site, and the village as a whole. This increase, however, shall not exceed fifty (50) percent of the underlying zoning district height limit. In authorizing an increase in height, the Planning Commission may require increased building setbacks and/or other conditions determined necessary to secure the public health, safety, or welfare and to ensure compatibility of the project with the surrounding area. In no case shall an increase in height be permitted if the increase will result in conditions beyond the service capability of the village pursuant to emergency fire suppression and other emergency services.

For purposes of this subsection, the height of a building or structure shall be measured from the average grade of the property at the base of the building or structure to the highest point of the building or structure.

- (d) *Other Dimensional Regulations.* To promote creativity and flexibility in site design, the Planning Commission may, subject to the following limitations, reduce the other dimensional regulations, as required by the underlying zoning district, including but not limited to minimum lot size, density, and setbacks within the PUD project, upon a finding that the proposed dimensional regulations will not be detrimental to the public health, safety, or welfare of future occupants of the PUD, the surrounding neighborhood, or the village as a whole.

Any reductions by the Planning Commission shall be limited as follows:

- (i) Residential density shall not be reduced by more than thirty (30) percent of the underlying zoning district standard.

- (ii) Setbacks shall not be reduced by more than fifty (50) percent of the underlying zoning district requirements. Perimeter setbacks as required by the PUD regulations may not be reduced.
- (iii) Required parking shall not be reduced by more than sixty (60) percent of the parking normally required of the proposed use. In no case shall a single-family home, mobile or modular home, or other such detached single-family dwelling have less than two (2) on-site (off-street) parking spaces. In reducing the required parking, the Planning Commission may require the reservation of a portion of the PUD site for future parking.

Prior to approving a reduction in dimensional regulations, the planning commission may require the applicant to demonstrate through bonafide documentation, including but not limited to traffic impact studies, environmental impact studies, market needs assessments, and infrastructure impact studies, that the reduction will not result in significant impacts to the PUD project and PUD occupants, the surrounding area, and the village as a whole.

(C) *Planned Unit Development Eligibility Requirements.* To be eligible for a planned unit development, a parcel shall meet all of the following:

- (1) The parcel shall be four (4) contiguous acres or more in area. Provided, however, if the proposed PUD will contain a mixture of residential and non-residential uses, the parcel shall be ten (10) acres or more in area. For purposes of this subsection, recreational amenities, such as health clubs and facilities providing swimming pools or tennis courts, and commercial activities customarily incidental to a residential use shall not be considered non-residential uses.
- (2) The parcel on which the proposed PUD will be located shall be served by public water and sanitary sewer facilities.
- (3) The parcel on which the proposed PUD will be located shall be under single ownership, or the PUD application shall be filed jointly by all property owners.
- (4) The proposed uses within the PUD shall be consistent with the AAA Township Master Plan for the subject parcel.

(D) *Pre-application Conference.*

- (1) A pre-application conference shall be held with the Planning Commission or its representative, unless waived by the applicant, for the purpose of

determining the eligibility of the proposed PUD application and to review the procedures and standards for PUD approval. The goals of the pre-application conference are to acquaint the Planning Commission, or its representative, with the applicant's proposed development, assist the applicant in understanding new or additional information which the Planning Commission will need to effectively consider the application, confirm that the application and all supporting documentation is ready for a public hearing, and to acquaint the applicant with the Planning Commission's initial, but unofficial reaction to the application. In no case shall any representations made by the Planning Commission, or its representative, at the pre-application conference be construed as an endorsement or approval of the PUD.

- (2) A request for a pre-application conference shall be made to the zoning administrator who shall schedule a date and time for the pre-application conference. As part of the pre-application conference, the applicant shall submit five (5) copies of a conceptual plan which shows the property location, boundaries, significant natural features, vehicular and pedestrian circulation, and land use for the entire site.

(E) *PUD Application Requirements.* An applicant seeking approval of a PUD shall submit a complete application to the zoning administrator. The zoning administrator shall then forward the application to the Planning Commission for its review under the procedures of this section. The application shall include all of the following:

- (1) A completed application form, supplied by the zoning administrator.
- (2) Payment of a fee as established by resolution of the Village Council.
- (3) A narrative statement describing:
 - (a) The objectives of the proposed PUD and how they relate to the intent of the zoning ordinance as described in subsection (A), above.
 - (b) The relationship of the proposed PUD to the Township of AAA's Master Plan.
 - (c) Phases of development, if any, and the approximate time frame for the start and completion of construction of each phase.
 - (d) Proposed master deed, deed restrictions, covenants or similar legal instruments to be used within the PUD.
 - (e) Anticipated dates for the start and completion of the PUD construction.

- (f) The location, type and size of areas to be dedicated for common open space.
- (4) Twelve (12) copies of the development plan. If the PUD is to be developed in phases, the development plan shall show all phases. The development plan shall contain all of the following:
- (a) Applicant's name, address, and telephone and fax numbers.
 - (b) Name, address, and telephone and fax numbers of the individual and firm who prepared the plan.
 - (c) Name of development, scale of the plan drawing, and north arrow.
 - (d) Location, shape, area and dimension of the lot, lots or acreage to be used, including a legal description of the property and the tax identification number(s) for the property.
 - (e) Present zoning of the subject property and adjacent properties.
 - (f) All public and private rights-of-way and easement lines located on and adjacent to the subject property which are proposed to be continued, created, relocated or abandoned, including the proposed use(s) and width(s) of all rights-of-way and easements.
 - (g) Location and total number of curb cuts, driveways, off-street parking spaces and loading spaces, including the dimensions of a typical parking space and the location(s) of barrier free parking spaces.
 - (h) Proposed exterior building dimensions (horizontal and vertical), gross floor area, number of floors and proposed uses.
 - (i) Location, dimensions, and uses of all existing and proposed structures, walks, malls, open areas, walls fences, screen plantings and/or other landscaping.
 - (j) Existing and proposed sewer, water and other utility lines, plus location and type of sewage treatment facility, water source, and fire hydrants.
 - (k) Required setbacks of the zoning districts.
 - (l) Area of subject property to be covered by buildings.
 - (m) Location, size, height and orientation of all signs.

- (n) All major environmental features, such as major stands of trees and other vegetation, wetlands, flood plains, drainage ways, outcroppings, slopes of ten (10%) or more gradient, and/or other surface features.
- (o) Proposed methods of surface water drainage, including surface and subsurface facilities.
- (p) Location and type of proposed lighting on the site.
- (q) Percentage of the total site devoted to open space and the proposed uses of that open space.
- (r) Proposed PUDs that include residential uses shall include the following additional information:
 - (i) Minimum floor area of dwelling units.
 - (ii) Total number of dwelling units proposed.
 - (iii) Number of bedrooms per dwelling unit.
 - (iv) Areas to be used for open space and recreation.
- (s) Such other information regarding the development area that may be required to determine conformance with this Ordinance.

(F) *Public Hearing on PUD Request; Notice.*

- (1) Following receipt of a complete PUD application, the Planning Commission shall hold at least one (1) public hearing. Notice of the public hearing shall be given not less than five (5) nor more than fifteen (15) days before the date the application for the planned unit development will be considered. The notice shall be sent via first class mail or personal delivery to all owners of the property for which approval is being considered, to all persons to whom real property is assessed within 300 feet of the boundary of the property being considered for planned unit development action, and to the occupants of all structures within 300 feet of the property being considered for planned unit development action. Such notification need not be given to more than one (1) occupant of a structure; except that if a structure contains more than one (1) dwelling unit or spacial area owned or leased by different individuals, partnerships, businesses or organizations, one (1) occupant of each unit or spacial area shall receive notice. In the case of a single structure containing more than four (4) dwellings units or other spacial areas owned or leased by different individuals, partnerships, businesses or organizations, notice may be

given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure.

- (2) The notice shall do all of the following:
 - (a) Describe the nature of the planned unit development application;
 - (b) Describe the property which is the subject of the planned unit development application;
 - (c) State when and where the planned unit development application will be considered; and
 - (d) Indicate when and where written comments will be received concerning the planned unit development application.
- (G) *Planning Commission Review of PUD.* Following the public hearing the Planning Commission shall review the PUD application and shall approve, deny, or approve with conditions the PUD application based on the standards for PUD approval contained in subsection (H) below. The Planning Commission's decision shall be in writing and shall include findings of fact, based on the evidence presented at the public hearing, on each standard.
- (H) *Standards for PUD Approval; Conditions; Waiver of PUD Standards.*
 - (1) *General Standards.* The Planning Commission shall approve, or approve with conditions, a PUD application if the Planning Commission finds that the proposed PUD meets all of the following:
 - (a) The planned unit development shall be consistent with the Township of AAA Master Plan.
 - (b) The planned unit development shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area. Landscaping shall ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and will be consistent with outdoor pedestrian movement. Vegetation proposed by the developer or required by the Planning Commission shall be maintained in a healthy living condition and such vegetation if dead shall be replaced.
 - (c) The planned unit development shall not change the essential character of the surrounding area, unless such change is consistent with the village's current master plan.

- (d) The planned unit development shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, ground vibration, water runoff odors, light, glare or other nuisance.
- (e) The planned unit development shall not place demands on public services and facilities in excess of current capacity, unless planned improvements which will increase the capacity sufficient to service the development have already been scheduled for completion.
- (f) The planned unit development shall be designed to preserve public vistas and existing important natural, historical, and architectural features of significance within the development.
- (g) The planned unit development shall be designed so that its pedestrian, non-motorized and automobile circulation systems are safely and conveniently integrated with those of abutting property and any linear trail or park systems intersecting or abutting such development.
- (h) The planned unit development shall provide that vehicular and pedestrian traffic within the site shall be safe and convenient and that parking layout will not adversely interfere with the flow of traffic within the site or to and from the adjacent streets. Safe and adequate access for emergency vehicles to or within the development and adequate space for turning around at street ends shall be provided.
- (i) The planned unit development shall not result in any greater storm water runoff to adjacent property after development, than before. The open space shall be provided with ground cover suitable to control erosion, and vegetation which no longer provides erosion control shall be replaced.
- (j) The design of the planned unit development shall exhibit a reasonably harmonious relationship between the location of buildings on the site relative to buildings on lands in the surrounding area; and there shall be a reasonable architectural and functional compatibility between all structures on the site and structures within the surrounding area. It is not intended that contrasts in architectural design and use of facade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with existing building designs and facade materials so as to create an adverse effect on the stability and value of the surrounding area.

- (k) The design of the planned unit development shall ensure that outdoor storage of garbage and refuse is contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties.
 - (l) The planned unit development shall be designed such that phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage or erosion control.
 - (m) The planned unit development shall meet the standards of other governmental agencies, where applicable.
- (2) *Conditions.* The Planning Commission may impose conditions with the approval of a planned unit development which are necessary to ensure compliance with the standards for approval stated in this section. Such conditions shall be considered an integral part of the PUD approval and shall be enforced by the zoning administrator.
- (3) *Waiver of PUD Standards.* The Planning Commission may waive any of the standards for a PUD contained in subsection (H)(1) above where all of the following findings are documented along with the rationale for the decision:
- (a) No good public purpose will be achieved by requiring conformance with the standards sought by the applicant to be waived.
 - (b) The spirit and intent of the PUD provisions will still be achieved.
 - (c) No nuisance will be created.
- (I) *Planned Unit Development Permit.* Following final approval of a PUD application, a permit may be obtained from the zoning administrator. The issuance of this permit, however, shall not relieve the applicant from complying with applicable county, state, and federal permit requirements. The failure of the applicant to obtain any required county, state, or federal permit shall render the PUD permit issued under this subsection void.
- (J) *Continuing Adherence to Approved PUD Application.* Any property owner who fails to develop and maintain an approved PUD according to the approved PUD application and conditions, if any, shall be deemed in violation of the provisions of this Ordinance and shall be subject to the penalties provided in this Ordinance.
- (K) *Recording of Action.* The applicant shall record an affidavit acceptable to the village attorney with the BBB County Register of Deeds that contains the full

legal description of the project site, specifies the date of final village approval, specifies the description or identification number which the village has assigned to the PUD project, and declares that all improvements will be carried out in accordance with the approved PUD application. If the Planning Commission approves an amendment to the PUD, the applicant shall record an amended affidavit acceptable to the village attorney that contains all of the information described above, describes the amendment, specifies the date the Planning Commission approved the amendment, and declares that the improvements will be carried out in accordance with the approved PUD, as amended. Finally, all deed restrictions and easements shall be duly filed with the BBB County Register of Deeds and copies of recorded documents filed with the zoning administrator.

- (L) *Amendment of an Approved Planned Unit Development.* Amendments to an approved PUD shall be permitted only under the following circumstances:
- (1) The owner of property for which a PUD has been approved shall notify the zoning administrator of any desired change to the approved PUD. Minor changes may be approved by the zoning administrator upon determining that the proposed revision(s) will not alter the basic design and character of the PUD, nor any specified conditions imposed as part of the original approval. Minor changes shall include the following:
 - (a) Reduction of the size of any building and/or sign.
 - (b) Movement of buildings and/or signs by no more than ten (10) feet.
 - (c) Landscaping approved in the PUD plan that is replaced by similar landscaping to an equal or greater extent.
 - (d) Changes in floor plans that do not exceed five (5%) percent of the total floor area and which do not alter the character of the use or increase the amount of required parking.
 - (e) Internal re-arrangement of a parking lot which does not affect the number of parking spaces or alter access locations or design.
 - (f) Changes related to items (a) through (e) above, required or requested by AAA Township, BBB County, or other state or federal regulatory agencies in order to conform with other laws or regulations; provided the extent of such changes does not alter the basic design and character of the PUD, nor any specified conditions imposed as part of the original approval.
 - (2) All amendments to a PUD approved by the zoning administrator shall be in writing. After approval by the zoning administrator, the applicant shall prepare a revised development plan showing the approved amendment. The revised development plan shall contain a list of all approved

amendments and a place for the zoning administrator to sign and date all approved amendments.

- (3) An amendment to an approved PUD that cannot be processed by the zoning administrator under subsection (1) above shall be processed in the same manner as the original PUD application.

(M) *Expiration of Approved PUD; Extension.*

- (1) An approved PUD shall expire one (1) year following final approval by the Planning Commission, unless substantial construction has begun on the PUD project prior to that time or the property owner applies to the Planning Commission for an extension prior to the expiration of the PUD. The Planning Commission may grant one (1) extension of an approved PUD for an additional one (1) year period if it finds:

- (a) The property owner presents reasonable evidence that the development has encountered unforeseen difficulties beyond the control of the property owner; and

- (b) The PUD requirements and standards that are reasonably related to the development have not changed.

- (2) If the PUD approval expires pursuant to subsection (1) above, no work pursuant to the PUD plan may be undertaken on the project until a new PUD approval is obtained from the planning commission following the procedures for a new PUD application. In addition, if the PUD approval expires, the property shall again be subject to the zoning classification of the property which existed prior to the PUD approval as if no PUD approval had ever been granted.

- (N) *Performance Guarantee.* In connection with the development of a PUD project, the Planning Commission may require the applicant to furnish AAA Township with a performance guarantee in the form of a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the village in an amount equal to the estimated costs associated with the construction of public and site improvements. Public improvements mean by way of example and not limitation roads, parking lots, and water and sewer systems which are located within the PUD or which the applicant has agreed to construct even though located outside the PUD. Site improvements mean landscaping, buffering, and the completion of conditions imposed by the Planning Commission which are located within the PUD. For purposes of this subsection, the costs covered by the performance guarantee shall include all of the following: (1) the purchase, construction, and/or installation of the improvements, (2) architectural and engineering design and testing fees and related professional costs, and (3) an amount for contingencies consistent with generally accepted engineering and/or planning practice. The performance guarantee shall be deposited with the

village clerk at or before the time the village issues the permit authorizing the PUD, or if the PUD has been approved in phases, then the performance guarantee shall be deposited with the village clerk prior to the commencement of construction of a new phase. The performance guarantee shall ensure completion of the PUD public and site improvements in accordance with the plans approved by the Planning Commission. Any cash deposit or certified funds shall be refunded for the PUD or each phase of the PUD in the following manner:

- (1) One-third of the cash deposit after completion of one-third of the PUD public and site improvements;
- (2) Two-thirds of the cash deposit after completion of two-thirds of the PUD public and site improvements; and
- (3) The balance at the completion of the PUD public and site improvements.

Any irrevocable bank letter of credit or surety bond shall be returned to the applicant upon completion of the PUD public improvements. If a PUD project is to be completed in phases, then the Planning Commission may require the applicant to furnish a performance guarantee as provided in this subsection for each phase of the PUD project. If an applicant has contracted with a third-party to construct the public and site improvements and the third-party has provided a bond meeting the requirements described above and the bond also names the village as a third-party beneficiary of the bond, then the Planning Commission may accept that bond as meeting all or a portion of the performance guarantee required by this subsection.

Section 2. Severability.

If any article, section, subsection, sentence, clause, phrase, or portion of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the village intends said portion to be disregarded, reduced and/or revised so as to be recognized to the fullest extent possible by law. The village further states that it would have passed and adopted what remains of this Ordinance following the removal, reduction or revision of any portion so found to be invalid or unconstitutional.

Section 3. Effective Date.

This Ordinance shall become effective eight (8) days after being published in a newspaper of general circulation within the Township.

TOWNSHIP OF AAA

By: _____
***, Supervisor

By: _____
***, Clerk

MCLS § 125.3503

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MCLS § 125.3503

MCL § 125.3503

§ 125.3503. Planned unit development.

Sec. 503. (1) As used in this section, "planned unit development" includes such terms as cluster zoning, planned development, community unit plan, and planned residential development and other terminology denoting zoning requirements designed to accomplish the objectives of the zoning ordinance through a land development project review process based on the application of site planning criteria to achieve integration of the proposed land development project with the characteristics of the project area.

(2) The legislative body may establish planned unit development requirements in a zoning ordinance that permit flexibility in the regulation of land development, encourage innovation in land use and variety in design, layout, and type of structures constructed, achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities, encourage useful open space, and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of this state. The review and approval of planned unit developments shall be by the zoning commission, an individual charged with administration of the zoning ordinance, or the legislative body, as specified in the zoning ordinance.

(3) Within a land development project designated as a planned unit development, regulations relating to the use of land, including, but not limited to, permitted uses, lot sizes, setbacks, height limits, required facilities, buffers, open space areas, and land use density, shall be determined in accordance with the planned unit development regulations specified in the zoning ordinance. The planned unit development regulations need not be uniform with regard to each type of land use if equitable procedures recognizing due process principles and avoiding arbitrary decisions are followed in making regulatory decisions. Unless explicitly prohibited by the planned unit development regulations, if requested by the landowner, a local unit of government may approve a planned unit development with open space that is not contiguous with the rest of the planned unit development.

(4) The planned unit development regulations established by the local unit of government shall specify all of the following:

- (a) The body or official responsible for the review and approval of planned unit development requests.
- (b) The conditions that create planned unit development eligibility, the participants in the review process, and the requirements and standards upon which applicants will be reviewed and approval granted.
- (c) The procedures required for application, review, and approval.

(5) Following receipt of a request to approve a planned unit development, the body or official responsible for the review and approval shall hold at least 1 public hearing on the request. A zoning ordinance may provide for preapplication conferences before submission of a planned unit development request and the submission of preliminary site plans before the public hearing. Notification of the public hearing shall be given in the same manner as required under section 103.

(6) Within a reasonable time following the public hearing, the body or official responsible for approving planned unit developments shall meet for final consideration of the request and deny, approve, or approve with conditions the request. The body or official shall prepare a report stating its conclusions, its decision, the basis for its decision, and any conditions imposed on an affirmative decision.

(7) If amendment of a zoning ordinance is required by the planned unit development regulations of a zoning ordinance, the requirements of this act for amendment of a zoning ordinance shall be followed, except that the hearing and notice required by this section shall fulfill the public hearing and notice requirements of section 306.

(8) If the planned unit development regulations of a zoning ordinance do not require amendment of the zoning ordinance to authorize a planned unit development, the body or official responsible for review and approval shall

→ Statute provides option concerning whether ZOA is required

MCLS § 125.3503

approve, approve with conditions, or deny a request.

(9) Final approval may be granted on each phase of a multiphased planned unit development if each phase contains the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the residents of the surrounding area.

(10) In establishing planned unit development requirements, a local unit of government may incorporate by reference other ordinances or statutes which regulate land development. The planned unit development regulations contained in zoning ordinances shall encourage complementary relationships between zoning regulations and other regulations affecting the development of land.

HISTORY: Act 110, 2006, p --; imd eff April 10, 2006, by enacting § 1 eff July 1, 2006.

Pub Acts 2006, No. 110, Art. V, § 503, imd eff April 10, 2006, by enacting § 1 eff July 1, 2006.

34 of 49 DOCUMENTS

MICHIGAN COMPILED LAWS SERVICE
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* This document is current through 2012 P.A. 137 with a gap of acts 87, 88, 108, 119 and 128-134 *

CHAPTER 125 PLANNING, HOUSING, AND ZONING
MICHIGAN ZONING ENABLING ACT
ARTICLE V. SPECIAL ZONING PROVISIONS

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MCLS § 125.3504

MCL § 125.3504

§ 125.3504. Special land uses; regulations and standards; compliance; conditions; record of conditions.

Sec. 504. (1) If the zoning ordinance authorizes the consideration and approval of special land uses or planned unit developments under section 502 or 503 or otherwise provides for discretionary decisions, the regulations and standards upon which those decisions are made shall be specified in the zoning ordinance.

(2) The standards shall be consistent with and promote the intent and purpose of the zoning ordinance and shall insure that the land use or activity authorized shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use. The standards shall also insure that the land use or activity is consistent with the public health, safety, and welfare of the local unit of government.

(3) A request for approval of a land use or activity shall be approved if the request is in compliance with the standards stated in the zoning ordinance, the conditions imposed under the zoning ordinance, other applicable ordinances, and state and federal statutes.

(4) Reasonable conditions may be required with the approval of a special land use, planned unit development, or other land uses or activities permitted by discretionary decision. The conditions may include conditions necessary to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8485 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

Date: January 27, 2016

To: Planning Commissioners

From: Scott McNeil

Re: Review of CIP document narrative section

Included with this memo is a copy of the current 2017 CIP draft document which includes the cover, index, please and narrative portion as provided in 2016 approved CIP document. A copy of the approved timeline for development of the 2017 CIP is also included with this memo.

Review of the narrative portion of the CIP document is included in the first action item in the approved timeline for development of the 2017 CIP. This will allow review and changes to this section including criteria for selection before invitations for participation are sent to agencies other than departments and agencies of the County.

Please do not hesitate to contact me with questions.

Proposed Cheboygan County Planning Commission 2017 Capital Improvement Program Development Timeline.

Approved by the Planning Commission on January 20, 2016

January 20, 2016 to March 30, 2016. The staff of the Community Development Department will gather project information from the agencies and departments within the county and other government entities for inclusion in the CIP and present the same for review by the Cheboygan County Planning Commission. The Planning Commission shall review the narrative portion of the in the 2016 CIP document and interject proposed changes to the 2017 CIP document and 2017 CIP document development accordingly.

April 6, 2016 to June 1, 2016. The proposed projects are reviewed by the Planning Commission. Agency and department representatives may provide a report to the Planning Commission by request.

June 15, 2016. The Planning Commission will review the project information and elect which projects should be included in the CIP and place such projects in a general order of priority in needed and desirable categories.

July 6, 2016. The staff of the Community Development Department will present a draft CIP document to the Planning Commission for review.

August 3, 2016. The Planning Commission holds a public hearing on the draft CIP and may make changes to the draft CIP accordingly.

August 17, 2016. The Planning Commission will forward the final draft CIP, along with a recommendation, to the Cheboygan County Board of Commissioners.

November 2, 2016 to December 7, 2016. The Planning Commission will review any proposed changes from Board of Commissioners or the County Administrators office as a result of the county budget review process.

CHEBOYGAN COUNTY



CAPITAL IMPROVEMENTS PROGRAM 2017 - 2022

Approved by the Planning Commission on _____, 2016

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Introduction

The Michigan Planning Enabling Act (Act 33, 2008) requires local municipalities that have adopted a master plan to annually prepare a capital improvements program.

The Act provides that the capital improvements program show those public structures and improvements, in general order of their priority that in the judgment of the Planning Commission will be needed or desirable and can be undertaken within the ensuing 6-year period.

A capital improvements program is a blueprint for planning capital improvement expenditures. The inclusion of a project in a capital improvement program will not require any public entity or department of the county to fund or complete the project. It is a planning tool that can coordinate community planning, financial capacity and physical development.

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 of the county. 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 financial aid.

Definition

Capital improvements or the purposes of this capital improvements program shall be defined as additions to County assets which 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

- a) The staff of the Community Development Department will gather project information from the agencies and departments within the county for inclusion in the CIP and present the same to the Cheboygan County Planning Commission.
- b) The proposed projects are reviewed by the Planning Commission. Agency and department representatives will provide a report to the Planning Commission by request.
- c) The Planning Commission will review the project information and elect which projects should be included in the CIP and place such projects in a general order of priority.
- d) The staff of the Community Development Department will present a draft CIP to the Planning Commission for review.

- e) The Planning Commission holds a public hearing on the draft CIP and may make changes accordingly.
- f) The Planning Commission will forward the final draft CIP, along with a recommendation, to the Cheboygan County Board of Commissioners.
- g) The Cheboygan County Board of Commissioners will approve, modify or reject with reasons, the CIP.
- h) The Planning Commission will annually update the CIP utilizing the above procedure.

Project Prioritizing and Inclusion in the Capital Improvements Program.

Departments and Agencies of Cheboygan County

Projects submitted by a department or agency of Cheboygan County which are included are presented in a general order of priority in Needed and Desirable categories in consideration of factors listed in the following categories:

- a) Needed (essential, should do)
 - Addresses an objective of the Cheboygan County Master Plan
 - Addresses an objective of other adopted plans of the County
 - Satisfies a legal obligation
 - Corrects a condition dangerous to public health and safety
 - Reduces future operating and maintenance costs
 - Leverages local, state or federal funds.
 - Prevents irreparable damage to a valuable public facility
 - Stimulates economic growth and private investment
- b) Desirable (important, could do)
 - Will not conflict with the Cheboygan County Master Plan
 - Provides a new or expanded level of service
 - Provides a facility improvement adding efficiency or increase in use with minimal or no operating cost increase.
 - Enhances cultural or natural resources.

Other government entities.

In order to coordinate planning and future development and create a better planning document, the Planning Commission encourages other government entities within Cheboygan County to submit projects for review and consideration for inclusion in the Cheboygan County Capital Improvement Program.

Projects which are presented by other government entities are considered for inclusion based on the following factors:

- Will not conflict with the Cheboygan County Master Plan
- Will not conflict with other adopted plans of the County such as the Cheboygan County Recreation Plan.



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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PHONE: (231)627-8489 ■ FAX: (231)627-3646

To: Cheboygan County Planning Commission

From: Scott McNeil, Planner

Subject; Review and update of purpose statement regarding sign regulation.

Date: January 26, 2016

As discussed at the most recent meeting, our first step toward updating the sign ordinance in light of the Supreme Court decision in Reed vs. town of Gilbert is to review the purpose statement and update the same if necessary.

In order to effectively update the purpose we will need to identify changes to the goals for sign regulation in a clear manner. These goals can be simple and concisely stated so that we can then effectively examine the provisions of the sign ordinance to determine if they are reflecting the goals.

Included with this memo is a copy of the current purpose statement and the goals and objectives section from the Master Plan which should be used to identify the goals for sign regulation.

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

ARTICLE 17 - SUPPLEMENT REGULATIONS AND STANDARDS

SECTION 17.19. SIGNS

The purpose of this section is to regulate the size, location, number, and types of signs that are constructed or reconstructed within the County. These regulations are intended to promote the health, safety and welfare of the general public, and protect the economic value of land within and the aesthetic quality and character of Cheboygan County. In addition, these sign regulations are intended to be a comprehensive system of reasonable, content-neutral, time, place, and manner restrictions for signs that are designed to accomplish all of the following:

- To allow for adequate and effective signage for business identification and other commercial speech.
- To provide for the dissemination of public information, including but not limited to public safety information and notification as required by law.
- To promote safety by providing that signs do not create a hazard from collapse, fire, collision, decay or abandonment, obstruction of police and fire services, and vehicular and pedestrian traffic impairments.
- To protect the public right to receive messages, especially non-commercial types such as religious, social, political, economic, and others protected by the 1st Amendment of the U.S. Constitution.

Chapter 3 The Community Vision - Goals and Objectives

The following are goals and objectives formed directly from input gathered from Cheboygan County stakeholders. Included here is a discussion on how the Planning Commission can achieve those particular objectives which are at least partially within their scope of work. Other objectives may receive support of the Planning Commission but they may not be within the power of the Planning Commission.

These are not presented in a particular order of priority. To find a prioritized list of action items, see the Zoning Plan section of this Master Plan. These goals are all categorized by the following general topic headings: Public/Private & Intergovernmental Collaboration, Community Development, Natural Resources & Recreation, Public Services & Infrastructure, Transportation, and Economic Development.

Public/Private & Intergovernmental Collaboration

GOAL ⇒ Promote cooperation between adjacent communities and municipalities. Maintaining good communications among neighboring municipalities can increase efficiencies and help other entities be more aware of opportunities for growth. A good example of this is the Cheboygan County Trailways Advisory Committee. This group meets monthly to share their experiences with their local trails. The participants share grants that they have utilized as well as methods on how to deal most effectively with issues that they have come across. These meetings sometimes include state and regional entities such as the DNR and County Road Commission.

Objectives

- a. Maintain existing and encourage similar intermunicipality planning committees, such as Northern Cheboygan County Intermunicipal Planning Committee (NCCIPC).**

The Northern Cheboygan County Intergovernmental Planning Committee (NCCIPC) was formed to encourage cooperation between local governmental units. The planning committee is made up of representatives from the townships of Beaugrand, Benton, and Inverness, the city of Cheboygan, and the county of Cheboygan. It is recognized by these entities that intergovernmental cooperation can produce a climate of trust and collaboration and create stronger leadership. Coordinated efforts can lead to more efficient government, which can also lead to more economic development opportunities and cost savings to tax payers.

- b. Maintain thorough communication on planning & zoning and capital improvement activities with the townships and other entities within Cheboygan County.**

Better coordination of activities across governmental units can create greater efficiencies. Brining, plowing, and road improvements are just some examples of how coordinated efforts across multiple jurisdictions can lower costs. Cheboygan County Planning Commission, through its Capital Improvement Planning process, has a real opportunity to create these avenues of communication.

- Provide annual report on Planning Commission activities to MTA as well as periodic updates as appropriate.
- Provide annual communications meant to address the taxpayers and voters in Cheboygan County. Include information on how anyone can get involved in local government decision making.

c. Coordinate efforts to reach common goals such as land use planning along common borders, blight reduction, shared land use goals as listed in each entity's master plan, and economic development.

- Recognizing that counties cannot enact blight ordinances per se, Community Development staff should serve as liaison, facilitators, and/or coordinators of blight efforts by townships, city, and villages.
- Initiate more ways to communicate through social media, newsletters, and email with townships, neighboring communities, residents and business owners within Cheboygan County.
- Work with the road commission for better access management (improved means of vehicular access to property that is less costly, more efficient and safer).
- Coordinate planning efforts for other forms of transportation and recreation including rural transit and non-motorized transportation routes and recreational pathways.

d. Provide joint training in good land use planning principles and best practices.

- Offer training opportunities appropriate for all levels of government on common planning matters.

Community Development

GOAL ➔ Encourage quality development and well-maintained buildings and property. Quality development is not only good for business, it can improve the health and safety of our residents and employees, preserve the natural environment, and improve the overall quality of life.

Objectives

- a. **Assist townships and other local municipalities to coordinate efforts to increase community beautification and reduce blight, recognizing that each level of government has unique tools and those efforts can be coordinated to reach common goals.**
 - Update signage zoning provisions to accommodate more potential recreational trail signage improvements. (The DNR is being asked to allow for more signs on the trails to alert trail users to more commercial businesses. We don't currently have clear provisions for this type of commercial signage.)
- b. **Encourage local township and community activities that support better planning, design, and management of public spaces.**
 - Request sharing of information from townships as they do Capital Improvements to their parks and recreation assets and other municipal properties.
- c. **Identify neighborhoods below median home value in the county and consider targeted rehabilitation efforts.**
- d. **Provide for a variety of home occupations which lower business startup costs.**
 - Review home occupation regulations for appropriateness to current trends.
 - Provide for more artisan home occupations in all areas of the county that provide for artisans to live and work in the same location which may include retail use.

GOAL → Ensure a diversity of commercial activity and residential living options. Clearly each community has its own character and this character evolves over time. It is important to allow for growth and change by providing flexibility in land use regulations which still preserve the character of the community. The population of Cheboygan County is older, on average. The county is also experiencing a loss of its young adults as they move to bigger cities with more options. Cheboygan County won't be all things to all people, but the range of opportunities for both commercial activity and additional residential options should be explored. In some cases, due to rising energy costs and a need to simplify, very small homes have become more desirable for some. An example of diversifying of commercial activity includes creating more options for home-based businesses. Very appropriate for this rural area, home based businesses that are also compatible with surrounding residential uses are often necessary.

Objectives

- a. **Provide for neighborhood corner stores and similar small business opportunities.**
 - Provide for rural commercial areas within the county on the future land use map.
- b. **Preserve existing "neighborhood" commercial uses such as party stores and bar/restaurants at rural intersections.**

- Provide for rural commercial areas within the county on the future land use map.
- c. **Ensure affordable, accessible, independent living opportunities.**
 - Explore allowing more Accessory Dwelling Units which would allow people to age with dignity in their own home or a home of a close friend or family member.
- d. **Provide protection of quality rental housing, downtown housing, and adequate property maintenance.**

GOAL ➔ Provide adequate and efficient standards for land use development.

Land use regulations must strike a very important balance of providing opportunities for growth in quality of life, personal income while also protecting the natural resources and preventing encroachments and threats on neighbors' quality of life. Although the ordinance has been amended more than 100 times, these amendments are very important and ensure the ordinance meets current needs, which are always changing.

Objectives

- a. **Amend the existing ordinance to provide for changes in the economy and improvements in land use regulation methods.**
 - Evaluate parking standards and update ratios and dimensions as appropriate.
 - Create incentives within the zoning ordinance to encourage development within existing commercial corridors, specifically within existing sewer districts and in locations where existing public infrastructure already exists. Incentives should also be used to encourage infill development.
 - Evaluate Planned Unit Development (PUD) review process that involves rezoning and flexibility in use standards. Allow for more uses in some PUD situations which provides more flexibility in plan review.
 - Evaluate form based codes to allow for more appropriate standards for some downtowns and more flexibility of allowable uses.
 - Streamline the list of allowable uses in all zoning districts, combine similar uses to reduce confusion, provide table of allowable uses within the zoning ordinance to clarify allowable uses.
 - Create means for expedited zoning approvals for redevelopment of existing buildings.
 - Utilize a new future land use category identifying Rural Commercial Nodes where isolated but desirable small commercial activity exists and should be preserved. Utilize new land use category designation for those areas not already accommodated by existing zoning.

- Create optional use and design standards based on the goals of the Master Plan which, if adhered to, allow for expedited approval.
- Select common uses in commercial and industrial zoning districts and redevelopment sites which could receive expedited administrative approval, providing an attractive business opportunities.

GOAL ➔ Ensure promotion and preservation of historic, cultural and recreational resources in Cheboygan County.

Cheboygan County already has an extensive collection of attractions that bring visitors to our area and, if presented in the right way, could help those visitors realize that this is also a great place to do business. Cheboygan County has a very high quality of life which attracts people of all ages. It is a highly desirable place to live and work. Cheboygan County has the most coastline of any county in Michigan as well as many miles of forest “coastline”, or private properties that border a state forest. In addition, the historic resources are significant not only to local residents but played a role in the development of the state and our nation.

Objectives

- a. **Allow for flexibility in reuse of historic buildings.**
 - Provide more flexibility in allowable uses for existing buildings where it may not be feasible to continue the previous use.
- b. **Provide ample opportunities for historic and appropriate tourism activities.**
 - Ensure zoning provisions allow for agri-tourism and other tourism that provides a means for economic growth in our rural county.

Natural Resources & Recreation

GOAL ➔ Ensure adequate recreational trail development, maintenance, and promotion of recreation for residents of all ages and abilities.

Recreational assets create economic development in many ways. The trails create opportunities for people to live healthy lifestyles, which in turn reduces health care costs overall. Recreational assets bring more visitors to the area which also grow the local economy through local retail, restaurant, and lodging establishments. The Outdoor Industry Association (OIA) estimates that in the State of Michigan, outdoor recreation generates \$18.7 billion in consumer spending, 194,000 direct jobs, and \$5.5 billion in wages and salaries. Nationally, the OIA estimates that annual consumer spending on outdoor recreation is almost double the amount of consumer spending on motor vehicles and parts. Also, across the nation more people are employed in the outdoor industry than the construction trades.

Objectives

- a. **Ensure access to trails by appropriate users of all abilities.**

- Participate in a county-wide recreational trail and pathway study to ensure connectivity, accessibility, and coordination with township efforts.
- b. **Provide recreational opportunities throughout the county for all ages.**
 - Participate in a county-wide recreational trail and pathway study to ensure connectivity, accessibility, and coordination with township efforts.
- c. **Encourage trail development for trails of all kinds including motorized, non-motorized, water trails and harbors.**

GOAL ➔ Leverage the natural resources for appropriate forms of economic development while maintaining excellent conditions of natural resources.

Efforts can be made to create more opportunities to utilize the County's extensive recreational assets for more entrepreneurial growth. One example is to partner with the DNR to allow for more signs along and near recreational trails to alert trail users to nearby businesses that may serve their needs.

Objectives

- a. **Monitor condition of natural resources, educate citizens on causes of deterioration and incentivize maintenance of natural resources.**
 - Staff provides, annually, information compiled from local organizations on water and natural resource quality measurements for Planning Commission to monitor and act upon as needed.
- b. **Allow for responsible oil and gas extraction and evaluate screening requirements.**
 - Staff provides, annually, information compiled from the state well permits for Planning Commission to monitor and act upon as needed.
- c. **Encourage responsible use and management of the Pigeon River Country wilderness area.**
- d. **Ensure adequate protection of high water quality.**
 - Staff provides, annually, information compiled from local organizations on water and natural resource quality measurements for Planning Commission to monitor and act upon as needed.
- e. **Encourage promotion of recreational resources and evaluate sign regulations to allow for appropriate trail-side signage.**
 - Update signage zoning provisions to accommodate more potential recreational trail signage improvements. (The DNR is being asked to allow for more signs on the trails

to alert trail users to more commercial businesses. We don't currently have clear provisions for this type of commercial signage.)

- f. **Communicate the “Natural Affordability” of Cheboygan County.**
- g. **Encourage retention of open space and scenic vistas using Planned Unit Developments (PUD) and provide incentives for clustering of non-farm development.**
 - Allow for more uses in some PUD situations which provides more flexibility in plan review.

Public Services & Infrastructure

GOAL ➔ Provide opportunities for safe and efficient use and transport of energy sources. Energy costs are rising and showing no signs of getting any cheaper in the future. Other means of energy production shouldn't be hampered by local land use regulations as long as they can be assured of being compatible with local land use goals. Transportation options should also be provided. Rural transit can provide a much-needed option for low-income residents of the County to remain employed regardless of the condition of their automobile. This can help them not only stay employed but make the payments on their home and pay for needed healthcare for their family. A transportation system that accommodates all users of all abilities increases everyone ability to remain mobile, active, healthy, and employed.

Objectives

- a. **Allow for appropriate use and transport of all forms of energy.**
- b. **Ensure opportunities for development of renewable energy that maximizes sustainable use of natural resources and retains energy dollars in the local economy.**
 - Improve opportunities for farmers to take advantage of Wind Turbine Generator.
- c. **Keep up to date on evolving renewable energy technologies, land use implications and ensure regulations are appropriate.**

GOAL ➔ Encourage efficient broadband implementation throughout the county using local providers when appropriate.

More and more, broadband is a necessary part of life. Education systems utilize the Internet for lessons. Higher education opportunities are available in rural areas via the Internet as long as broadband is available. For many businesses, the Internet is their primary avenue to reach their customers and is more important than good roads. The fastest growing business sectors are those with companies doing business on the Internet.

Objectives

- a. **Ensure local regulations are consistent with FCC, with needs of local providers and with emerging technologies.**
- b. **Ensure land use information is available for use by private sector Internet Service Providers to make market decisions.**

GOAL → Provide incentives and flexibility to reuse and repurpose existing public and institutional buildings.

Rising costs of providing education force some schools to consolidate and close some of their buildings. In order to eliminate the potential for building to remain vacant for extended periods of time it is important for land use laws to add some flexibility for allowable uses in those buildings.

Objectives

- a. **Explore option to amend the zoning ordinance to allow for PUD's that rezone properties and accommodate additional uses.**
- b. **Explore option to create an overlay zoning district for existing school and public buildings for appropriate reuse.**

GOAL → Encourage educational opportunities for youth focused on the benefits of the quality of life in northern Michigan and educate on the entrepreneurial opportunities in Cheboygan County.

Objectives

- a. **Encourage youth involvement and understanding of local planning and zoning. Create opportunities for youth to understand how to get involved in local decision making.**

Transportation

GOAL → Maintain an adequate transportation system

Transportation options for people of all abilities should be provided. A transportation system that accommodates all users of all abilities increases everyone ability to remain mobile, active, healthy, and employed.

Objectives

- a. **Improve access management standards for new development which will provide safer and more efficient movement of vehicles and pedestrians.**
 - Expand on what access management is and examples of what can be done.
 - Include recommendations for future access management plan needs.

- b. **Ensure roadways are planned and designed and constructed to be accessible to all legal users of the road including pedestrian, bicyclists, ATV riders, motorists, and transit riders of all ages and abilities.**

- Discuss transportation system connectors for non-motorized users on roadways (recommend future connector route study but include some potential connectors now).

- c. **Ensure adequate rural transit opportunities.**

- Support Straits Regional Ride efforts

- d. **Provide adequate public input opportunities for transportation planning and decision making process.**

GOAL ➔ Recreational trail network to enhance transportation options
Recreational trails can serve as a transportation alternative, providing safer and more convenient transportation options.

Objectives

- a. **Develop links between schools and residential areas to promote safer routes to schools and between neighborhoods.**

- b. **Encourage links of new residential and commercial development to recreational/transportation trail systems.**

- More support for the discussion of transportation system linkages for non-motorized and rural road users such as ATV/ORV road users.

Economic Development

GOAL ➔ Support agriculture and encourage farming and forestry opportunities
Farming has been part of Cheboygan County's history. Local food production can enhance the economy of Cheboygan County by providing not only local food needs but also become an export that brings money into the local economy. Properly managed forest assets in the County also have the potential, as they have throughout Cheboygan County's history, to provide much needed income for local landowners. These resources need special attention in the zoning ordinance to allow for appropriate use and protection.

Objectives

- a. **In the zoning ordinance, recognize the different needs of farming compared to forestry. Each should be adequately recognized and accommodated.**

- b. Acknowledge the importance of the agriculture industry and lands to the scenic character, quality of life, and economic development of the County.**
- c. Acknowledge the importance of forestry industry and management.**
- d. Increase land available for farming, especially niche agricultural crops in future land use goals.**
 - Increase land in Ag/Forest future land use category.
 - Ensure prime farmland soils are available in the Ag/Forest land use wherever possible.
- e. Use incentives rather than regulations to keep land in farming or forestry use.**
- f. Provide adequately for forestland and timber production including large timber stands, sawmills, and lumber grading and processing facilities.**
 - Review the zoning ordinance to ensure agriculture and timber production is accommodated according to the demand.
- g. Ensure agriculture is a top priority due to its importance to local residents' physical health, economic health, community character, and quality of life in Cheboygan County.**
- h. Provide opportunities for farmers to take advantage of wind turbine, gas, oil leases primarily as a farming land use preservation tool.**
 - Review zoning provisions for wind turbines, gas & oil production.

GOAL → Protect and enhance the existing commercial development and maximize new growth opportunities

The most important work to create greater economic development is to support a community's existing businesses and assist in their efforts to grow. These businesses already employ people, already pay taxes and are invested in the community. Also, when these businesses grow they will act as an attractor for new and complementary businesses to locate nearby.

Objectives

- a. Ensure adequate year-round business opportunities.**
- b. Increase opportunities to reuse existing buildings.**
 - Provide more flexibility in allowable uses for existing buildings where it may not be feasible to continue the previous use.
- c. Communicate land use information and available properties for business owners seeking to relocate in Cheboygan County.**

- Encourage partnerships with townships and assessors to ensure an up-to-date GIS database of commercial and industrial buildings.
- d. Review zoning requirements to ensure a streamlined review process that allows for flexibility through form-based codes or other similar methods.**
 - Provide more flexibility in allowable uses for existing buildings where it may not be feasible to continue the previous use.
- e. Involve Youth in the planning of community events and public spaces.**
- f. Encourage Youth-oriented entrepreneurial training programs**
- g. Encourage opportunities for special events that are family and youth oriented.**