



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, DECEMBER 19, 2018 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

PUBLIC HEARING AND ACTION ON REQUESTS

UNFINISHED BUSINESS

NEW BUSINESS

1. Proposed Ordinance to amend Sections 17.27. and 18.7 of Zoning Ordinance No. 200
2. Discussion regarding five-year review of the current Cheboygan County Master Plan
3. Discussion regarding the Planning Commission's By-Laws and possible future amendment(s)
4. Discussion regarding the Planning Commission's meeting calendar for 2019

STAFF REPORT

PLANNING COMMISSION COMMENTS

PUBLIC COMMENTS

ADJOURN



CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST., ROOM 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
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CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, DECEMBER 5, 2018 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdyk
ABSENT: Churchill
STAFF: Mike Turisk
GUESTS: John Brown, Carl Muscott, Mark Underwood, Bruce Brandt, Andrew Sweet, Eric Boyd, Bob Lyon, Roberta Matelski, Russell Crawford, Cheryl Crawford, Cal Gouine, John Moore, Scott Eno, Karen Johnson, Charles Maziasz, Chuck Leaday

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

PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

The October 17, 2018 Planning Commission minutes were presented. **Motion** by Mr. Borowicz, seconded by Mr. Kavanaugh, to approve the meeting minutes as presented. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdyk), 0 Nays, 1 Absent (Churchill)

PUBLIC HEARING AND ACTION ON REQUESTS

MU Campgrounds, LLC/Mark Underwood - Requests a special use amendment to construct a non-residential, accessory storage building, per Section 18.11. The subject property is zoned Commercial Development (D-CM) and located at 9575 N. M-33 Hwy., Inverness Twp., Section 18, Parcel #092-018-400-007-00.

Mr. Turisk reviewed the background information contained in the staff report covering the application.

Discussion was held and Ms. Lyon questioned the location of the septic field and whether it would interfere with the building location. Mr. Kavanaugh pointed out that District Health Department #4 had inspected the site and found no problems. Mr. Kavanaugh asked if the building would only be used for storage. Mr. Sweet answered yes.

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

Motion by Mr. Freese, seconded by Mr. Kavanaugh, to waive the topography requirement. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdyk), 0 Nays, 1 Absent (Churchill)

The Planning Commission reviewed and approved the General Findings and the Finding of Fact Under Section 18.7. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to approve the special use permit amendment based on the General Findings and the Finding of Fact Under Section 18.7 with the condition that Department of Building Safety requirements be met. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdyk), 0 Nays, 1 Absent (Churchill)

Bruce Brandt - Requests a special use permit for a motor vehicle sales and/or repair facility, per Section 9.3.2. The subject property is zoned Agriculture and Forestry Management (M-AF) and located at 6530 N. M-33 Hwy., Benton Twp., Section 33, Parcel #104-033-100-008-00.

Mr. Turisk reviewed the background information contained in the staff report covering the application. Mr. Turisk indicated that elevation drawings have been provided which were obtained from Department of Building Safety and based on the floor plan drawing the required parking is a total of 9 spaces plus ADA. Discussion was held. Mr. Freese indicated that the parking spaces are not included on the site plan.

Motion by Mr. Freese, seconded by Mr. Borowicz, to waive the topography requirement. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdyk), 0 Nays, 1 Absent (Churchill)

Ms. Croft asked for public comments. Mr. Brown stated that he is in favor of this project. Public comment closed.

The Planning Commission reviewed and approved the General Findings. The Planning Commission reviewed and approved the Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Kavanaugh, seconded by Mr. Borowicz, to approve the special use permit based on the General Findings, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 with the following conditions:

1. Department of Buildings Safety requirement be met.
2. District Health Department #4 requirement be met.
3. MDOT requirement be met.
4. Submission of a revised site plan showing the location of required parking spaces.

Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdyk), 0 Nays, 1 Absent (Churchill)

Andrew Sweet – Requests site plan review for firewood production and sales as well as bulk mulch and topsoil sales in a Commercial Development (D-CM) zoning district, pursuant to Section 6.2.14. The subject property is zoned Commercial Development (D-CM) and is located at 3499 E. Mullett Lake Rd., Koehler Township, Section 20, Parcel #171-020-200-010-00.

Mr. Turisk reviewed the background information contained in the staff report covering the application.

Discussion was held. Mr. Kavanaugh stated that the existing site is always well kept and he was sure the additional site would be well kept. Mr. Kavanaugh asked whether the fence would be the same as that on the parcel across the road and was told that it would be the same.

Ms. Croft asked for public comments. Mr. Muscott stated that he didn't feel the use advertised was an adequate description of the actual use. Mr. Turisk indicated that legal counsel had stated the use description was the most appropriate use listed in the regulation. Public comment closed.

Mr. Freese indicated that the sign location would have to comply with section 12.20.B and 12.20.C.

The Planning Commission reviewed and approved the General Findings. The Planning Commission reviewed and approved the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Freese, seconded by Mr. Borowicz, to approve the special use permit based on the General Findings and the Specific Findings of Fact Under Section 20.10 with the following conditions:

1. Relocate sign in accordance with section 17.20B and 17.20C and submit a revised site plan showing its location.
2. Provide curbs and gutters in accordance with Cheboygan County Road Commission requirements.

Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdyk), 0 Nays, 1 Absent (Churchill)

UNFINISHED BUSINESS

Mr. Turisk asked for a date to be determined for the public hearing on the solar ordinance that had been canceled. Discussion was held. **Motion** by Mr. Borowicz, seconded by Mr. Kavanaugh, to reschedule the public hearing on the Solar Ordinance Amendment to January 16, 2019. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdyk), 0 Nays, 1 Absent (Churchill)

Mr. Freese stated the reason given for cancellation of the November 21, 2018 meeting was that it fell on the day before Thanksgiving and the perception might be that we were attempting to avoid a larger public discussion of the Solar Ordinance by scheduling it on a date that many people would not be available to attend the meeting. The Solar Ordinance was established as the number one priority by the Cheboygan County Board of Commissioners early last spring and has been a subject of discussion at virtually every meeting since April 18, 2018. In the eight meetings that the regulation has been

discussed, comments from commercial solar energy sources and the general public have been incorporated as have those of legal counsel. Seven revisions have been made in an attempt to produce a comprehensive draft for presentation at the public hearing. It is anticipated that the initial public hearing will not be the only public hearing on this ordinance but will require additional hearings to discuss and incorporate public comments. The public hearing that was canceled was to solicit comments on the solar regulation and not on an actual special use permit for a solar farm which might in the future be located in Grant Township. The object of the hearing is to obtain comments from the public on how the proposed regulation might be tightened or loosened to more adequately fit the public needs and if possible accommodate their objections.

Mr. Freese stated that the notice in the Tribune is not a very effective means of getting information across to the general public but he isn't sure of a better way and that perhaps email or some other form of social media might be more effective, however, cost and time requirements might make these means prohibitive. The newspaper notice requires preparation to begin 20 days prior to the meeting date. It takes about 16 hours to get the mailing list prepared to notify property owners within 300 feet of any parcel proposed for a special use permit, site plan review or Zoning Board of Appeals action requiring public notification and the actual notice has to be submitted to the newspaper by Friday of the week before the notice is to appear on Tuesday. This is a 20 day lead time for every public notice. There are usually three meetings per month (1 Zoning Board of Appeals and 2 Planning Commission) which require this effort for a total of 48 hours. This requires over 27% of one person's time each month. Because of the large number of State owned property in Cheboygan County and the fact that many property owners in the County are only seasonal, many notices are returned undeliverable. All this effort is both time consuming and expensive. In addition to the mailing lists, several email lists are maintained to attempt to keep those involved with an interest in Planning and Zoning issues. Keeping these lists current is also time consuming. Additionally, this material that is to be presented at a public meeting is also posted on the County website subject to the material being available in a timely manner and no technical problems being encountered with the website. It should be noted that only the newspaper notice and the letter notification to property owners within 300ft. are legally required. The email list and the website are efforts to get Planning and Zoning information across to a greater proportion of the general public. Mr. Freese stated the US Postal Service might provide a more effective means of keeping the public informed and hopefully more involved. He suggested informational letters might be sent to all County residents providing information on current Planning and Zoning issues similar to those letters utilized by politicians. A one time request by letter or postcard could ask whether the recipient would wish to be placed on an email list for particular subject categories (e.g. new regulations or changes, special use permits, site plan reviews or variance requests). The mailing lists could be created by zip code to localize the area of interest. This type of bulk mailing would be much cheaper than 1st class mail. He stated that contact with local high schools to the civics classes might be useful to create interest in Planning & Zoning issues with young people. He also felt contact with computer programming classes might be useful in finding a better way to involve the general public through other social media means since students are more effective with these means.

Mr. Maziasz stated that he felt the newspaper notification and website were adequate for anyone with a real interest in a subject and that the time spent on this issue was off the Solar Ordinance subject under discussion and that Mr. Freese was not in favor of public hearings. Mr. Freese stated that this was not correct and that he has not stated that he was not in favor of public hearings. Mr. Freese stated that he feels that the means of notifying the public of the hearings was not as effective as it might be and that some other method or combination of methods might be better than just a notice in the paper and a letter to those property owners within 300 feet of a proposed site to generate interest and the involvement of the public.

Mr. Jazdyk stated that he felt meeting the basic legal requirements was sufficient and that those that were interested would get the notice. Mr. Muscott indicated that material that was supposed to be available on the website was not available in a timely manner. Discussion was held on the problems which have been encountered with timely postings of materials on the website.

NEW BUSINESS

No comments.

STAFF REPORT

Mr. Turisk stated that he would be providing information on recreational marijuana at the next meeting. He also stated that the Motor Vehicle Repair and Sales amendment had been approved by the Cheboygan County Board of Commissioners.

PLANNING COMMISSION COMMENTS

Mr. Freese stated that the issue of bathrooms in pole barns should be discussed in one of the next meetings.

PUBLIC COMMENTS

Ms. Gardner provided a brief summary available through the MSU Extension office and thanked everyone for participation in the Citizen Planner training program which is being completed.

Mr. Leady discussed information on small cell tower units, their potential health issues and who controls permits for their location. He feels local control is important and measures are under consideration at both the state and federal level to take control away from local jurisdictions. He feels the permitting process should require all pertinent technical specifications on any of this type tower and that control of these installations should remain at the local level.

Mr. Brown stated that he would like to see the review of the Master Plan be amended to include the provision to allow a hardship permission to rebuild a business which is nonconforming when it is destroyed or damaged by natural causes.

ADJOURN

Motion by Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:45pm.

Charles Freese
Planning Commission Secretary

DRAFT



CHEBOYGAN COUNTY PLANNING AND ZONING DEPARTMENT

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Date: December 13, 2018

To: Cheboygan County Planning Commission

From: Michael Turisk, Planning Director

Re: Proposed Amendments to Zoning Ordinance No. 200 regarding Indoor Storage Facilities and Special Land Use Permit Procedures and Standards

Planning Commissioners,

The attached proposed Zoning Ordinance amendments are borne of a comparatively recent Zoning Board of Appeals (ZBA) variance application and Zoning Ordinance interpretation that regarded Indoor Storage Facilities and Special Land Use Permit Procedures and Standards, respectively.

Currently, the Zoning Ordinance restricts Indoor Storage Facilities to County primary roads and State trunklines, per Section 17.27.3. The proposed amendment, however, would strike the language from the Zoning Ordinance, thus conceivably allowing for additional opportunity to establish this commercial land use.

Furthermore, Section 18.7. indicates that "*...minor residential streets shall not be used to serve as access to uses having larger area-wide patronage...*" The request for a ZBA interpretation was prompted by a recently submitted and conditionally approved Special Use Permit application on October 3, 2018 for a riverfront restaurant/bar in Indian River.

Attached are the applicable meeting minutes from the March 28, 2018 and September 26, 2018 ZBA hearings as they are relevant to the proposed ordinance amendments to be discussed on December 19.

CHEBOYGAN COUNTY ZONING ORDINANCE
AMENDMENT #151

AN ORDINANCE TO AMEND CHEBOYGAN COUNTY ZONING ORDINANCE NO. 200
RELATIVE TO INDOOR STORAGE FACILITIES AND
SPECIAL LAND USE PERMIT PROCEDURES AND STANDARDS

Section 1. Amendment of Section 17.27.

Section 17.27.3. of the Cheboygan County Zoning Ordinance No. 200 is hereby repealed in its entirety and reserved for future use.

Section 2. Amendment of Section 18.7.

Section 18.7. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows:

Section 18.7. Standards for Special Land Use Approval (**Rev. __/__/19, Amendment #151**)

The Planning Commission shall approve, or approve with conditions, an application for a special land use permit only upon a finding that the proposed special land use complies with all of the following standards:

- a. The property subject to the application is located in a zoning district in which the proposed special land use is allowed.
- b. The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole.
- c. The proposed special land use will not involve uses, activities, processes, materials, or equipment, or hours of operation that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public or private highway or seen from any adjoining land owned by another person.
- d. The proposed special land use will be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
- e. The proposed special land use will not place demands on fire, police, or other public resources in excess of current capacity nor increase hazards from fire or other dangers to the subject property or adjacent properties.
- f. The proposed special land use shall not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity. Adequate access to the site shall be furnished either by existing roads and highways or proposed roads and highways. ~~Minor residential streets shall not be used to serve as access to uses having larger area wide patronage.~~ Signs, buildings, plantings, or other elements of the proposed project shall not interfere with driver visibility or safe vehicle operation. Entrance drives to the use and to off-street parking areas shall be no less than 25 feet from a street intersection (measured from the road right-of-way) or from the boundary of a different zoning district.

- g. The proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
- h. The proposed special land use will comply with all specific standards required under this Ordinance applicable to it.

Section 3. Severability.

If any section, clause, or provision of this Ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the validity of the remainder of the Ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. Effective Date.

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

CHEBOYGAN COUNTY

By:
John B. Wallace
Its: Chairperson

By:
Karen L. Brewster
Its: Clerk

**Zoning Ordinance No. 200 Draft Amendment
Relative to Indoor Storage Facilities Uses**

Under ARTICLE 17 – SUPPLEMENT REGULATIONS AND STANDARDS

SECTION 17.27 INDOOR STORAGE FACILITIES

(Rev. __/__/19, Amendment #151)

In addition to meeting the general standards for special use permit approval under Section 18.7 of this Ordinance, an Indoor Storage Facility use within the Agricultural and Forestry Management District shall comply with all of the following applicable supplemental regulations and standards:

- 17.27.1. A solid evergreen hedge, wall or fence a minimum of 6 feet in height shall be placed a minimum of 3 feet from a rear or side lot line which screens all Indoor Storage Facilities from adjoining lots which are under different ownership.
- 17.27.2. A minimum distance of 30 feet shall be required between Indoor Storage Facility structures where a wall with doors faces another Indoor Storage Facility structure.

~~17.27.3. Indoor Storage Facilities shall be located on a County Primary Road or State Trunkline.~~

Zoning Ordinance No. 200 Draft Amendment Relative to Special Land Use Procedures and Standards

Under ARTICLE 18 – SPECIAL LAND USE PERMIT PROCEDURES AND STANDARDS

SECTION 18.7. STANDARDS FOR SPECIAL LAND USE APPROVAL (Rev. __/__/19, Amendment #151)

The Planning Commission shall approve, or approve with conditions, an application for a special land use permit only upon a finding that the proposed special land use complies with all of the following standards:

- a. The property subject to the application is located in a zoning district in which the proposed special land use is allowed.
- b. The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole.
- c. The proposed special land use will not involve uses, activities, processes, materials, or equipment, or hours of operation that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public or private highway or seen from any adjoining land owned by another person.
- d. The proposed special land use will be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
- e. The proposed special land use will not place demands on fire, police, or other public resources in excess of current capacity nor increase hazards from fire or other dangers to the subject property or adjacent properties.
- f. The proposed special land use shall not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity. Adequate access to the site shall be furnished either by existing roads and highways or proposed roads and highways. ~~Minor residential streets shall not be used to serve as access to uses having larger area-wide patronage.~~ Signs, buildings, plantings, or other elements of the proposed project shall not interfere with driver visibility or safe vehicle operation. Entrance drives to the use and to off-street parking areas shall be no less than 25 feet from a street intersection (measured from the road right-of-way) or from the boundary of a different zoning district.
- g. The proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
- h. The proposed special land use will comply with all specific standards required under this Ordinance applicable to it.

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING
WEDNESDAY, SEPTEMBER 26, 2018 AT 7:00PM
ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

Members Present: Charles Freese, Ralph Hemmer, John Moore, John Thompson, Nini Sherwood

Members Absent: None

Others Present: Michael Turisk, Jeff Fitzgerald, Evan Perry, Cal Gouine, Russell Crawford, Cheryl Crawford, Karen Johnson, C. Maziasz, Carl Muscott, David McDade

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

PLEDGE OF ALLEGIANCE

Chairperson Freese led the Pledge of Allegiance.

APPROVAL OF AGENDA

The agenda was presented. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to accept the agenda as presented. Motion carried unanimously.

APPROVAL OF MINUTES

Minutes from the August 22, 2018 Zoning Board of Appeals meeting were presented. **Motion** by Mr. Moore, seconded by Mr. Thompson, to approve the minutes as presented. Motion carried unanimously.

PUBLIC HEARING & ACTION ON REQUESTS

Zoning Board of Appeals Interpretation - A request for an interpretation by the Zoning Board of Appeals to determine if Gratiot St. in Tuscarora Township is a minor residential street for the purpose of serving a future proposed Special Use for a restaurant/bar. Per Section 18.7.f. of the Zoning Ordinance, minor residential streets shall not be used to serve as access to uses having larger area-wide patronage.

Mr. Turisk presented information provided in the staff report.

Mr. Freese presented the discussion topic:

The term “Minor Residential Street” is not defined in the Zoning Regulation No 200 and therefore must be determined by the words used and the context in which they are used. “Minor” when used in conjunction with the county road terminology could only be associated with the lowest county road class “County local” as opposed to what might be considered “major” i.e. “County Primary” or “State Trunk Line” designations.

This term “Residential” cannot obviously be applied to a road and must therefore be intended to apply to the uses permitted on parcels abutting the road to be defined. A literal interpretation would then be: A county local road abutted by parcels with residential usage. Since “Residential Dwelling” is a use authorized in all zoning districts in the county, the broad literal translation would not be consistent with that intended, since the definition could be applied to most county local roads over a portion or all of the length and would not provide the restrictions intended. A minor local definition would use the term residential in relation to the zoning district created for residential uses i.e. D-RS. The definition resulting from this analysis must be considered in the context in which it is applied. The term minor residential street is used only once in the regulation and that being Section 18.7.f. which governs the conditions which must be met in order to grant a special use permit. The sentence in which it is used reads “ Minor Residential Streets shall not be used to serve or access to uses having larger area-wide patronage” The restrictions in this sentence cannot be applied to the “Street” by a zoning regulation since any limitations on a county road can only be placed by the County Road Commission. The zoning regulation could be utilized to restrict the uses authorized for parcels which about the road in question in the district thru which the road runs. The sentence is extremely restrictive since it would prohibit any use which would draw traffic from outside the immediate area. If this restrictive interpretation is accepted is would effectively exclude almost all uses requiring a special use permit drawing patronage from a wide geographical area, e.g.

- 4.3.2 Nurseries and Day care centers
- 4.3.6 Parks, playgrounds, golf courses and other recreational facilities
- 4.3.9 Public non-commercial recreational camps
- 4.3.11 Marinas
- 4.3.12 Assembly, educational or social event facilities
- 4.3.13 Planned projects subject to provisions on Section 17.20

Since the restrictive language can only be applied to uses requiring a SUP under section 18.7, it could not be applied to users permitted by right in the same district which would also draw traffic from a larger geographical area, e.g.

4.2.6 Home Occupations

4.2.7 Office or studio of a physician dentist or other professional person residing on the premises

4.2.10 State licensed residential facilities (6 or less)

The language “shall not be used to serve as access to uses having larger area-wide patronage” would preclude any road from being designated a “Minor Residential Street” if it serves as the only access to another road which has no other exit and which abuts parcels which are zoned for use which necessitate larger area-wide patronage.

The term “Minor Residential Streets” is obviously intended to restrict traffic in areas of predominately residential dwellings. However residential dwellings along a road do not create a de facto residential zoning district. A large proportion of the general public believes this to be the case. If this result is desirable, the area could be rezoned D-RS. Uses permitted by right or with an approved special use permit should not be unnecessarily curtailed or prohibited because of the proximity of private dwellings. The first sentence of Section 18.7.f read:

The proposed special land use shall not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity. Adequate access to the site shall be furnished either by existing roads and highways or proposed roads and highways.

These conditions allow the prevention of the uses proposed by an SUP from exceeding the capacity or creating a traffic hazard on the road upon which they are to be located. The goal as outlined in the Cheboygan County Master Plan to promote growth and development by the zoning ordinance, the infrastructure necessary to support and the uses and locations permitted by zoning should be developed to the greatest extent possible with the resources of the county. This infrastructure includes roads, sewers and other utilities. Infrastructure should not govern zoning, but rather should support the growth and development permitted by zoning. Any necessary curtailments to uses permitted by zoning because they outstrip the capacity of the infrastructure are permitted and governed by the provisions of section 18.7.f.

Mr. Freese asked for public comments. There were no public comments. Public comment closed.

Mr. Freese presented the following General Findings:

1. County Road Have three classifications:
 - a. State trunk lines
 - b. County primary roads
 - c. County local roads
2. Gratiot Street is classed as a county local road which begins at its north end at its intersection with South Straits Highway and runs south approximately 2470ft. south, gradually diverging from South Straits Highway, at which point it makes a 90 degree turn to the west and becomes Hemlock Street.
3. Hemlock Street runs for 420ft. west, where it crosses South Straits Highway.
4. Apple Blossom Street begins at its intersection with Gratiot Street and runs east for 290ft. where it then turns north until it terminates at the Indian River Marina.
5. The Commercial Zoning district extends 600ft. on either side of South Straits Highway in this area.
6. The entire length of Gratiot Street and the parcels abutting it to the east and west lie within the Commercial Zoning district except parcel #162-019-100-032-00 which is addressed as 3249 Gratiot Street and extends to the Indian River. The western portion of this parcel lies in the Commercial Zoning district and the eastern portion lies in the Lake and Stream Protection Zoning District.
7. The north end of Gratiot Street is developed commercially with commercial indoor storage units on the west side and an electrical power distribution facility on the east side.
8. South of the commercial uses at the north end the remaining parcels on Gratiot Street are used for residential dwellings or are undeveloped.
9. Parcels abutting Apple Blossom Street are used for residential dwellings with the exception of the Indian River Marina at its north terminus which is a commercial use.
10. Gratiot Street is the only route to Apple Blossom Street and therefore the Indian River Marina which is not accessible by any other road access.
11. A bar and restaurant are uses authorized by a special use permit in both the Commercial Development and the Lake and Stream Protection Zoning Districts.
12. The term “minor residential street” is not defined in Zoning Ordinance No. 200.
13. The Cheboygan County Road Commission and the State Police are the only entities that can place restrictions on county roads through the weight restrictions, seasonal limitation load limits, frost laws, parking and signage or other uses with the right of way.

Motion by Mr. Freese, seconded by Mr. Moore, to accept the final definition of the term “minor residential street” to read “A county local road in the D-RS zoning district which does not serve as a thru street from and to other zoning districts

and is not the only access to intersecting roads which have no other outlet and are abutted by parcels with permitted uses which require access to wider-area patronage. A road can only be designated as such if parcels abutting it are restricted to uses which only generate local traffic.” Motion carried unanimously.

Motion by Mr. Thompson, seconded by Mr. Moore, that Gratiot Street is determined not to be a minor residential street. Motion carried unanimously.

Motion by Mr. Freese, seconded by Mr. Moore, to recommend to the Planning Commission that Because of the extreme limitations required by this term, it is recommended that the subject be referred to the Planning Commission with a recommendation that Section 18.7.f be amended by deleting the sentence containing the term “Minor Residential Streets”. The designation of a road by this term would necessitate the area bordering such road to be restricted to a residential zoning district with virtually only those uses permitted by right, in effect, a new zoning classification. Motion carried unanimously.

Shorestone Custom Builders/Mansfield – The applicant requests approval of an approximately 103-ft. front setback variance to construct a new porch on a waterfront property in a Natural Rivers (P-NR) zoning district. Per Section 17.1 of the Zoning Ordinance, a minimum of 200-ft. of front setback is required for waterfront lots in the P-NR zoning districts. The subject property is located at 4707 Big Sky Trail in Koehler Township, Parcel No. 172-P23-000-024-01 (Plat of Pigeon River Woods; Lot 24), Section 27.

Mr. Turisk presented information provided in the staff report.

Mr. Freese asked for public comments. There were no public comments. Public comment closed.

The Zoning Board of Appeals revised the following General Findings:

2. The Zoning Ordinance requires a minimum 200 ft. front setback for new construction in the P-NR zoning district for mainstream lots.
3. The applicant is seeking a 97ft. front setback variance from the Pigeon River to construct a new, attached porch measuring 6ft. 8in. x 8ft. 8in.

The Zoning Board of Appeals added the following to the General Findings:

5. The proposed variance is in the rear setback area. Construction Code requires an entrance porch of at least 3ft. x 3ft. and ADA requires a 5ft. x 5ft. porch for a main entrance.
6. Past precedent has established that the DNR has not had any objections to new construction which does not extend further into the front setback than that of the existing legal non-conforming structure.

The Zoning Board of Appeals reviewed and approved the Findings of Fact and the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to approve the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried unanimously.

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

No comments.

ZBA COMMENTS

No comments.

PUBLIC COMMENTS

Mr. Muscott stated his concerns regarding Cheboygan County’s regulation being more punitive than the State of Michigan’s regulation regarding Natural Rivers. Mr. Freese stated that Cheboygan County’s regulation can be more restrictive, but not less restrictive. Discussion was held.

Mr. Muscott stated that the owner of The River Deck originally spoke with Scott McNeil in February of 2018 and submitted a special use permit application in July of 2018. Mr. Muscott stated his concern regarding the delay in processing the special use permit application. Mr. Freese explained that there has been a delay due to the ZBA interpretation of the minor residential street. Discussion was held.

Mr. Freese explained that the variance request for Mansfield could not be approved administratively using the State regulation for a minor variance. Mr. Freese stated that according to the State a minor variance is 25% of the setback. Mr. Freese noted that 97ft. would be over 40%. Mr. Freese stated the Planning Commission should look at the State's regulation to allow the Zoning Administrator to review these types of applications. Discussion was held.

ADJOURN

Motion by Mr. Hemmer to adjourn. Motion carried. Meeting adjourned at 7:48 pm.

John Thompson, Secretary

DRAFT

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING
WEDNESDAY, MARCH 28, 2018 AT 7:00PM
ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

Members Present: Charles Freese, Ralph Hemmer, John Moore, John Thompson, Nini Sherwood
Members Absent: None
Others Present: Jeff Lawson, John F. Brown, Terry Knaffle, Tom Chastain, Carl Muscott, Janice Heilman, Cal Gouine, Marcia Rocheleau, Bruce Socha, Mary Rocheleau, Joel Martinechek, Audrey Martinchek, Micalleen Susyan

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

PLEDGE OF ALLEGIANCE

Chairperson Freese led the Pledge of Allegiance.

APPROVAL OF AGENDA

The agenda was presented. **Motion** by Mr. Hemmer seconded by Mr. Moore to accept the agenda as presented. Motion carried unanimously.

APPROVAL OF MINUTES

Minutes from the Wednesday, January 24, 2018 Zoning Board of Appeals meeting were presented. **Motion** by Mr. Moore seconded by Ms. Sherwood to approve the minutes as presented. Motion carried unanimously.

PUBLIC HEARING & ACTION ON REQUESTS

Terry Knaffle – Requests a variance from section 17.27.3 which states that Indoor Storage Facilities shall be located on a county primary road or state trunkline. The property is located at 12106 Inverness Trail, Beaugrand Township, Section 35, parcels 041-035-300-008-02 and 041-035-300-008-06 and is zoned Agriculture and Forestry Management (M-AF). Indoor Storage Facilities is a use which requires a special use permit (section 9.3.24) in the Agriculture and Forestry Management Zoning District (M-AF).

Mr. Lawson stated that this is a variance application for Mr. Knaffle who would like to construct three additional indoor storage facilities on property that is not located on a county primary road or a state trunkline. Mr. Lawson stated that the property is located at 12106 Inverness Trail in Beaugrand Township. Mr. Lawson stated that the property is zoned Agriculture Forestry Management and indoor storage facilities are permitted in the district by special use permit. Mr. Lawson stated that the applicant is seeking a variance from Section 17.27.3 that requires indoor storage facilities to be constructed on a county primary road or a state trunkline. Mr. Lawson stated that the surrounding zoning is Agriculture and Forestry Management and the surrounding land use is primarily residential. Mr. Lawson stated that there are no additional environmental sensitivity areas. Mr. Lawson stated that public comments were received and all commissioners should have received copies.

Mr. Knaffle stated that he received a call that this property was for sale and he decided to buy it as his units are full. Mr. Knaffle stated that he has noticed garbage trucks, dump trucks, fire department trucks using Inverness Trail Road. Mr. Knaffle stated that storage units are not a place that people go to visit on a daily basis. Mr. Knaffle stated a renter will store their goods and they might not visit the site for another 6-8 months. Mr. Knaffle stated the customers pays him monthly or yearly. Mr. Knaffle stated that they may store a car, a boat, 4 wheeler or household goods. Mr. Knaffle stated that there are people that are moving to Cheboygan and there are no storage units available. Mr. Knaffle stated that he looked at the locations of the storage units around the county and all of them have houses that are across the road, alongside the road or behind the buildings.

Mr. Freese asked how much of Mr. Knaffle’s clientele are local. Mr. Knaffle stated that he had one customer who owned a house 3-4 houses down the road and needed a storage unit for 3-4 years. Mr. Knaffle stated that other neighbors have rented storage units from him. Mr. Knaffle stated he has people from Mackinaw City rent units from him. Mr. Knaffle stated that the traffic for storage units is infrequent. Mr. Knaffle stated that once the goods are stored, they have no reason to come back unless they are picking up goods or moving to a new location.

Mr. Freese asked for public comment.

Mr. Muscott stated that he is pro-business and anti-government. Mr. Muscott stated that it appears that Mr. Knaffle’s

property started as conforming and was treated as non-conforming through an amendment to Zoning Ordinance #200. Mr. Muscott stated that he agrees with Mr. Knaffle's argument. Mr. Muscott stated that the creation of a primary road in the county is an arbitrary decision by the Road Commission and not based on use. Mr. Muscott stated that he supports Mr. Knaffle's variance request and he would like to see an amendment to the ordinance to remove the requirement which states that Indoor Storage Facilities be located on a county primary road or state trunkline.

Mr. Socha stated that he is a resident of Woiderski Road and he is currently staying at a residence on Inverness Trail. Mr. Socha stated that he agrees with some of Mr. Knaffle's statements. Mr. Socha stated that there is a need for storage and he has contacted a few people who are excited about expanding their facilities on a major trunkline or a county primary road. Mr. Socha stated he is concerned that Mr. Knaffle's proposed storage facility will impact the other 16 storage facilities that may have future plans of additional storage. Mr. Socha stated that he believes that Mr. Knaffle does not meet four of the five standards for granting the variance. Mr. Socha stated that he is concerned that sooner or later business property switches hands. Mr. Socha stated that Mr. Knaffle does very well at keeping his place clean and neat, but that should be expected. Mr. Socha stated that the original parcel of land that Mr. Knaffle owns started out being a small mom and pop ceramic and wreath shop owned by people that had zoning approval through Beaugrand Township. Mr. Socha stated that now it has become a medium sized storage building with 136 units. Mr. Socha stated that Mr. Knaffle has accomplished his goal of maximizing his business but it has added an inequality to the neighborhood. Mr. Socha stated that this recent purchase, which has increased Mr. Knaffle's land mass 275% resulted in the proposed storage units no longer fitting in this old neighborhood. Mr. Socha stated they have tolerated the site of the storage buildings, lights in the windows, theft, drinking, traffic, noisy vehicles, water problems and excessive litter in the ditches of Inverness Trail and Woiderski Road. Mr. Socha stated that adding more units will likely amplify these issues and most likely added security (additional lighting and fencing) will be necessary. Mr. Socha stated that it will also displace storage units that are on major trunk lines. Mr. Socha stated that it may be true that storage units are hard to find in the Cheboygan area and when business is good everyone wants some of it. Mr. Socha stated that adding a storage building to an area that wasn't intended will eventually become a problem for those operating storage buildings on the county or major trunkline and for the residents of Inverness Trail and Woiderski Road. Mr. Socha stated that any expansion should be done in the area zoned for it and let them make the investments so the business can remain in the area designated. Mr. Socha stated that the property that Mr. Knaffle purchased is in close proximity to many residences and this proposed expansion will affect all of these residences. Mr. Socha stated that Mr. Knaffle should not be granted a variance because he does not show justification. Mr. Socha stated that increasing the property from 2 acres to the newly purchased property of 3.5 acres last fall and combining the parcels and asking for a variance for the whole parcel looks to be self-created. Mr. Socha stated that Mr. Knaffle is currently grandfathered and is under the older zoning. Mr. Socha stated that no one is stopping Mr. Knaffle from using his property for his permitted purpose and he operates under a grandfather clause under the old zoning. Mr. Socha stated that Mr. Knaffle has maxed his property and does not need to expand as there will be an adverse impact on surrounding properties and property values. Mr. Socha stated that this variance will not do justice to the residents and landowners and the beneficiary is Mr. Knaffle. Mr. Socha stated that doubling the size of the storage facility will have an adverse impact on surrounding property values and the use and enjoyment of the property in the neighborhood. Mr. Socha stated that a variance is not necessary and right now Mr. Knaffle can operate as he always has and enjoy the fruits of his labor. Mr. Socha stated that as for the residents of Woiderski Road and Inverness Trail, that is all that they can tolerate. Mr. Socha stated that Mr. Knaffle is asking for a variance to greatly increase his business as he states in his answers B C D and E.

Mr. Freese asked Mr. Socha to explain the type of existing water problems. Mr. Socha stated that water flows from west to east in this area and there is a culvert that was put in about 50 years ago. Mr. Socha stated that the culvert crossed from the west side of Inverness Trail to the east side across from Mr. Knaffle's storage. Mr. Socha stated that the culvert relieved the water problem as it was backing up on the west side of Inverness trail. Mr. Socha stated that since then it's been filled in and it has created flooding. Mr. Socha explained that the water issue has been a long ongoing issue. Mr. Socha stated that if Mr. Knaffle fills his property, it will be dammed up water and will make the impact on the west side of the road even greater. Mr. Freese stated that his maps show flow from west to east crossing Inverness Trail north of Mr. Knaffle's property and that this drainage problem is caused by the road bed elevation of Inverness Trail Road at that point and would not be influenced by anything occurring on Mr. Knaffle's parcel. Discussion was held. Mr. Socha stated that the county has tried to dig the ditch on the west side of Inverness Trail to get the water to flow south which there was some success. Mr. Socha stated it has since filled in and the water continues to move east.

Mr. Freese asked Mr. Socha to comment on the problems with the police. Mr. Socha stated that he has noticed the police at the storage facility several times. Mr. Freese asked if the police are called as a result of noise or parties. Mr. Socha stated that no one really complained and they just tolerated. Mr. Freese asked if Mr. Socha's comments are because the police have been in the area. Mr. Socha stated yes. Mr. Socha stated that there has been drinking at this storage facility. Mr. Socha stated that there has been an increase in the garbage due to the storage facility.

Ms. Mary Rocheleau stated she lives on Inverness Trail across from the storage facility. Ms. Rocheleau stated that she likes Mr. Knaffle and he runs a good business. Ms. Mary Rocheleau stated that Mr. Knaffle also plows snow for her in the winter. Ms. Rocheleau stated that she is opposed to the expansion of the storage facility as she does not want more traffic going in and out at night. Ms. Mary Rocheleau stated that there are vehicles that should not be at the storage facility and when they leave the car lights on, they shine directly into her living room window. Ms. Mary Rocheleau stated the proposed storage buildings are too much for the residential neighborhood. Ms. Rocheleau believes there will be more traffic. Ms. Mary Rocheleau stated that this is not the place for this large of a storage facility.

Ms. Heilman stated that she lives on the south of Mr. Knaffle's storage units. Ms. Heilman stated that Mr. Knaffle purchased the property from her originally. Ms. Heilman stated Mr. Knaffle provides a contract to his clients that requires there to be no one in or out after dusk. Ms. Heilman stated that there are lights going in and out of the storage facility quite a bit and she has called Mr. Knaffle numerous times. Ms. Heilman stated that Mr. Knaffle gives approval to some clients to be there after dark. Ms. Heilman stated that the water is terrible and that Mr. Knaffle is supposed to maintain the fence. Ms. Heilman stated that her fence is falling apart. Ms. Heilman stated that her son found meth lab products in the woods before Mr. Knaffle put up the fence. Ms. Heilman stated that between the storage units there are lights that are coming and going all the time. Ms. Heilman explained that she believes that there are drug deals that are going on in between these units. Ms. Heilman stated that there are cars coming in all hours of the night and she told Mr. Knaffle about it and he doesn't care. Ms. Heilman stated that she told Mr. Knaffle to put a fence up to keep the people out after dark. Ms. Heilman stated that she can call and complain and by the time Mr. Knaffle gets there the people have left. Ms. Heilman asked if she should be calling Mr. Knaffle to complain or if she should be calling 911 to complain.

Ms. Marcia Rocheleau stated that in Mr. Knaffle's defense, water was an existing issue before he put in his storage facility. Ms. Marcia Rocheleau stated that this is the first time as a township supervisor that I have heard any of these concerns.

Mr. Socha noted that Mr. Knaffle can continue to operate his existing storage facility as he has in the past without getting a variance. Mr. Freese stated that is correct. Mr. Socha stated that the only reason Mr. Knaffle wanted to request a variance is to expand and more than double the size of his storage facility. Mr. Socha stated that he does not see a hardship and he only sees a personal gain. Mr. Socha questioned if Mr. Knaffle can live with what is existing for the storage facility and not expand any further. Mr. Socha stated he does not feel that Mr. Knaffle needs to increase the business. Mr. Socha suggested using the additional parcel as a greenbelt.

Mr. Knaffle stated that he is surprised by the comments regarding the fence. Mr. Knaffle stated that he knows that the fence is in poor condition but he has never been approached about repairing the fence. Mr. Knaffle stated that he paid for the fence. Mr. Knaffle stated that he plans to replace the fence this year. Mr. Knaffle stated that regarding garbage on Inverness Trail, there is the same problem on Levering Road. Mr. Knaffle stated that it doesn't matter where you go, there will be garbage. Mr. Knaffle stated that his business hours are different than daylight hours. Mr. Knaffle stated that he is trying to be courteous to the neighbors by saying that the hours of operation are daylight hours only. Mr. Knaffle provided a copy of his contract showing the note regarding access to all units is during daylight hours only. Mr. Knaffle stated that regarding traffic, there are days that there are only one or two cars at the storage facility.

Mr. Freese asked if there have been any complaints from the police. Mr. Knaffle stated that if there was a problem that the police would call him first. Mr. Knaffle explained that the police park in different locations in the county. Mr. Knaffle stated that he believes his storage facility was one of the locations for the police to park. Mr. Knaffle stated that another issue is that he gave the previous owners of this new property verbal approval for access through the storage units. Mr. Knaffle stated that was the only way they could access the property. Mr. Knaffle stated that the property owner had a fire pit and the light that the neighbors are referring to was probably coming from the previous owners.

Mr. Socha asked if the proposed expansion could be located on Mr. Knaffle's property on Levering Road, which is a class A county road. Mr. Knaffle stated that he owns 2 acres on Levering Road. Mr. Freese stated that is not material to this case that is being reviewed by the Zoning Board of Appeals.

Mr. Socha stated that Mr. Knaffle does not live by the storage facility and the information about the lights is not true.

Public comment closed.

Board held discussion. Mr. Moore stated that Mr. Knaffle can stay with what is existing. Mr. Moore stated that perhaps there is an error in the amendment, which lists only state trunklines and primary roads. Mr. Moore stated that there are many primary roads in the county that are dirt roads and the use of those roads is all residential and forestry/agriculture which is the same as these roads. Mr. Moore questioned the genesis of that amendment and stated that this is certainly a better road than a number of primary roads in the county. Mr. Moore stated that having storage nearby residences is

good and in the past he has rented a unit from a storage facility that was a mile from his house.

Mr. Freese stated that obviously one of the advantages of having facilities of that type is convenience. Mr. Freese stated that private storage is authorized in this district for each and every occupant. Mr. Freese stated indoor storage facilities are a commercial operation and are only allowed on a state trunkline or primary road and anywhere else is prohibited. Mr. Freese stated that any one of the private residences can put up a storage building in this district. Mr. Freese stated that any other business can put up an accessory storage building, but this particular usage is defined as indoor storage for a fee and Amendment #116 has forced it to be on a state trunkline or a county primary road. Mr. Freese stated that the regulation is designed to accommodate particular businesses and usages in the Agriculture and Forestry Management Zoning District and it recognizes the need for indoor storage. Mr. Freese stated the limitation to state trunklines or county primary roads could be to ensure better access or to try and force businesses of this type to locate in particular areas.

The Zoning Board of Appeals reviewed Findings of Fact and the Specific Findings of Fact under Section 23.5.3. The Zoning Board of Appeals agreed that 23.5.3.1, 23.5.3.3, 23.5.3.4 and 23.5.3.5 had been met but 23.5.3.2 had not been met. **Motion** by Mr. Moore, seconded by Ms. Sherwood, to deny the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.3. Motion carried unanimously.

Thomas Chastain - Requests a 30ft. front setback variance to construct a garage (14ft. x 20ft.) in a Lake and Stream Protection (P-LS) Zoning District. The property is located at 1351 Michigami Drive, Beaugrand Township, Section 23, parcel #041-023-100-013-00 and #041-B02-100-047-01. A 40ft. front setback and is required in the Lake and Stream Protection (P-LS) Zoning District

Mr. Lawson stated that Mr. Chastain is requesting a variance to allow a 30 ft. front setback variance to construct a garage in the Lake and Stream Protection Zoning District. Mr. Lawson stated that the property is located 1351 Michigami Drive in Beaugrand Township. Mr. Lawson stated that the subject parcel is a triangle shaped nonconforming lot of record which contains approximately .2 acres. Mr. Lawson stated that the lot is dissected by a creek with 91.6ft. on Michigami Drive. Mr. Lawson stated that a dimensional variance was previously granted by the ZBA to remove a mobile home which was in disrepair and to construct a 768 square foot single family home. Mr. Lawson stated that the applicant is seeking to construct a 280sf garage on the lot. Mr. Lawson stated that the applicant is requesting a variance to allow a garage within 10ft. of the front lot line where a 40ft. front setback is required from the creek. Mr. Lawson stated that aerial photos were provided showing the surrounding zoning is Lake and Stream Protection. Mr. Lawson stated noted that there were no public comments submitted regarding this request.

Mr. Chastain stated that this is a unique problem as Dynamite Creek flows through the right hand side and around the back of a property. Mr. Chastain stated that he came before the Zoning Board of Appeals in 2015 for a variance to construct a home. Mr. Chastain stated that the project has been completed and he has a gentleman who is interested in purchasing this parcel and one of the conditions was he'd like to put up a 14ft. x 20ft. garage. Mr. Chastain stated that he does believe that he qualifies for a hardship.

Mr. Freese asked for public comments. Ms. Susanger stated that she is the vice president of the Beaugrand Estates property homeowners association and she has a home across the road from Mr. Chastain's home and she believes it would be advantageous for the garage to be built as it would look nice as well as increase property values. Public comment closed.

The Zoning Board of Appeals added the following to the General Findings:

6. A garage is considered an accessory use, permitted by right, for a private dwelling of this type.
7. The Department of Building Safety requires that 10ft. between the septic field and any permanent structure.

The Zoning Board of Appeals reviewed and approved the Findings of Fact and the Specific Findings of Fact under Section 23.5.4.

Mr. Freese stated that a lesser variance would be needed if the garage maintains the minimum setback of 10ft. from the road right of way and 10ft. from the septic field. Mr. Freese stated that this should be included in the approval, but also it should not be any more than the variance requested. Mr. Moore stated that more room may be necessary so as not to drive over the drain field. Mr. Moore stated that as the garage is moved closer to the road, it limits the access to a second vehicle. Mr. Moore stated the applicant's proposed location allows parking between the garage and the road. Mr. Moore stated this would allow an emergency vehicle to park on the parcel instead of on the road. Mr. Moore stated that this is a narrow road. Mr. Moore stated his concerns regarding giving adequate space from the edge of a traveled road to a building regardless of the location of the right of way. Mr. Moore stated that he agrees that it would be simple enough to move the building a little more toward the road, but believes that there needs to be adequate space for safety purposes.

Board held discussion. Mr. Moore asked Mr. Chastain if he would accept a lesser variance. Mr. Chastain stated yes and noted that the road does widen and it is

on a curve. Mr. Chastain stated that additional parking would not be a problem. Mr. Freese stated that there is enough room for parking. Discussion was held regarding the location of the right of way. Mr. Lawson stated that this is a platted subdivision and the circle marker on the drawing should indicate the right way unless there were provisions in the deed or in the subdivision documents stating that it overlapped. Mr. Freese asked Mr. Chastain if he has any objections to a lesser variance. Mr. Chastain stated no. Mr. Freese stated that Mr. Chastain agrees in a location that meets the offset from the drain field of 10ft. and locate the garage as close to the road as possible and still meet the side setback requirement. Mr. Freese stated that whatever dimension the variance calls for at that point, it's going to be less than what is advertised. Mr. Freese stated that by moving the garage closer to the road the distance to Dynamite Creek is increased thereby decreasing the front setback variance requested.

The Zoning Board of Appeals reviewed and approved the Findings of Fact and the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Moore, seconded by Ms. Sherwood, to approve the variance request with the condition that the garage be in a location that meets the offset from the drain field of 10ft. and locate the garage as close to the road as possible and still meet the side setback requirement which results in a variance that will be less than the front setback variance requested, based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried unanimously.

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

No comments.

ZBA COMMENTS

Mr. Moore stated that he would be more comfortable with the front setback being called a waterfront setback. Mr. Moore stated that he would be more comfortable with the back setback being called a road setback. Discussion was held.

Mr. Freese stated that regarding the indoor storage problem created by the change to the regulation, this is not the first time we've had a problem of this type. Mr. Freese stated that it has been circumvented by several means in the past. Mr. Freese stated that a previous indoor storage facility (Inverness Dairy) did not meet the road requirements and the applicant applied for a conditional rezoning to Commercial which eliminated the road requirement and also eliminated the requirement that is inherent in the use of indoor storage facilities in the Agriculture and Forestry Management Zoning District. Mr. Freese stated that this storage facility is basically an open indoor storage facility, but it is in a Commercial Development Zoning District now. Mr. Freese stated that there is a large parcel on a county road just north of Wing Road but also borders Straits Highway. Mr. Freese stated that the problem of the location on a state highway was solved by changing the address from Wing Road to Straits Highway. Mr. Freese stated that the change in the regulation has caused problems for two cases in the last year that resulted from the change in the regulation requiring location on specific highways and the cases had to be resolved in another manner. Mr. Freese stated that this raises the question whether the amendment to the regulation is really necessary. Mr. Freese stated that he plans on bringing this issue up to the Planning Commission to see if the reason for the change in the regulation was to ensure that a storage facility of this type was on an all weather hard surface road. Mr. Freese noted that if this is the reasoning, then it is too restrictive as there are hard surfaced all-weather roads that are not county primary roads or state trunk lines. Mr. Freese stated that if the objective is really to force this type of activity into certain areas in a district then it should be stated that way. Mr. Freese stated he will discuss this issue with the Planning Commission at the next meeting. Mr. Freese stated that Mr. Knaffle also has the right to come back in and request a conditional rezoning to Commercial Development and the restrictions would not apply.

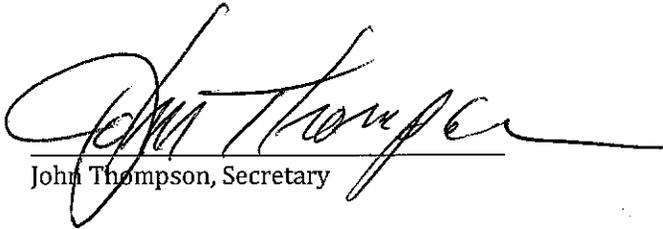
PUBLIC COMMENTS

Ms. Rocheleau asked which standards were not met in regards to Mr. Knaffle's request. Mr. Moore reviewed which standards were not met. Ms. Rocheleau stated that the other suggestion is spot zoning. Mr. Lawson stated that it is not considered spot zoning because the conditions are specific to the request and not all rights or uses from that zoning district are permitted. Discussion was held. Mr. Muscott asked if a conditional rezoning would be reviewed by the Board of Commissioners. Mr. Muscott asked if public comments would be received by the Board of Commissioners for a conditional rezoning request. Mr. Freese stated that the conditional rezoning application would be reviewed by the Planning Commission and the Planning Commission's recommendation is reviewed by the Board of Commissioners and either accepted or deleted. Mr. Freese stated that the neighbors will be able to make comments to the Planning Commission and the Board of Commissioners. Discussion was held.

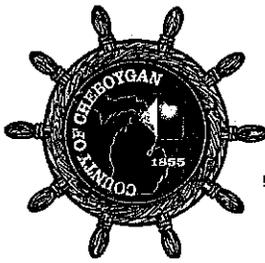
Mr. Muscott stated that the first week in April the Emmet County Planning Commission will be reviewing 2 PUD applications. Mr. Muscott stated that legal counsel suggests that the Board of Commissioners should not be involved in the PUD review. Mr. Muscott stated that Emmet County Board of Commissioners are involved in the PUD approval process. Mr. Muscott explained the types of PUD application that will be reviewed by the Emmet County Planning Commission. Discussion was held.

ADIURN

Motion by Mr. Moore to adjourn. Motion carried. Meeting adjourned at 8:31pm.



John Thompson, Secretary



CHEBOYGAN COUNTY PLANNING AND ZONING 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: December 13, 2018

To: Cheboygan County Planning Commission

From: Michael Turisk, Planning Director

Re: Five-Year Review of the Cheboygan County Master Plan

Planning Commissioners,

As a reminder, statute requires Michigan local governments to assess their current master plan every five years in order to determine if the plan requires at least some measure of revision. As you are aware the master plan is prepared by you and intended as a guiding policy-based document that outlines the County's vision for the future as it regards, for example, economic development and zoning.

Upon review of the master plan the Planning Commission will determine if:

- The master plan, as written, remains current, thus meeting the needs of the community. Therefore, a revision or update is not needed.
- The master plan has components or elements that may need to be updated. Therefore, the Planning Commission and staff should start the plan update process as needed.
- The master plan is no longer viable and in need of major revision. Therefore, the process to prepare a new master plan should begin.

In preparation for our discussions on December 19 and beyond, copies of the Cheboygan County Master Plan are attached for your review, as well as *Check List #1H: The Five-Year Plan Review*. (Michigan State University Extension. August 16, 2018.

[https://www.canr.msu.edu/resources/check_list_1h_five_year_plan_review.\)](https://www.canr.msu.edu/resources/check_list_1h_five_year_plan_review.)



Michigan State University Extension
Land Use Series

Check List # 1H: The Five-Year Plan Review

Original version: December 23, 2010

Last revised: August 16, 2018

Introduction

This is a step-by-step procedure for planning, land use and zoning. This particular checklist (# 1H) is for conducting a review of an existing plan (after it is five years old) to determine if it should be updated, replaced, or is fine as is. This checklist is designed to provide a list of steps – in order – which leads to a well-planned and zoned community. This outline is based on Public Act 110 of 2006, as amended, (being the Michigan Planning Enabling Act, M.C.L. 125.3801 et. seq.), and recommendations of Kurt H. Schindler, ACIP, and Bradley Neumann, AICP, both of MSU Extension, and intergovernmental coordination and plan content “best planning practices” derived from a proposed Coordinated Planning Act developed by the Michigan Chapter of the American Planning Association. In the check list, most of the items marked “optional” are derived from the proposed Coordinated Planning Act, not the current statute.

There are also separate procedural checklists for performing other zoning and planning functions. They are listed in Appendix B.

The Michigan Planning Enabling Act is a new statute, that changes how various planning procedures are done, and provides new duties and power to many planning commissions in the state. The purpose of this act was to create a single set of procedures to follow regardless of whether planning is being done by a city, village, township, or by a county. After September 1, 2008 (the effective date of the act) only the procedures in the Michigan Planning Enabling Act should be used as the act replaces the following statutes.

*“Thirty seven million acres is
all the Michigan we will ever have”*
William G. Milliken

This is a checklist was developed by experts on the topic(s) covered within MSU Extension. Its intent and use is to assist Michigan communities making public policy decisions on these issues. This work refers to university-based peer reviewed research, when available and conclusive, and based on the parameters of the law as it relates to the topic(s) in Michigan. This document is written for use in Michigan and is based only on Michigan law and statute. One should not assume the concepts and rules for zoning or other regulation by Michigan municipalities and counties apply in other states. In most cases they do not. This is not original research or a study proposing new findings or conclusions.

Contents

Check List # 1H: The Five-Year Plan Review 1
Authors.....9
Appendix A - Glossary.....10
Appendix B – Related Publications10
Appendix C: Plan Content and Table of Contents.....11

Only for matters that took place before September 1, 2008 should these old statutes still be referenced:

- County Planning Act, being P.A. 282 of 1945, as amended, M.C.L. 125.101 *et seq.* See MSU Extension *Land Use Series*, “Checklist #C1; for Adoption of a County Plan in Michigan.”
- Township Planning Act, being P.A. 168 of 1959, as amended, M.C.L. 125.321 *et seq.* See MSU Extension *Land Use Series*, “Checklist #T1; for Adoption of a Township Plan in Michigan.”
- P.A. 207 of 1921, as amended, (being the City and Village Zoning Act, M.C.L. 125.581 *et seq.*) See MSU Extension *Land Use Series* “Checklist # M2; For Adoption of a City and Village Zoning Ordinance in Michigan”.

For any step of this process, the Michigan State University Extension members of the MSU Land Use Team can assist with sample materials; coordinating efforts between the township, county, and the state; and providing guidelines.

This outline is not designed as a substitute for reading and understanding the Michigan Zoning Enabling Act. This outline is not a substitute for legal advice. There is no substitute for hiring an attorney. Do not attempt to adopt or amend an ordinance without an attorney.

It is **important** to document each step of the process in planning and zoning a community. Keep detailed minutes, affidavits of publication and mailing, open meeting notices, letters of transmittal, and communications all on file, so years from now they are still available.

This checklist is divided into four columns. The first column has a place to check when the task is done, and a place to check when the documentation has been placed in a permanent file. The second column is the step, or task, to complete in the order given to properly review a plan. The third column is what should be included in a permanent file to document that work has been done. The fourth column is used to mark if the material reviewed supports the conclusion that the plan:

- does not need to be changed at this time;

- needs to be updated with amendments; or
- needs to be completely redone.

This check list is intended to be linear, with each step being done in order, and most requiring the previous step to be done before starting the next.

Some communities may be more prepared than others to conduct the five-year plan review. Those communities that regularly review their plan(s) and have a thorough understanding of the document(s) may wish to use the following short-form checklist to determine whether an update of their plan(s) is needed. Other communities are encouraged to follow the complete checklist beginning on page 4.

Short-form checklist

For the following short-form checklist, place a check-mark in the box next to each statement that applies to your community. Consider each statement within the time frame since your plan(s) was last updated or adopted.

- New or more accurate information (i.e. census population, demographics, income, land use/land cover change, land use analysis, newer/better natural resource information such as soil surveys, economic data, service district maps, and so on) has become available since the creation of the current plan.
- The goals, objectives, and strategies have been met since the adoption of the plan and no longer provide guidance for a twenty-year time frame.
- Major developments in the community or in nearby communities have affected the underlying principles, strategies, or land use needs in particular areas.
- There has been a recurring or new issue in the community that is not addressed in the current plan (e.g. the community has expressed an interest in becoming a more walkable community, but the plan lacks language to reinforce this priority).
- The community leadership or agenda changed since the adoption of the current plan and there appears to be a shift in public priorities.
- There is an expressed need for additional space for new or expanding uses in the community (i.e. the future land use map within the plan and the timing of capital facilities as embodied in the plan is no longer adequate to serve existing and 10-20 year future needs)
- There are outstanding or decided lawsuits where the community process, plan, or ordinance was called into question and the community lost.
- The community attorney or professional planner advised an update of the plan.
- The current plan does not include the elements of a zoning plan (and the community has zoning),
- The current plan does not include discussion of land for use for public transportation facilities (as of Dec. 23, 2010).
- The current plan does not include elements of an asset-based strategic economic development plan that is coordinated with a subregion and/or regional economic plan.
- The current plan does not include content on complete streets.

New Plan or not

Based on the boxes checked in the above list, the planning commission decides:

- No change has occurred or the plan is fine and therefore the plan may stand as adopted.
- Some amendments are required because of new or updated information and therefore the plan should be amended. To do so see Land Use Series: “Checklist #II; For Adoption of an Amendment to a Plan” available at: www.msue.msu.edu/lu/.
- There are substantial changes in the community and therefore the plan should be rewritten. To do so see Land Use Series: “Checklist #IG; For Adoption of a Plan in Michigan” available at: www.msue.msu.edu/lu/.

Complete Checklist

Checklist #1H;

This is the step-by-step process for the five year plan review

Check when task is done	Step, or Task	Copy in the permanent file	Conclusion
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 1: The planning commission decides to start the five year review. (The Michigan Planning Enabling Act requires that the plan be reviewed at least every 5 years. If the planning commission decides the plan does not need to be updated after the 5 year plan review, it is recommended that the planning commission review the plan each year following the initial 5 year review).</p>	Certified copy of the planning commission's minutes where the decision to begin the review was made.	Not applicable
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 2: The planning commission reviews the data in the plan and the plan's fact book for consistency with more current information (i.e. census population, demographics, income, land use/land cover change, land use analysis, newer/better natural resource information such as soil surveys, economic data, service district maps, and so on).</p> <p>Plans may be based on projected trends data which may or may not accurately reflect the current state of the community. It is imperative to use accurate data, as much of the plan is based on this information (infrastructure capacity, amount of land planned for various uses: residential, commercial, industrial, etc.).</p>	Certified copy of the planning commission's minutes or staff's/consultant's report in which data was reviewed.	Not applicable

Michigan State University Extension Land Use Series

Check when task is done	Step, or Task	Copy in the permanent file	Conclusion
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	STEP 3: Based on the findings of STEP 2, the planning commission decides whether new, or more accurate information has become available since the creation of the current plan.	Certified copy of the planning commission's minutes where data was discussed. Copy of improved data and its source.	Supports the conclusion that the plan: <input type="checkbox"/> does not need to be changed at this time. <input type="checkbox"/> needs to be updated with amendments. <input type="checkbox"/> needs to be completely redone.
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	STEP 3A: There is an opportunity to increase the detail and sophistication of a plan. Over time, one can build onto an existing plan and add new sections, with the plan and fact book becoming more comprehensive. Use Appendix A of this pamphlet (if desired) to review the current contents of the plan and fact book, noting what is already there, what could be done better, and what is not there that should be added. Based on this review, the planning commission decides whether the work involved will result in the need for an amended plan or new plan.	Completed copy of Appendix A.	Supports the conclusion that the plan: <input type="checkbox"/> does not need to be changed at this time. <input type="checkbox"/> needs to be updated with amendments. <input type="checkbox"/> needs to be completely redone.
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	STEP 4: To what degree have the goals, objectives, and strategies been met since the adoption of the plan? Do the goals and objectives continue to provide guidance for a twenty-year time frame? As the community makes day-to-day development decisions the landscape will change. During this review it is prudent to determine if the development decisions have been moving the community in the general direction envisioned in the plan.	Certified copy of the planning commission's minutes where goals and objectives were reviewed.	Supports the conclusion that the plan: <input type="checkbox"/> does not need to be changed at this time. <input type="checkbox"/> needs to be updated with amendments. <input type="checkbox"/> needs to be completely redone.
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	STEP 5: Have there been any major developments in the community or in nearby communities that affect underlying principles, strategies, or land use needs in particular areas?	Certified copy of the planning commission's minutes where developments that impact particular areas were discussed.	Supports the conclusion that the plan: <input type="checkbox"/> does not need to be changed at this time. <input type="checkbox"/> needs to be updated with amendments. <input type="checkbox"/> needs to be completely redone.

Michigan State University Extension Land Use Series

Check when task is done	Step, or Task	Copy in the permanent file	Conclusion
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 6: Has there been a recurring or new issue in the community that is not addressed in the current plan?</p> <p>For example, has the community expressed an interest in becoming a more walkable community, but the plan lacks language to reinforce this priority?</p>	Certified copy of the planning commission's minutes where issue has been discussed and if available, documentation of this recurring or new issue.	Supports the conclusion that the plan: <input type="checkbox"/> does not need to be changed at this time. <input type="checkbox"/> needs to be updated with amendments. <input type="checkbox"/> needs to be completely redone.
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 7: Has the community leadership or agenda changed since the adoption of the current plan?</p> <p>If the leadership or the agenda of a community have changed dramatically it may indicate a shift in public priorities. If there are new public priorities in a community, the current plan may no longer be supported and the plan may need to be amended or redone. Remember a plan is in large part an expression of consensus in the community about its future. As leadership and people in various positions change, it may be necessary to re-build that consensus.</p>	Certified copy of the planning commission's minutes where changes in public policies were discussed.	Supports the conclusion that the plan: <input type="checkbox"/> does not need to be changed at this time. <input type="checkbox"/> needs to be updated with amendments. <input type="checkbox"/> needs to be completely redone.
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 8: Is there an expressed need for additional space for new or expanding uses in the community?</p> <p>If so, then it may be time to create a new plan that projects farther into the future. The future land use map within the plan and the timing of capital facilities as embodied in the plan should be adequate to serve existing and 10-20 year future needs.</p>	Certified copy of the planning commission's minutes where zoning map and capital improvements were discussed.	Supports the conclusion that the plan: <input type="checkbox"/> does not need to be changed at this time. <input type="checkbox"/> needs to be updated with amendments. <input type="checkbox"/> needs to be completely redone.

Michigan State University Extension Land Use Series

Check when task is done	Step, or Task	Copy in the permanent file	Conclusion
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	STEP 9: Are there outstanding or decided lawsuits where the community process, plan, or ordinance was called into question and the community lost?	Certified copy of the planning commission's minutes where cases were discussed and copy of judgments against community.	Supports the conclusion that the plan: <input type="checkbox"/> does not need to be changed at this time. <input type="checkbox"/> needs to be updated with amendments. <input type="checkbox"/> needs to be completely redone.
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	STEP 10: Has the community attorney or professional planner advised an update of the plan?	Certified copy of the planning commission's minutes where advice was given or written notification regarding need for update.	Supports the conclusion that the plan: <input type="checkbox"/> does not need to be changed at this time. <input type="checkbox"/> needs to be updated with amendments. <input type="checkbox"/> needs to be completely redone.
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	STEP 11: Based on the conclusions to the preceding steps checked in the fourth column, the planning commission decides: <ul style="list-style-type: none"> ▪ The conclusion to each of the above items is "... to not change the plan at this time" (i.e. no change has occurred or the plan is fine) and therefore the plan may stand as adopted. ▪ Some of the conclusions to the above items are to "...amend the plan/fact book" (i.e. some amendments are required because of new or updated information) and therefore the plan should be amended. To do so see Land Use Series: "Checklist #II; Adoption of an Amendment to a Plan" available at: www.msue.msu.edu/lu/. ▪ Many or some of the conclusions to the above major items are to "...prepare a new plan and fact book" (i.e. there are substantial changes in the community) and therefore the plan should be rewritten. To do so see Land Use Series: "Checklist #1G; For Adoption of a Plan in Michigan" available at: www.msue.msu.edu/lu/. 	Certified copy of the planning commission's minutes where the decision to update the plan or not update the plan was made.	The planning commission acts to <input type="checkbox"/> not change the plan at this time. <input type="checkbox"/> amend the plan/fact book. <input type="checkbox"/> prepare a new plan and fact book

Michigan State University Extension Land Use Series

Check when task is done	Step, or Task	Copy in the permanent file	Conclusion
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 12: If not already budgeted, the planning commission approaches the legislative body with the intent to amend the plan or prepare a new plan and fact book. This may include preparing a cost estimate to do so and presenting that cost estimate to the legislative body.</p> <p>If the legislative body approves the expenditure, then proceed with the plan amendment or new plan and fact book.</p> <p>If the legislative body does not approve the expenditure (or include it in a future budget), or approves a smaller amount than requested, there are three options:</p> <ul style="list-style-type: none"> ▪ Do the work in house for lower cost. ▪ Expand the task over more than one budget year, so the cost of the task is reflected in more than one budget year. ▪ Go back to STEP 11 and re-evaluate the decision in light of the legislative body's decision. 	Certified copy of the legislative body's minutes of the meeting where the decision was made, and planning commission's minutes where follow up discussion took place.	<input type="checkbox"/> Proceed with the decision made in Step 11, as intended. <input type="checkbox"/> Do the work in house for a lower cost. <input type="checkbox"/> Expand the task over more than one budget year. <input type="checkbox"/> Go back to Step 11 and re-evaluate.

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Appendix A - Glossary

The following terms are used in this publication, and have the following specific meanings.

§ means the section number of Public Act 110 of 2006, as amended, (being the Michigan Zoning Enabling Act, M.C.L. 125.3101 et. seq.),

Chief administrative official means the manager or other highest nonelected administrative official of a city or village.

Chief elected official means the mayor of a city, president of a village, supervisor of a township, or chair of a county board of commissioners.

Ex officio member means a member of a planning commission, with full voting rights unless otherwise specified by city or village charter, by virtue of holding another office.

Legislative Body means the county board of commissioners of a county, the board of trustees of a township, the council of a city or village, or other similar duly elected representative body of a county, township, city, or village.

Local Unit of Government means a county, township, city, or village.

Municipality means a city, village or township.

Plan means any plan adopted under the Michigan Planning Enabling Act or one of the three former planning acts, regardless of what it is titled.

Planning Commission means the local unit of government planning commission created under the Michigan Planning Enabling Act or one of the three former planning acts, regardless of what it is titled. In a few communities it may still be a “zoning board” (townships) or “zoning commission” (city and villages). Has used here, the use of the term “planning commission” includes all of these terms.

Zoning jurisdiction means the area encompassed by one of the following:

- legal boundaries of a city or village for a city or village respectively;
- legal boundaries of a township outside the limits of a city(ies) and village(s) for a township;
- legal boundaries of a county outside the limits of a city(ies) and village(s); or the county including any city(ies) and village(s) which has adopted the county plan (See §209, M.C.L. 125.3209).

Appendix B – Related Publications

There are also separate procedural checklists for performing other planning and zoning functions. They are:

- *Land Use Series*: “Check List #1A; To Create a Planning Commission or Amend an Existing Planning Commission Ordinance.”
- *Land Use Series*: “#1B; Sample Ordinance to create a planning commission”
- *Land Use Series*: “#1C; Summary of changes between new Michigan Planning Enabling Act and the three old planning acts: Municipal Planning Act, County Planning Act, and Township Planning Act.”
- *Land Use Series*: “Checklist #1D; Steps to Transition an Existing Planning Commission to Comply with the Michigan Planning Enabling Act”

- *Land Use Series*: “#1E; Sample Bylaws for a planning commission.”
- *Land Use Series*: “Checklist #1F; What Should be in a Master Plan”
- *Land Use Series*: “Checklist #1G; For Adoption of a Plan in Michigan”
- *Land Use Series*: “Checklist #1H; The Five Year Plan Review.”
- *Land Use Series*: “Checklist #1I; For Adoption of an Amendment to a Plan”
- *Land Use Series*: “Checklist #1J; Adopting and Updating a Capital Improvement Program”
- *Land Use Series*: “Checklist #1K; Review of Infrastructure and Public Capital Expenditure”
- *Land Use Series*: “Checklist #1L; Adoption or Amendment of Subdivision Rules”
- *Land Use Series*: “#1M; How Governments Make Submissions on a Neighbor’s or County’s Proposed Plan”
- *Land Use Series*: “#1N; How a Planning Commission Should Respond to Submissions”
- *Land Use Series*: “#1O; Sample joint Planning Commission Ordinance and Agreement”
- *Land Use Series*, “Checklist #2; for Adoption of a Zoning Ordinance in Michigan.”
- *Land Use Series*, “Checklist #3; for Adoption of an Interim Zoning Ordinance in Michigan.”
- *Land Use Series*, “Checklist #4; for Adoption of a Zoning Ordinance Amendment (Including PUD) in Michigan”
- *Land Use Series*, “Checklist #5: for Processing a Special Use Permit (Including PUD) Application in Michigan.”
- *Land Use Series*, “Checklist #6: for Processing a Zoning Appeal and Variance in Michigan.”
- *Land Use Series*, “#7: Sample Zoning Board of Appeals Rules of Procedure”
- *Land Use Series*, “#8: Sample Planning Commission and Zoning Board of Appeals Code of Conduct”

All of these are available at www.msue.msu.edu/lu/.

Appendix C: Plan Content and Table of Contents

Minimum Plan Content Required by the Act

According to of the Michigan Planning Enabling Act, at a minimum, the following elements are to be a part of a plan. Using the table below, review your plan and write in each column where the material is found in your community’s plans.

This table was prepared assuming one’s plan is like that of many communities in which it is organized in two major sections – the plan that is the meat of the document including the goals, objectives and policies that guide the physical development of the community (§33); and the background information, data book, resource book, or fact book that provides data and analyses that support the plan (§31). Some communities have a third, optional, section which is an executive summary, or a simply written and heavily illustrated presentation of the plan, a chart, web page, poster, or combination of the above. These two or three sections can be parts all within one document, or might be two or three separate documents. Communities may also include information and polices by reference to other plans or documents.

In the last column of the table, indicate whether the item is something you want to include in your plan when it is updated or replaced.

Minimum Statutory Plan Content

Items listed in this table are necessary to meet the minimum requirements of the Michigan Planning Enabling Act for a master plan:

Minimum Statutory Plan Content	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
Maps, plats, charts, and descriptive, explanatory, and other related matter. (Sec. 33(1))					Shall be included
A future land use map is required as a part of the land use plan element of the master plan. (Sec. 33(2)(d))					Shall be included
Show the planning commission's recommendations for the physical development of the planning jurisdiction. (Sec. 33(1))					Shall be included
Recommendations for implementing any of the master plan's proposals. (Sec. 33(2)(e)) Note: All jurisdictions should have a section detailing recommendations for implementation. (Sec. 33(2)(e))					Shall be included
Documentation (or copies of) that the planning commission made careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions. (Sec. 31(2)(a))					Shall be included
Documentation (or copies of) that the planning commission consulted with representatives of adjacent local units of government in respect to their planning so that conflicts in master plans and zoning may be avoided. (Sec. 31(2)(b))					Shall be included

Michigan State University Extension Land Use Series

Minimum Statutory Plan Content	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
Documentation (or copies of) that the planning commission cooperated with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and sought the maximum coordination of the local unit of government's programs with these agencies. (Sec. 31(2)(c))					Shall be included
For a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): A proposed schedule of regulations by district that includes at least, building height, lot area, bulk, and setbacks. (Sec. 33(2)(d))					If there is zoning, then these elements shall be included
For a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): the standards or criteria to be used to consider rezonings consistent with the master plan.					If there is zoning, then these elements shall be included
For a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): An explanation of how the land use categories on the future land use map relate to the districts on the zoning map. Sec. 33(2)(d) (prerequisite to this requirement is (1) a description of each zoning district, and (2) a proposed zoning map.					If there is zoning, then these elements shall be included

Michigan State University Extension Land Use Series

Minimum Statutory Plan Content	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
<p>For a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): A description of each of the zoning districts (including proposed new ones), the general purpose of each district, a general description of the class of uses to be permitted in each district, and the general locations for those types of districts. Use classes include single family residential, multiple family residential, commercial, office, industrial, agricultural, forestry, mining, etc.</p>					<p>If there is zoning, then these elements shall be included</p>
<p>For a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): A proposed zoning map showing the location of proposed zoning districts. This could be accomplished by referring to the existing zoning map and then including a map with proposed district changes and the circumstances under which those changes should be made in a manner consistent with the master plan.</p>					<p>If there is zoning, then these elements shall be included</p>
<p><i>Plans might also include, if "reasonably can be considered as pertinent to the future development of the planning jurisdiction":</i> For a county, documentation that the master plan may include planning in cooperation with the constituted authorities for incorporated areas in whole or to the extent to which, in the planning commission's judgment, they are related to the planning of the unincorporated territory or of the county as a whole. (Sec. 31(1)(a))</p>					

Michigan State University Extension Land Use Series

Minimum Statutory Plan Content	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
<p><i>Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”:</i> For a township that on the effective date of this act had a planning commission created under former 1931 PA 285, or for a city or village, the planning jurisdiction may include any areas outside of the municipal boundaries that, in the planning commission's judgment, are related to the planning of the municipality. (Sec. 31(1)(b))</p>					
<p><i>Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”:</i> A classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, public transportation facilities (as of Dec. 23, 2010), public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes. (If a county has not adopted a zoning ordinance under former 1943 PA 183 or the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702), a land use plan and program for the county may be a general plan with a generalized future land use map. (Sec. 33. (2)(a)) Note: Given this requirement, most, if not all, jurisdictions should include the majority of these elements in the master plan.</p>					

Michigan State University Extension Land Use Series

Minimum Statutory Plan Content	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
<p>Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”: The general location, character, and extent of all components of a transportation system and their interconnectivity including streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, waterfront developments (complete streets); sanitary sewers and water supply systems; facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels; and public utilities and structures. (Sec. 33. (2)(b)) Note: Given this requirement, most, if not all, jurisdictions should include the majority of these elements in the master plan.</p>					
<p>Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”: Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities. (Sec. 33. (2)(c) (Recommendations for redevelopment may or may not be included as pertinent, and a zoning plan.)</p>					

Minimum Statutory Plan Content	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
<p>Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”: If a master plan is or includes a master street plan, the means for implementing the master street plan in cooperation with the county road commission and the state transportation department shall be specified in the master street plan in a manner consistent with the respective powers and duties of and any written agreements between these entities and the municipality . (Sec. 33. (3)) Note: Given this requirement, most, if not all, jurisdictions should include the majority of these elements in the master plan.</p>					

This is the first of three ways to evaluate the content of your plan. The table above should be considered the legal minimum. Most plans should contain much more.

A More Comprehensive Plan Content Analysis

The following checklist is adapted from materials developed by the Michigan chapter of the American Planning Association, from their work toward a Coordinated Planning Act (never adopted). It provides a rather complete list of the analysis that should be a part of a plan and fact or data book.

Following this table is a sample table of contents for a plan, data or fact book, and summary. It gives just one example of how information in a plan might be organized.

Using the table below, review your plan and write in each column where the material is found in your community’s plans.

This table is prepared assuming one’s plan is like that of many communities in which it is organized in two major sections – the plan that is the meat of the document including the goals, objectives and policies that guide the physical development of the community (§33); and the background information, data book, resource book, or fact book that provides data and analyses that support the plan (§31). Some communities have a third, optional, section which is an executive summary, or a simply written and heavily illustrated presentation of the plan, a chart, web page, poster, or combination of the above. These two or three sections can be parts all within one document, or might be two or three separate documents. Communities may also include information and polices by reference to other plans or documents.

Michigan State University Extension Land Use Series

In the last column of the table, indicate whether the item is something you want to include in your plan when it is updated or replaced.

Plan Content

For a general plan the content should include:

Plan Content: General Plan (Only for a county plan with no county zoning.)	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
A policy-based plan with generalized future land use maps.					
A section on affordable housing needs and a strategy to meet those needs.					
A section on job development and a strategy to meet those needs.					
Address the relationship between jobs, housing, and transportation within the local unit of government or region.					
A separate section on multimodal transportation including streets and highways, public transit, airports, railroads, ports, and pedestrian and bicycle ways.					
A section on capital facilities owned or operated, or both, or privately contracted by the local unit of government, together with long-range fiscal plans for the provision of new capital facilities for the local unit of government.					
The plan shall be the basis for the local unit of government or regional capital improvement program including capital improvements to be done by a county road commission, drain commissioner, parks and recreation commission, department of public works, or other local unit of government legislative body.					

Michigan State University Extension Land Use Series

Plan Content: General Plan (Only for a county plan with no county zoning.)	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
An analysis of all the municipal or joint municipal plans of municipalities within the county to ensure coordination and consistency, including, but not limited to, buildout, economic, fiscal, environmental, and social impact analyses.					
A plan may incorporate by reference plans, or portions of plans, adopted by other agencies of political subdivisions, a regional plan, this state, or the federal government.					
Other elements as determined by the county planning commission.					

Plan Content

For a future land use plan the content should include:

Plan Content: Future Land Use Plan (The minimum for a local unit of government with zoning)	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
All of the parts for a general plan, above.					
The arrangement of future land uses, as well as the intensity and density of such uses					

Michigan State University Extension Land Use Series

Plan Content: Future Land Use Plan (The minimum for a local unit of government with zoning)	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
An explanation of the degree to which future land uses are, or are not, compatible with the future land use plans and zoning regulations of adjoining jurisdictions (or municipalities within the county) or the management plans of state or federal agencies with public lands within the local unit of government					
Future land use shall be described in the text and depicted on a future land use map showing the general location and arrangement of future land uses, but not parcel lines.					
A future transportation network, including, but not limited to, roads and streets, bridges, railroads, airports, bicycle paths, and pedestrian ways.					
Provision for a network of electronic communication facilities.					
Future capital facilities.					
A zoning plan for the control of the height, area, bulk, density, location, and use of buildings and premises, for current and future zoning districts.					
An explanation of the zoning plan's relationship to the future land use plan.					
A description of how the community intends to move from present conditions illustrated on the current zoning map and described in the zoning plan to the proposed future relationship of land uses illustrated on the future land use map.					

Michigan State University Extension Land Use Series

Plan Content: Future Land Use Plan (The minimum for a local unit of government with zoning)	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
A discussion of measures considered and included in the development of the future land use plan to avoid possible takings of private property without just compensation if land use regulations were to be subsequently adopted or amended consistent with the plan.					
Each of the elements of a future land use plan, above, should incorporate goals, objectives, policies, and strategies to be employed in fulfilling the plan					
Each element of a future land use plan should utilize maps and, if helpful, plats, charts, and tables. Maps, plats, charts, and tables should be accompanied by descriptive explanatory text.					

Plan Content

For a comprehensive plan the content should include:

Plan Content: Comprehensive Plan	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
All of the parts for a general plan and land use plan, above.					

Michigan State University Extension Land Use Series

Plan Content: Comprehensive Plan	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
Recommendations for the social, environmental, economic, or physical development or redevelopment of the jurisdictional area. The plan should identify the amount and source of the fiscal and other resources to be used to implement the recommendations in the plan.					
An analysis of existing community social and economic disparities in employment, income, housing, transportation, education, and crime and recommendations for public and private measures to rectify disparities.					
A section on multimodal transportation facilities, together with long-range fiscal plans for the provision or replacement of transportation facilities. (This may be part of the future transportation network (master street plan) element of a Future Land Use Plan.)					
Information on capital facilities necessary for the comprehensive plan to serve as the basis for the development and annual updating of a capital improvement program including a map of the location of new capital facilities on which construction is proposed to begin within a period at least as long as that covered by a capital improvement program.					

Michigan State University Extension Land Use Series

Plan Content: Comprehensive Plan	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
Population attraction strategy.					
New Economy strategy (coordinated on a regional [multi-county] level).					
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for housing, including, but not limited to, the condition of existing housing and specific needs for affordable and assisted housing, and analysis of options for meeting those needs.					
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for Economic development, including both job retention and promotion strategies.					
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for Natural resources management, including, but not limited to, agricultural and forest lands, mineral lands, wetlands, floodplains, headwaters areas, sand dunes, areas at high risk of erosion, other sensitive areas, endangered or threatened species habitat, and land use related to preserving biodiversity.					
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for measures to define, protect, enhance, or change community character.					

Plan Content

For a growth management plan the content should include:

Plan Content: Growth Management Plan	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
All of the parts for a general plan, land use plan, and comprehensive plan, above.					
The boundaries for expansion of capital facilities and/or public services of the local units of government during the period of the plan.					
Maximum density of land use based on available public services and facilities and specified level of service standards for those services and facilities.					
The plan should be consistent with P.A. 110 of 2006, as amended, (being the Michigan Zoning Enabling Act, M.C.L. 125.3101 et seq.) for a purchase of development rights program, and/or to the extent permissible by law, transfer of development rights program.					
Maps showing the location of proposed future road right-of-way and of other public facilities beyond 5 years in the future.					
A strategy and locations to target provision of affordable housing.					
A strategy that links future jobs, housing, and transportation in mutually supportive ways.					
A strategy for land assembly and redevelopment.					
Other elements as necessary to implement the growth management or redevelopment goals of the plan.					

Plan Content

For other plans, or additional parts of plans content to consider:

Plan Content: other plans, or additional parts of plans content to consider. Include as part of the Plan, or as separate plans some or all of:	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
Soil and water conservation.					
Open space protection.					
Intergovernmental coordination.					
Human services, including, but not limited to, childcare services, senior citizen programming, and mental health services.					
Historic preservation.					
Coastal zone management.					
Solid waste management.					
Energy conservation.					
Watershed planning and management.					
Community corrections.					
Annexation.					
Redevelopment.					
Special purpose, sub-area (M.C.L. 125.3835), functional, neighborhood, corridor, or strategic plans.					

Plan Content

For Incorporate, by reference to relevant portions of other plans, including any of the following adopted plans that apply to the territory covered by the planning commission content to consider:

Plan Content: Incorporate, by reference to relevant portions of other plans, including any of the following adopted plans that apply to the territory covered by the planning commission	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
A development plan adopted by a tax increment finance authority under P.A. 450 of 1980, as amended, (the Tax Increment Finance Authority Act, M.C.L. 125.1801 <i>et. seq.</i>).					
A development plan adopted by a downtown development authority under P.A. 197 of 1975, as amended, (M.C.L. 125.1651 <i>et. seq.</i>).					
A development plan adopted by a local development finance authority under P.A. 281 of 1986, as amended, (the Local Development Financing Authority Act, M.C.L. 125.2151 <i>et. seq.</i>).					
A development plan adopted by an international tradeport development authority under P.A. 325 of 1994, as amended, (the International Tradeport Development Authority Act, M.C.L. 125.2521 <i>et. seq.</i>).					
A brownfield plan adopted by a brownfield redevelopment authority under P.A. 381 of 1996, as amended, (the Brownfield Redevelopment Financing Act, M.C.L. 125.2651 <i>et. seq.</i>).					
A plan adopted by a local unit of government, county, or regional economic development commission under P.A. 46 of 1966, as amended, (M.C.L. 125.1231 <i>et. seq.</i>).					

Michigan State University Extension Land Use Series

Plan Content: Incorporate, by reference to relevant portions of other plans, including any of the following adopted plans that apply to the territory covered by the planning commission	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
A project plan adopted by an economic development corporation under P.A. 338 of 1974, as amended, (the Economic Development Corporations Act, MCL 125.1601 <i>et seq.</i>).					
A plan adopted by a housing commission under P. A. 18 of 1933 (Extra Session), as amended, (M.C.L. 125.691 <i>et seq.</i>).					
A development plan approved by a planning commission and supervising agency under P.A. 250 of 1941, as amended, (the Urban Redevelopment Corporations Law, M.C.L. 125.901 <i>et seq.</i>).					
A local unit of government, county, or regional park or recreation plan adopted by a local unit of government, county, or regional commission under P.A. 261 of 1965, as amended, (M.C.L. 46.351 <i>et seq.</i>).					
A plan adopted by an historic district commission under P.A. 169 of 1970, as amended, (the Local Historic Districts Act, M.C.L. 399.201 <i>et seq.</i> 399.215).					
An airport approach plan adopted by the aeronautics commission under P.A. 23 of 1950 (Extra Session), as amended, (the Airport Zoning Act, M.C.L. 259.431 <i>et seq.</i>).					
A school district plan adopted by a public school district or charter school.					
A sewer or water plan adopted by a local unit or joint sewer and water authority.					

Michigan State University Extension Land Use Series

Plan Content: Incorporate, by reference to relevant portions of other plans, including any of the following adopted plans that apply to the territory covered by the planning commission	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
A solid waste management plan adopted pursuant to Part 115 of P.A. 451 of 1994, as amended (the Solid Waste Management part of the Natural Resources and Environmental Protection Act, M.C.L. 324.11501 <i>et seq.</i>)					
A blighted area rehabilitation plan adopted pursuant to P.A. 344 of 1945, as amended, (M.C.L. 125.71 <i>et seq.</i>).					
A neighborhood area improvement plan adopted pursuant to P.A. 208 of 1949, as amended, (M.C.L. 125.941 <i>et seq.</i>).					
A plan for redevelopment of principal shopping areas under P.A. 120 of 1961, as amended, (M.C.L. 125.591 <i>et seq.</i>).					
Enterprise or empowerment zone plans pursuant to P.A. 224 of 1985, as amended, (M.C.L. 125.2101 <i>et seq.</i>).					
Any capital facility or other metropolitan plan prepared by a metropolitan council under P.A. 292 of 1989, as amended, (M.C.L. 124.651 <i>et seq.</i>).					

Based on which rows, in the above table you were able to mark a page number(s) down for and which ones are left blank, you can construct a list of what has been done, and what has not been done. A general strategy, each time a community updates their plan, is to try to increase the number of items in the above table which are done. Over time the plan will become more substantial. One should also consider that there is a point where a community (which is small, rural, or not complex) does not need a more substantial plan. Thus, in a county without zoning, the items listed as part of a general plan might be enough. If it is a community with zoning, then only the elements for the general plan and land use plan may be enough. This is a judgement call which should be re-assessed each time the community updates or replaces its plan.

Sample Table of Contents of a Plan, Fact Book, and Summary

Executive Summary

A summary of the Plan, or simply written and heavily illustrated presentation of the plan, a chart, web page, poster, or combination of these.

- a. Executive summary, or
- b. A simply written and heavily illustrated presentation of the plan, or
- c. A chart, or poster presentation of the plan, or
- d. A web page, or
- e. A combination of these.

Sample Plan Table of Contents includes:

Glossary

Introduction

Acknowledgments

About the Planning Commission (Subcommittees of the Plan Committee of the Planning Commission, Staff & Author, Legislative Body, Location Map

About This Plan

Legal Authority

Overall Plan

Community Wide Goals (Fundamental Principles, overall goals such as Smart Growth.)

Government Cooperation (Federal, State, Native American Tribes, Canada, County, Neighboring Municipalities and Counties)

Land Use Plan

Future Land Use Map

Industrial

Commercial

Office Service

Resort

Residential

Rural Residential

Agricultural-Forest Production

Special and Unique Areas

Transition Areas

Form-Based Zoning/New urbanism

Other

Zoning Plan Update

Environment, Natural Resources Plan

Environmental Protection

Ground and Surface Water Protection

Recycling, Solid and Hazardous Waste

Energy

Economic Plan

Population Attraction

Economic Development

Tourism

Human Services and Housing Plan

Human Services

Housing

Infrastructure Plan

Transportation

Complete Streets

Recreation

Water and Sewer

Changing climate impacts

Appendixes and Addendums

Plan Adoption Documentation (65 Day Comments by Governments, Public Hearing Comments, Adoption Documentation, Type of Plan This Plan Is.)

Associated Plans, Reports, Bibliography

About Addendums

Precedent & Interpretive Decisions

Sample Fact Book Table of Contents includes:

Introduction, Acknowledgments, Summary. (Maps: County or Municipality Location Map).

Glossary

Former Plans.

Geography: Geology; Location; Climate, changes of climate (Maps, Charts, and Graphs: Quaternary Geology, Topographic, Daily Temperatures Graph).

Michigan State University Extension Land Use Series

History: Narrative for a regional perspective and region-wide common points; historic sites list; Government Land Survey history; municipal size; list of first order control points (Maps, Charts, and Graphs: Historic Population Data Table; Political Boundaries Maps for 1800 to present)

Michigan Future Trend summary, Michigan Land Resource Project summary, Smart Growth information.

Land Use: Land Use/Cover Change (Agricultural; Forestry; Urban (Sprawl, Residential, Open Lands/Parks, Commercial, Transportation, Industrial, Extractive; urban growth area); Rangelands/Fields/Grassland; Water and Wetlands; Future Land Use; and areas of minor change. Maps, Charts, and Graphs: Land Use/Cover Table, Land Cover Circa 1800 (Pre-European Settlement Vegetation) Map, pre-1978 land use maps, Land Use/Cover Map 1978 (MiRIS), current Land Use/Cover Map, Land Use/Cover Change analysis maps, Farmland With State Preservation Agreements in Place “PA 116 Agreements.”)

Natural Resources: Surface Water, Surface Water Inventory, Groundwater: On Site Sewage Disposal (Restricted Areas for Septic and Drain Fields, New Technology, Soils With Limitations for Wastes & Industrial Development); Soils (summary of soil survey), detail of Soil Characteristics; Forestry (Old Growth); Agriculture; Mineral Resources. (Maps, Charts, and Graphs: Major Watersheds, Surface Water Features, Wetlands, Aquifer Vulnerability to Surface Contamination in Michigan, Soil With High Water Table Map (Aquifer Vulnerability to Surface Contamination), General Soil Types, Forest Production Potential Map (soil types), Old Growth Forests, Agricultural Production Potential Map (soil types), Limitations of Soils for Septic Systems, Slope Characteristics of Soil Types (Steep Slopes)).

Environment: Air and Water Pollution (Soil Erosion and Septic Discharge, Oil and Gas Exploration); Land/Water Margins; Solid Waste. (Maps, Charts, and Graphs: Land/Water Related Laws in Michigan Graphic, Oil and Gas Wells Map.)

Ecology, Habitat, Scenic Resources: Special Animals and Plants (Special Animals and Plants List for county and municipality); Landtype Associations; Conservancy, Soil Conservation District, Conservation Resource Alliance, WildLink; Special and Unique Areas (list). (Maps, Charts, and Graphs: Landtype Associations, Special and Unique Areas)

Population: Most recent Census Data Advance Final Counts; Population Distribution; Population Estimates (current year, Future Population Projections, Impact of Growth analysis; population attraction options. (Maps, Charts, and Graphs: Table of Population Estimates, Table of Population Projections, Population Density Map, Housing Density Map, Seasonal Population Estimates Table, Projected Resort Population Map, detailed Population Data.)

Human Services: Medical Health, (Health Indicators Data: Job Injuries/Illness, Cardiovascular Health, Substance Abuse, Dental, Child and Maternal Health); Mental Health; Education (School Performance Measures, Enrollment); Elderly Care; Community Social Health; Crime (Crime Data Per Year, Juvenile Crime Data, Risk Factors); Service/Civic Organizations and Social Life. (Maps, Charts, and Graphs: School Districts.)

Economics: Industrial; Retail and Service (Retail Sales, Retail and Service Data, Estimated Effective Household Buying Income); Government; Agriculture; Unemployment; Tourism; Jobs (Annual Employment Averages 1980-present, Occupation, Industry Statistics); Commuting; Hinterland; Income Level (Census Income, Poverty Status); Business Retention and Recruitment; Brownfield Redevelopment. (Maps, Charts, and Graphs: Largest Employers; Largest Tax Payers, Employment Trend, Number Unemployed, Unemployment Rate Graphs, Manufacturing Employment, Retail Employment, Services Employment Graphs, Construction & Mining Employment, Government

Michigan State University Extension Land Use Series

Employment, Transportation-Communications-Utilities Employment Graphs, Economic Hinterland Map(s))

Housing: Housing Stock (Housing Affordability for Owner Occupied Housing); Homeless; Housing for Disabled; Contractors, Inspectors (Zoning Permits and Actions, Construction Code Permits, New Construction Data); State Programs. (Maps, Charts, and Graphs: Housing Data.)

Infrastructure: Transportation (Railroad, Trails, Airport, Public Transit, Roads (Road Types and Status, Road Surface Conditions Summary, Surface Condition Mileage by Municipality); County Drains; Public Water (List of Public Water Systems, Source of Water and Sewage Disposal); Public Sewer (List of Sewer Systems); Government Facilities/Buildings; Recreation/Parks (Recreational Planning Organization, Inventory of Recreation Facilities); Private/Regulated Utilities (Electricity, Telephone, Natural Gas, Cable Television, Internet providers); Post Office; Emergency Services. (Maps, Charts, and Graphs: Transportation: Road Surface Map, Transportation, Traffic Count Data, Average Daily Traffic (ADT) Count by Municipality, County Drains, Areas Serviced By Municipal Water, Sewer Service Districts from 1975 Facilities Plan Map, Areas Serviced by Municipal Sewer Map, Outdoor Recreational Facilities, Indoor Recreational Facilities, Recreation Action Plan Map, Electric Utility Service Areas Map, Local Phone Exchanges Map, Communication Towers Map, Areas Serviced by Natural Gas Map, Local Zip Code Map, Fire Districts Map, EMS Districts Map.)

Land Ownership: Public Land Ownership; Private Land Ownership; Subdivided Land; [Native American] Foreign Policy (Historical Context, Jurisdiction-Generally, Jurisdiction-Zoning, Jurisdiction-Taxes, Jurisdiction-In a particular county/geography; Specifically, Indian Sovereignty, Municipal Concerns, Successful Coordination Elsewhere. (Maps, Charts, and Graphs, Public Land Ownership Chart Detail, Public and Private Land Ownership Chart Summary, Public Land Ownership Map, Parcelization Map, Recorded Subdivisions Map.)

Existing Zoning: Composite Zoning Map; Buildout and Other Analysis; Analysis of Existing Zoning (Planning, (What is "Good Planning?")), Review of Zoning Text, Zoning for Coordination and Streamlining; Neo-Traditional Zoning (Traditional Neighborhood Development Checklist). (Maps, Charts, and Graphs: Estimated Areas of Current Zoning Districts, Composite Zoning Map, detailed Buildout table).

Other (Appendices): Other Applicable Statutes; Bibliography; Other Selected Reports, Studies; Land Owner Opinion Survey (Background, Interviewing and the Sample, The Findings, Demographic Characteristics of the Sample; minority reports.)



Adopted January 15, 2014

PLANNING COMMISSION

Patty Croft, Chairperson
Harold Borowicz, Vice Chairperson
Charles Freese, Secretary
Stuart Bartlett
Stephen Churchill
John Jazdyk
Michael Kavanaugh
Sharon Lyon
Charles Ostwald



PLANNING AND ZONING IN CHEBOYGAN COUNTY

The responsibility of planning for most of the land in Cheboygan County is delegated to the County Planning Commission. In July of 1969, the Cheboygan County Planning Commission was formed. The creation of the County Planning Commission is authorized by the State of Michigan under Act 33 of 2008. It is the duty of the County Planning Commission to make and adopt a Master Plan for the development of Cheboygan County.

This Plan's updated recommendations will apply to all of Cheboygan County, except Burt Township, the village of Mackinaw City, the village of Wolverine and the city of Cheboygan. While these municipalities are within Cheboygan County's boundary, each maintains its own planning and zoning authority under their respective State of Michigan Public Acts. The county cannot plan for incorporated areas (such as a city), unless those areas act to adopt the Plan. Also, the county has the authority to plan for its townships, unless such townships act on their own behalf (i.e. Burt Township).

The Cheboygan County Planning Commission and Zoning Board of Appeals were formed in December of 1969. In that same month, the county's first zoning ordinance was adopted. The County's zoning authority is enabled by the State of Michigan Act 110 of 2006. The zoning ordinance has been amended numerous times since its enactment in order to meet the goals of the Master Plan and evolving needs of the community.

This plan is prepared as authorized under the Michigan Planning Enabling Act (PA33 of 2008) and is used to satisfy the requirement of section 203(1) of the Michigan Zoning Enabling Act (PA110 of 2006), MCL 125.3203. The planning jurisdiction of this plan is the County of Cheboygan and all townships therein except for Burt Township and not including the city of Cheboygan, village of Mackinaw City, and village of Wolverine.

Table of Contents

Contents

Chapter 1 Intro to Plan and Planning Process.....	6
Chapter 2 Snapshot of Cheboygan County.....	8
Chapter 3 The Community Vision - Goals and Objectives	9
Chapter 4 Land Use Plan	20
Future Land Use Categories.....	21
Future Land Use Map	27
Chapter 5 Five-year Implementation Plan (Zoning Plan).....	28
Chapter 6 Supporting Information.....	32
History.....	32
Population	35
Employment & Education.....	44
Housing	49
Land Use, including Recreation & Transportation & Natural Resources	61
Climate.....	63
Geology.....	63
Community Services & Utilities.....	95
Chapter 7 Appendix	113
Master Planning Process.....	113
Airport Plans	115
Cheboygan Airport, Cheboygan	116
Hoffman’s Black Mountain Aerodrome, Cheboygan.....	117
Pbeaaye Airport, Topinabee.....	118
Calvin Campbell, Indian River	119

TABLE OF FIGURES

Figure 1 - Future Land Use Map, a large format map is also provided..... 27

Figure 2 - County Population Changes since 1900..... 36

Figure 3 - Population Projections for Cheboygan County..... 38

Figure 4 - Cheboygan County Population by Age Group 40

Figure 5 - Graph of Population Changes for Townships in Cheboygan County 42

Figure 6 - Map of Population Changes in Cheboygan County Municipal Corp.'s 43

Figure 7 - Income Changes, Cheboygan Compared to State and Nation 45

Figure 8 - Employment Characteristics in Cheboygan County 45

Figure 9 - Graph of Private Industry Trends in Cheboygan County..... 47

Figure 10 - Graph of Unemployment Rate fluctuations over time 48

Figure 11 - Annual Unemployment Rate..... 48

Figure 12 - Monthly Unemployment Rate Fluctuations 49

Figure 13 - Seasonal Housing Characteristics 50

Figure 14 - Housing projects in Cheboygan County 52

Figure 15 - Census Block Group in city of Cheboygan, second lowest median home value of \$68,000..... 53

Figure 16 - Census Block Group near Onaway, Median Home Value of \$75,000 54

Figure 17 - Assessed Value Changes for Cheboygan County 56

Figure 18 - Bank Foreclosures..... 56

Figure 19 - Total Valuation of Properties in Cheboygan County..... 57

Figure 20 - Value Trends By Class..... 57

Figure 21 - % Change in Occupied Housing Units..... 58

Figure 22 - Percent Change in Vacant Housing Units..... 59

Figure 23 - Percent Change in Total Housing Units..... 60

Figure 24 - Map Publicly Owned Land 62

Figure 25 - Effects of Glaciation 64

Figure 26 - Post Glacial Shoreline and Islands..... 65

Figure 27 - Map of Cheboygan River Watershed..... 68

Figure 28 - Map of Economic Dependence on Forest Resources in Michigan 70

Figure 29 - Timberland in Cheboygan County by Ownership Group 71

Figure 30 - Value of Sawlogs 71

Figure 31 - Number of Farms by Value of Sales..... 73

Figure 32 - Number of Farms by Land Area 73

Figure 33 - Number of Zoning Permits by Year 74

Figure 34 - Number of Zoning Permits By Type..... 75

Figure 35 - Commercial Zoning Reviews Previous..... 76

Figure 36 - Percent Changes in types of Retail Establishments 77

Figure 37 - Sales by Type of Retail 78

Figure 38 - Map of Cheboygan County Recreational Assets 79

Figure 39 - Map of Cheboygan County Soil Types..... 86

Figure 40 - Map of Cheboygan County Soil Drainage..... 87

Figure 41 - Cheboygan County Roads by Type and Miles..... 89

Figure 42 - Map of Class A Roads..... 90

Figure 43 - Graph of Cheboygan County Road Conditions	91
Figure 44 - Cheboygan County Road Rating Results.....	92
Figure 45 - Map of Inverness Sewer District.....	95
Figure 46 - Map of Consumers Energy Service Area.....	97
Figure 47 - Map of PIE&G Service Area	97
Figure 48 - Graph of Recyclables by Volume	100
Figure 49 - Estimated Broadband Service Map.....	101
Figure 50 - Map of School Districts	103
Figure 51 - Map of County Fire Stations	110
Figure 52 - McLaren-Northern Michigan, Cheboygan Campus.....	111

TABLES

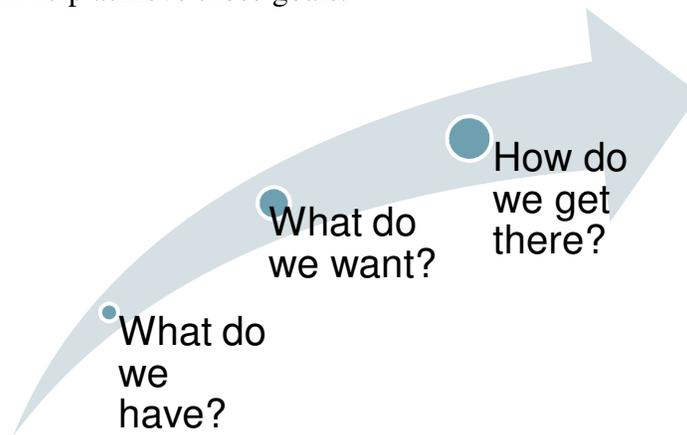
Table 1- Future Land Use/Zoning Comparison Table.....	28
Table 2 - Zoning Ordinance Changes Based on Master Plan Goals.....	30
Table 3 - Population Changes - Cheboygan and Surrounding Counties and Michigan	37
Table 4 - Population Changes for Cheboygan County Municipal Corp.'s.....	39
Table 5 - Population Changes for Cheboygan County Municipal Corp.'s.....	41
Table 6 - Table of Location Quotients.....	46
Table 7 - Area of Land per Land Use Types	61
Table 8 - Utilities Serving Cheboygan County.....	98
Table 9 - Map of Recycling Locations	99
Table 10 - 2011 Enrollment at Cheboygan County Schools.....	102

Chapter 1 Intro to Plan and Planning Process

What is a Master Plan and why do we have one?

The County's Master Plan is our blueprint for our future. It guides our land use decisions and subsequent development by creating land use goals for the next 10 to 20 years. We create a vision so that we always keep in mind how we intend to retain our economic health, conserve our natural resources, meet the needs of residents and business people, ensure an efficient transportation system, ensure compatible land uses, and promote public health, safety, and welfare.

In creating this plan the question is asked of Cheboygan County stakeholders: What do you want Cheboygan County to be like in the future? To be best able to answer that question, the plan provides information as to what we have now. Goals are identified and then objectives are determined which will help achieve those goals.



What does this have to do with zoning?

This isn't a zoning ordinance, which is a law. However, the Master Plan is the guide and the community's policies that are used to make changes to that law. The Master Plan is the vision, the zoning ordinance is the system of rules that make that vision reality. State law requires that any place that has a zoning ordinance must have also have a Master Plan and must use that Master Plan when any changes are made to that zoning ordinance law.

Why should people be involved?

It's important to know that change *will* happen regardless of whether we plan for it. This Master Plan is an effort to determine what kind of change is desired and how to achieve the *desired* goals. You can do your part to make sure your community's interests are communicated and the community's goals are included in future updates to this Plan. This will go a long way in making sure that the change that occurs is desired by the community.

This Master Plan should be a living document. This means that it should be updated as often as necessary to reflect changing community values, land use trends, and new goals.

For more information, visit the Master Plan website: www.cheboygancounty.net/masterplan

Presentation of this Master Plan

The Cheboygan County Master Plan is presented in a manner to make it as easy to use as possible. The plan is oriented to first provide the goals and objectives of the community, the plan to make changes to the related land use laws, then provide the background data that help guide the decision making. This plan is presented in this way to provide the most relevant information needed to take action at the outset.

Also included as part of this Master Plan document is a shortened summary version of the plan showing the Future Land Use Map along with the basic goals and objectives. The Master Plan information, links to other related information, as well as any new information will be maintained at the Master Plan's website which is www.cheboygancounty.net/masterplan.

Chapter 2 Snapshot of Cheboygan County

Total Population: 26,152

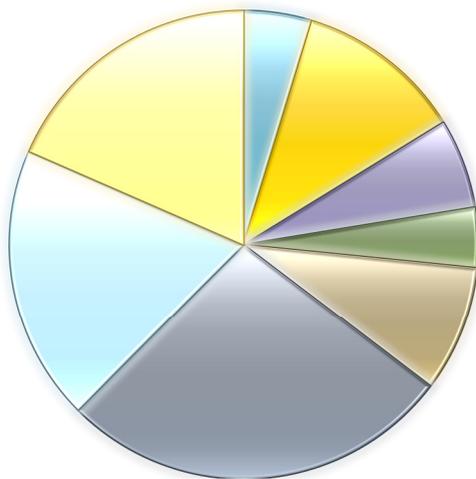
Median Age: 47.1

Average Household Size: 2.31

Percent of total Households with individuals 65+ years of age: 35.3%

(Information comes from the 2010 census)

2010 Age Composition



- Under 5
- Ages 5-14
- Ages 15-19
- Ages 20-24
- Ages 25-34
- Ages 35-54
- Ages 55-64
- Ages 65 and up



What increased between 2000 to 2010?

- 35% **more** relatives besides spouse and children living in the same household
- There are 30.9% **more** people between the ages of 60 and 64 years.
- 125% **higher** homeowner vacancy rate



What decreased between 2000 to 2010?

- There are 22.6% **fewer** people between the ages of 25 and 34 years.
- 4.5% **decrease** in household size for owner-occupied housing units

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.**

Chapter 4 Land Use Plan

The most important part of a Master Plan is communicating a community's desired future land use pattern. The plan should illustrate how the land use goals and objectives are to be translated into action. The Future Land Use Map, included in this plan, is the geographic translation of those goals into future zoning ordinance (law) changes. Anticipated new uses or uses in higher demand will need room to grow, so the future land use map must identify suitable areas for new development. Lastly, the plan can suggest ways to help resolve or avoid land use problems or conflicts, especially those problems identified during the public outreach component of the County's planning process.

State law requires communities with zoning ordinances to have Master Plans. These plans guide the Planning Commission as they make recommendations for law changes to the legislative body, the County Board of Commissioners. The Board of Commissioners are the elected officials who are the only people who are allowed to make changes to land use law.

Nobody can predict everything that can happen in the future, let alone the next 20 years. However, this plan serves as the best possible vision as long as it is reviewed often and amended as changes occur in the County. This plan must respond to changes in the economy, market changes, and changing community goals.

The following land use goals and the placement of the land use categories on the Future Land Use Map were created from those goals expressed by the community through more than a dozen public meetings around the county at many township halls and at regular meetings of the County Planning Commission. The future land use plan and map should be interpreted as guidance for future land use activities. The plan also allows residents to understand the rationale used by the County when considering future land development proposals.

The future land use plan should be considered a policy document and is not designed to be a reflection of the present zoning ordinance, which is county law. The primary difference between the application of the future land use plan and zoning ordinance is timing. The comprehensive plan is implemented over a period of 20 years while the zoning ordinance is effective immediately. Each of these categories presents the supporting rationale for land use and land development throughout the County during the plan's life.

Township Level Land Use Planning

In Michigan, Townships have the authority to conduct planning and zoning activities. In Cheboygan County, Burt Township has enacted its own Township-level master plan and zoning ordinance. Because Burt Township has acted, their zoning will take priority and the County has no zoning jurisdiction there. The situation in Tuscarora Township is somewhat different. While Tuscarora Township has formed a Township Planning Commission and adopted a township-level master plan, Tuscarora has not adopted its own zoning ordinance. County zoning is, therefore, still in effect for Tuscarora Township. According to Michigan statute, zoning must be based on a plan in order to be legally valid. Because Tuscarora Township has undertaken its own master plan, it is recommended that the Tuscarora Township master plan be utilized by Cheboygan County for developing land use and zoning recommendations for that community. The most recently adopted Township future land

use map should take the place of more general recommendations developed for the County as a whole. As additional Townships become active in land use and zoning matters, the County should continue to incorporate Township-level land use recommendations into the County planning process.

Future Land Use Categories

The following are descriptions of the categories of future land uses that are desired in various areas of Cheboygan County. These categories correspond to the Future Land Use Map, which displays geographically the areas of Cheboygan County where these various land uses are desired in the next 20 years. It is important to note here that the map is very general and is meant to show vaguely where each of these uses is desired. The Future Land Use category descriptions should be relied upon over the future land use map. In addition, boundaries along the edges of these Future Land Use areas on the map should be interpreted loosely and the actual land use goals may be better described by an adjacent Future Land Use category.

- **Natural Resource & Water Resource Protection**
- **Public Interest Area**
- **Forest / Agricultural**
- **Rural Character/Country Living**
- **Residential**
- **Lake, River, & Stream Protection**
- **Commercial**
- **Commercial – Office, Research & Development**
- **Village Centers**
- **Rural Commercial Nodes**
- **Light Industrial**
- **General Industrial**

Natural Resource & Water Resource Protection

The Natural Resource & Water Protection designation is intended to identify those areas of the County that have natural resources including water resources that would require special considerations when the land is used or developed. These natural features benefit the County by complementing its attractive rural setting and providing an economic resource derived from the recreational benefits residents and visitors seek to experience. These lands include conservation easements (although these cannot be mapped), areas designated as natural rivers and their tributaries, marsh areas, wetland areas, and generally areas with severe building limitations. This category also includes large tracts of privately owned, undeveloped lands which contain unique or significant natural resources, and areas near prime fish breeding grounds. It is not the intent of this class to prevent the use and development of these lands, but to insure that development is done in a responsible manner with appropriate measures taken to protect the natural resource.

This category includes areas like Cornwall Creek Flooding, Stoney Creek Flooding, the breeding grounds for game fish within Mullett Creek, and Dingman Marsh.

Appropriate uses for this area include low density or clustered residential, low-impact outdoor recreation, and some farming and forestry.

Public Interest Area

Public Interest Areas are shown on the future land use map with the intention of identifying lands that have natural, historic, recreational, or cultural value to the general public. Most of the Public

Interest Lands in the County are owned by the State of Michigan, the County or Townships while some are owned by private land conservancies. It is expected that a relatively small portion of Public Interest Areas will be converted to private ownership. As Public Interest Areas is converted to private ownership, the specific characteristics and features of the land, as well as the overall land use needs of the County, should be considered when determining the appropriate use for the land. Examples of Public Interest Areas include major holdings of State forest lands covering large portions of Mackinaw and Hebron Townships; the Black Mountain Recreation Area in Benton and Grant Townships; and Mackinaw State Forest lands in Mentor, Wilmot, Waverly, Walker, Nunda and Forest Townships.

Appropriate uses for this area include public parks, nature preserves, outdoor education uses, natural resources, such as managed timber production, and oil & gas production.

Forest / Agricultural

The Forest / Agricultural designation is intended to provide areas where management and production of crops and timber is the predominant land use. For comprehensive planning purposes, private lands in Cheboygan County were included in this category to include forestry or agriculture where they are well suited for future farm and forestry use. Forestry operations, farming and pasture are anticipated future uses for this area. Residential uses are consistent with farm and forestry operations when properly designed and located to minimize lands taken out of agricultural or forestry. Mineral extraction, especially sand and gravel operations, is anticipated to continue in the Forest / Agricultural areas. Specific uses directly related to forestry and agriculture, such as sawmills or agricultural product processing, are also consistent with the forest and agricultural classification. Ideally, a parcel size of forty acres or more is consistent with maintaining economically viable forestry and agricultural uses. However, it is also important to recognize that niche, high-value agricultural crops can be grown on as little as 1-2 acres. Open space or cluster residential incentives could encourage maintenance of larger lots for agriculture or forestry use.

Appropriate uses for this area include forestry, agricultural operations, mineral extraction (such as oil & gas production), timber production, sawmills and agricultural product processing centers, smaller niche farming operations, open space or clustered residential. Also, appropriate uses include small to mid-size campgrounds and similar rural tourist lodging uses.

Rural Character/Country Living

This classification is intended to provide open space land areas for both agricultural and country living uses of a rural character. The number of homes per unit of area, referred to as residential density, in this classification would be the second lowest (lowest being the Forest / Agricultural classification) among all the future land use classifications. Consideration of the size of the parcels should be dependent on the resource value of the land to be developed as well as the prolonged safety and sustainability of on-site water supply and sewage disposal systems. Occasional site condominium and platted subdivision developments may be well suited for certain areas where larger, contiguous areas of open space and natural resources can be maintained (blending development with the existing landscape). These development designs should be representative of a traditional country living environment. Opportunities to protect these resources should be encouraged using residential density bonuses offering an incentive to

guide development away from valued resource areas and building constraints including wetland buffer areas, non-perking soils, existing farmland, larger forest stands, and retain natural features wherever possible. While commercial agriculture and forestry may be suitable in this area, these activities are not intended to be the predominant uses. The keeping of horses and other limited domestic animals can be considered a compatible accessory use in this class's country setting when situated on parcels of appropriate size. Crop production is a desirable land use at the same level as that considered appropriate as for the Forest/Agricultural category of land use.

Residential

The Residential area is intentionally designed to be restrictive in character, focusing on residential uses. The area is characterized by medium-density residential development. Typical residential development methods could include platted subdivisions, site condominiums or smaller parcel splits. Uses related to residential purposes, such as assembly halls, schools and parks, can be included if designed in a way that preserves the residential character of the area. Day care and group home facilities at residential scale are also anticipated.

Open-space designs, with clustered residential units are also appropriate, particularly where such a design can preserve natural or recreational resources. New clustered residential developments that include small, neighborhood commercial activity as part of a comprehensive site design could be acceptable with proper controls. It is important to ensure adequate home occupation opportunities are available in the residential future land use category.

Lake, River, and Stream Protection

The Lake, River, and Stream Protection category contains undeveloped land as well as developed residential and recreational uses. This classification applies to both current and future residential and smaller commercial uses along the shores of all the County's lakes and inland waterways. The Future Land Use Map presents the locations of this class by highlighting the shores of selected, major lakes and waterways. This class is designed to apply to all residential, small commercial waterfront development and the map was not intended, nor would it be feasible, to show all graphically.

Future development in the Lake, River, and Stream Protection class should be planned in consideration of potential environmental and aesthetic impacts on the water resources. Shoreline buffers to prevent erosion and filter stormwater run-off, limitations on the application of fertilizers, large setbacks from the water line, lower density, and/or requirements for public sewer for higher density developments are recommended mechanisms for maintaining high water quality.

Accommodations may need to be made for historically smaller waterfront lots such as older platted subdivisions. Larger commercial areas with higher density of commercial activity should be located in the areas designated by the Commercial future land use category.

Appropriate uses for this area include residential, waterfront access, public boat ramps, municipal parks and public beaches.

Commercial

The Commercial designation is intended to provide for business locations outside of village centers designed to meet the variety of commercial needs of a growing community. The Commercial areas are intended to provide retail goods and services to local and regional consumers as well as tourist support services. The Commercial area is also intended to provide space for commercial operations that require significantly more space or parcel size than is normally found in village centers. Examples of such uses may include motor vehicle display and sale, modular home sales, equipment rental, home improvement centers, or shopping centers. Because the Commercial classification includes a diverse collection of land areas with a variety of attributes, access to the area and the impact on the surrounding property should be considered carefully. Also, the specific nature of the land should be reviewed when determining appropriate commercial land uses.

For commercial areas along the waterfront, typical uses in these areas would be marinas, motels, resorts, larger campground resorts, convenience retail and services and recreational uses. Commercial areas located on waterfront property should generally be less intensive and special considerations should be made to mitigate any possible adverse impacts. Possible impacts could include, but are not limited to, shoreline erosion, septic discharge, and removal of natural features along the shoreline.

To ensure a diversity of residential living options, some mixed uses of commercial and residential should be considered where appropriate in this future land use area.

Major general Commercial areas are located along significant highway corridors in Cheboygan County, including U.S. 23 east of Mackinaw City (Mackinaw Township), Old 27 south of Cheboygan (Inverness Township), and Straits Highway (Old 27) north and south of Indian River (Tuscarora Township). Smaller concentrations of general commercial uses exist and are planned at or near the several Interstate-75 interchanges within Cheboygan County.

Commercial – Office, Research & Development

This future land use category is intended to provide a buffer zone to allow some additional commercial uses at the edge of the existing agricultural areas. This area is also intended to be a transitional area between the more intense Commercial land use area and Residential or Agriculture Forestry or other land uses. These uses have less impact on residential and agricultural areas. Land uses in this area should include standards for access management to keep vehicular movement out of residential neighborhoods and on roads appropriate for light commercial traffic.

Appropriate uses for this area include medical, dental, and other types of health care offices, other forms of common office uses, call centers, very light manufacturing with no externally visible signs of manufacturing and very limited commercial truck traffic.

Village Centers

Village Centers designate areas that are intended to provide for a concentration of residential, social, commercial, and public uses in a small community setting. Although Village Centers

may be tourist or recreation destinations or have regionally targeted shopping or employment opportunities, Village Centers are primarily intended to provide for residential neighborhoods, convenience shopping, services, and community centers. A variety of housing opportunities may be available in a Village Center, including single-family or multi-family housing, at medium to high densities. A variety of social and civic functions occur in a Village Centers, including governmental offices, churches and schools, personal services and retail trade. Important land use and design considerations for Village Centers may include shallower setbacks, smaller lot sizes, side or rear yard parking requirements, special sign regulations, consideration of pedestrian amenities, and limits on building height or size. Regulations in these areas should be flexible enough to allow re-use of existing structures and development review procedures should be crafted in such a way as to allow small-scale commercial and multi-family.

These Village Centers may also be a tourist or recreational destination, a regional shopping or an employment center. Examples of Village Centers in Cheboygan County include the city of Cheboygan, the village of Mackinaw City, the village of Wolverine, and the unincorporated community centers of Indian River, Topinabee, Afton, Aloha, and Tower.

To encourage reuse of existing structures, existing buildings formerly used as schools, churches, and assembly halls, for instance, should be considered for similar treatment as Village Centers or similar type of overlay district.

Rural Commercial Nodes

Rural Commercial Node includes land, often at road intersections, which serve as nodes for the surrounding rural community. These areas have a mix of small-scale mixed uses. There would be usually no more than a few of these uses at any intersection due to traffic safety. Larger clustering of such commercial uses would be more appropriate in one of the other Commercial and Village Center future land use areas. Rural Commercial Nodes each have their own unique character and any rezoning must take into consideration the existing uses and uses that are compatible with the existing uses. Although these are commercial areas, they are not necessarily in need of rezoning to the Commercial zoning district. It is more likely that a new and unique zoning district or overlay zoning may be more appropriate.

The following uses may be appropriate for some Rural Commercial Nodes: assembly halls, institutional uses such as fire stations, township halls, recycling centers, schools, community centers, small scale commercial uses such as retail, restaurants, and bars. Alverno is an example of a Rural commercial node.

Light Industrial

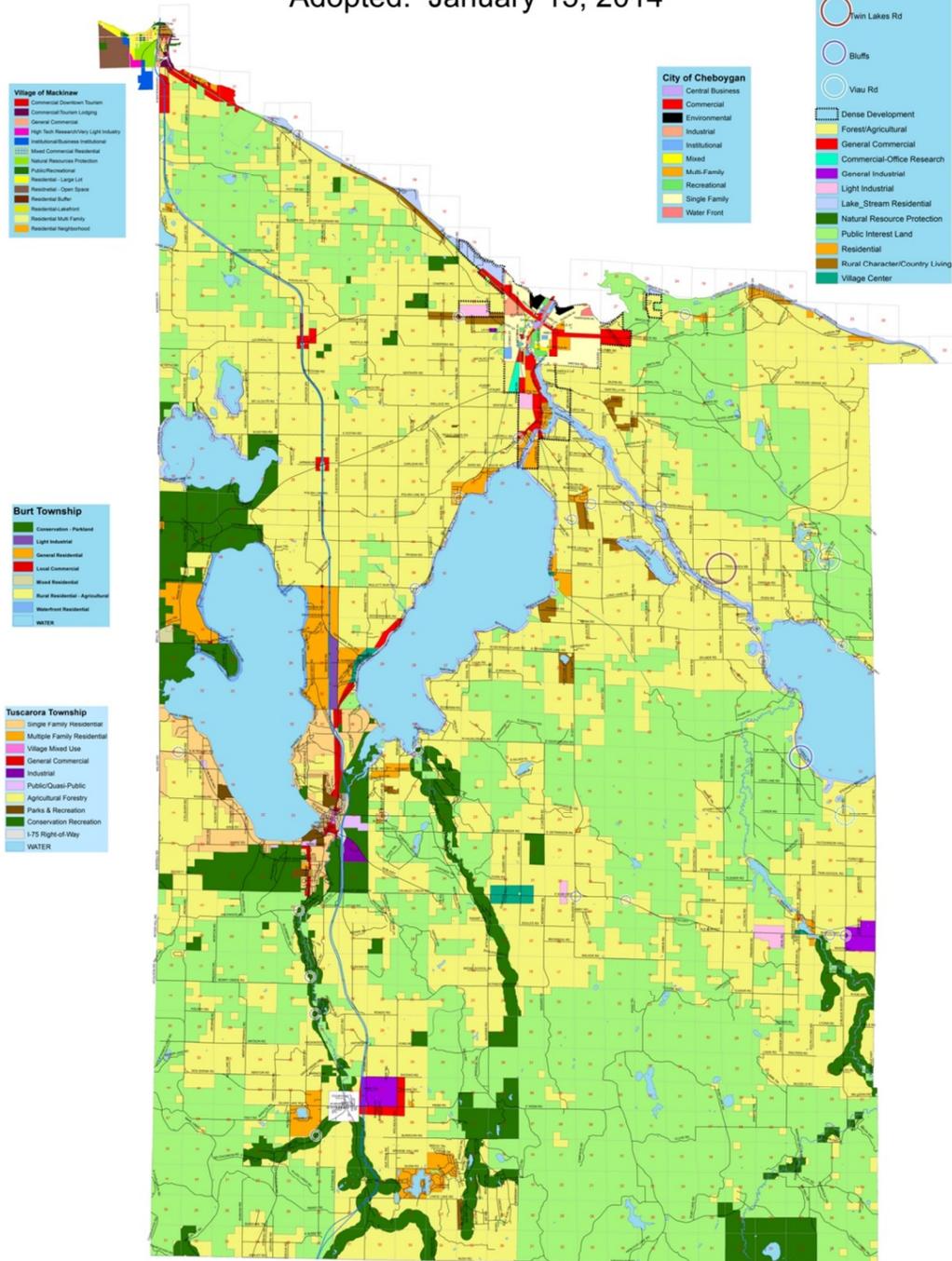
The Light Industrial classification designates areas, which have adequate infrastructure, and services available to support industrial uses but the uses have minimal environmental impact. With proper buffering Light Industrial uses can be compatible with adjacent residential developments. Light Industrial uses would not give off any smoke, noise, odors, glare or vibrations and typical light industrial uses would include assembly, machine shops, wholesale distribution, storage and similar activities within enclosed buildings. Limited outdoor storage of equipment or materials may be considered.

General Industrial

The General Industrial classification identifies areas where more intensive industrial uses are located. Good accessibility from a year-round, Class A highway is one important criteria, and depending upon the needs of the particular industry, public services or utilities such as sewer, water, three-phase power or natural gas may be significant location requirements. Depending on the particular industry, impacts on surrounding properties due to noise, odors, traffic, material storage, or visual aspects of the development may need to be screened and buffered. Typical uses in the General Industrial classification would include heavy industrial manufacturing and fabrication, the storage or processing of raw materials such as fuel, lumber, asphalt or concrete and uses with outdoor storage of materials and equipment.

Future Land Use Map

Cheboygan County Master Plan Future Land Use Map Adopted: January 15, 2014



Note: This map is designed to supplement the future land use category descriptions outlined in the text of the master plan document. Any interpretation of the map prior to review of the text will likely result in misunderstanding the intent of the future land use plan.

Figure 1 - Future Land Use Map, a large format map is also provided

Chapter 5 Five-year Implementation Plan (Zoning Plan)

The Zoning Plan is an important part of a Master Plan. It explains how the land use categories on the Future Land Use Map relate to the zoning districts as well as how the Goals and Objectives relate to improvements needed in the zoning ordinance. The importance of a Zoning Plan is to facilitate immediate action to accomplish the goals of the Master Plan.

Future Land Use/Zoning Comparison Table

The following table shows how the Future Land Use category compares with the existing zoning districts and a brief summary of the recommended changes. Additional detail on the recommended changes are included in the discussion of that particular future land use category in the previous chapter.

Table 1- Future Land Use/Zoning Comparison Table

Future Land Use Category	Current Zoning	Recommendation
Natural Resource & Water Resource Protection	P-LS Lake & Stream Protection P-NR Natural Rivers Protection P-RC Resource Conservation	Refine language for this district to better identify water resources in need of protection rather than <i>everything</i> that is on a 7.5' USGS topographical map.
Public Interest Area	M-AF Agriculture & Forestry Management D-RC Rural Character/Country Living P-LS Lake & Stream Protection P-NR Natural Rivers Protection P-RC Resource Conservation	Public lands are allowed in all zoning districts and no specific zoning district is proposed for this land use category.
Forest/Agriculture	M-AF Agriculture & Forestry Management	It is proposed that land used for agricultural purposes be identified and those lands used for forestry purposes be identified separately. Based on this information, it is possible that the Planning Commission will want to create two separate zoning districts.
Rural Character/Country Living	D-RC Rural Character/Country Living	For those areas that are currently in the M-AF zoning district and

Future Land Use Category	Current Zoning	Recommendation
	M-AF Agriculture & Forestry Management	near areas zoned residential, a D-RC zoning district may be more appropriate and compatible with residential areas.
Residential	D-RS Residential Development D-MR Mixed Residential Development	No particular changes specific to the <i>boundaries</i> of this district are proposed.
Lake, River, & Stream Protection	P-LS Lake & Stream Protection	Refine these zoning districts to better identify water resources in need of protection rather than everything that is on a 7.5' USGS topographical map.
Commercial	D-CM Commercial Development	No particular changes specific to the <i>boundaries</i> of this district are proposed.
Commercial – Office, Research & Development	D-CM Commercial Development M-AF Agriculture & Forestry Management	For some areas that are currently M-AF and near D-CM, this is intended to be an appropriate transitional zoning district.
Village Centers	VC Village Center VC-IR Village Center Indian River VC-IR-O Village Center Indian River Overlay VC-T Village Center Topinabee VC-T-O Village Center Topinabee Overlay VC-T-R Village Center Topinabee Residential Overlay	There are some additional areas in the County that could be considered for a new Village Center zoning district with appropriate regulations for that community.
Rural Commercial Nodes	No existing zoning	These areas are each unique in their needs. Most of these areas will be rezoned upon request from the individual land owner or local government entity. Each may require a unique and new zoning district created either as a standalone district or overlay.
Light Industrial	D-LI Light Industrial Development	No particular changes specific to the <i>boundaries</i> of this district are

Future Land Use Category	Current Zoning	Recommendation
		proposed.
General Industrial	D-GI General Industrial Development	No particular changes specific to the <i>boundaries</i> of this district are proposed.

It is important to recognize that any of these ordinance changes can take longer than expected and demand may arise for a particular ordinance amendment. Either of these situations can alter the actual year by which the ordinance change is accomplished.

Table 2 - Zoning Ordinance Changes Based on Master Plan Goals

Zoning Ordinance Changes	Target Year for Revision
Refine for clarity the allowable uses in each district. Create a table of allowable uses within the ordinance. Create consistent terminology of permitted uses. List all permitted uses in each district rather than referencing allowable uses in other zoning districts.	2014
Provide more flexibility in Industrially zoned areas - consider uses to be permitted by expedited administrative review and additional uses such as indoor recreation, renewable energy, medical research, movie industry, IT/office uses.	2014
Create a new, user-friendly zoning map	2014-2015
Allow for signs along recreational trails. Create appropriate sign regulations considering recreational trails in a similar manner to public rights of way with sign sizes appropriate for trailside placement.	2014
Update sign standards to allow sign size to be proportional to building façade size.	2014
Accommodate commercial storage uses	2014
Update PUD language, consider allowing other uses and PUD rezoning options to provide more flexibility.	2015
Create use and design standards that, if adhered to, provide an expedited administrative approval which attract business opportunities. (i.e. use of property to be redeveloped, standards for common allowable uses)	2015
Update home occupation regulations to allow more and appropriate home-based business opportunities.	2015
Accommodate those small commercial uses in rural areas that are not appropriately zoned. (i.e. Rural Commercial Nodes on FLU Map)	As requested by communities
Update renewable energy facility accommodations	2016
Update shared parking standards	2016
Update the parking requirements for more flexibility and more accurate	2016

standards.	
Clarify recycling operation use requirements	2016
Create <i>maximum</i> parking requirements for big box stores.	2016
Include where appropriate accommodations for accessory dwelling units to accommodate needs of an extended family.	2017
Clarify subdivisions and their zoning districts	2017
Add standards for access management.	2017
Identify and rezone as needed those are that should be Forest separate from Agriculture, and vice-versa.	2018
Review zoning ordinance to ensure adequate provisions to allow for a variety of agri-tourism uses.	2018
Revise zoning ordinance so that the zoning district, such as in Resource Conservation (P-RC), does not depend on ownership alone. Current regulations of Section 12.1 state that ownership determines the zoning district, which does not support due process of zoning changes.	2018

Maintaining a Master Plan – Ensuring its effectiveness

Although a Master Plan’s purpose is to provide the best possible long-term vision, it is important to review the plan as needed and at least annually. State law requires it to be reviewed every 5 years, however an annual review can ensure that the plan remains relevant. This annual review of the master plan should be included in the process of creating the Planning Commission’s Work Plan as well as the drafting of the annual Capital Improvement Plan (CIP).

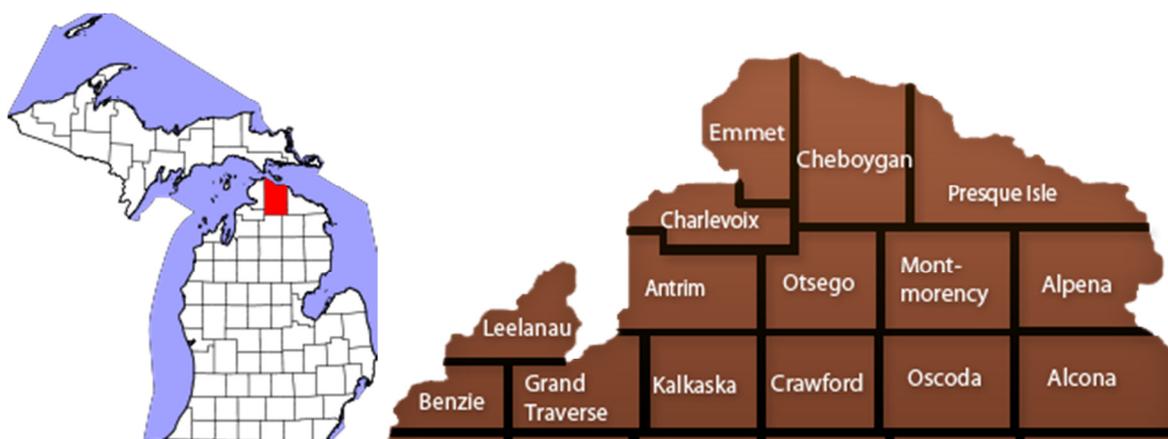
A Master Plan is based on data from many sources. Although the census is conducted only once every 10 years, other data is available annually or even more frequently. Some important data that impacts land use controls should be reviewed as often as possible. For instance, important land use data might include household size, housing types/cost/conditions, on-going zoning enforcement matters, adjacent jurisdictions planning and zoning efforts, and infrastructure changes. Some of the infrastructure changes to keep an eye on include transportation systems, water/sewer systems, energy costs and regulatory changes, and additions to the county’s recreational assets.

Chapter 6 Supporting Information

The following subchapters summarize various important aspects of Cheboygan County including its history, population trends as well as the state of employment, economic development, education, housing, land use and community services.

History

Cheboygan County is located at the northern tip of the Lower Peninsula. It is bordered on the north by the Straits of Mackinac and Lake Huron, on the east by Presque Isle County, on the south by Otsego County and on the west by Emmet and Charlevoix Counties. Cheboygan County is 10 miles from Lake Michigan and its northern border runs for 32.5 miles along the Straits of Mackinac and Lake Huron.



Cheboygan County has a total land area of 715.6 square miles. The county is comprised of 19 townships, one incorporated city (Cheboygan) and two incorporated Villages (Wolverine and Mackinaw City).

As with all of the United States, Cheboygan County was originally the homeland for Native Americans. The area that is now the city of Cheboygan was originally an Ojibwe settlement. In the early 1600's, the French explored the area and established a profitable fur business and missions. In the mid 1700's, both the British and French courted the friendship of the Native Americans. Control of the Michigan territory was in a state of flux between the three nations for about 100 years. The Northwest Ordinance of 1787 formed the region between the Ohio and Mississippi Rivers and the Great Lakes into the first organized territory. However, there was little land development due to insufficient land surveys, disputes with the native population and unstable governments.

In 1828, the area that is now Cheboygan County was part of Michilimackinac County. It was transferred to Mackinac County in 1840. In 1856, Cheboygan County was vastly enlarged to include most of Northeast Michigan. At one time, Cheboygan County was divided into the two counties of Cheboygan and Wyandot. From 1860 to the present, Cheboygan County's boundaries

The "Inland Water Route" has been important in the early development of the Cheboygan area. The route consists of the Cheboygan River, Mullett Lake, Indian River, Burt Lake, Crooked River and Crooked Lake. This connected waterway provides access between Lake Huron at Cheboygan and Conway (a village nine miles north of Petoskey). The route has always been heavily used. At first the Native Americans paddled canoes through the water systems, then early crews used the route for commercial transportation of the great log booms of the late 1800's. It was later dredged and dammed to facilitate water travel. This water route is still heavily used to this day, mostly by small pleasure crafts.

One early industry in Cheboygan County was commercial lake fishing. The Cheboygan River offered easy access to the Straits and to the Great Lakes, and many fisheries flourished along the Cheboygan River. Many families made their living from harvesting tons of lake trout, whitefish, walleye, perch, herring, menominees and chub.

At the same time, the lumbering era began in Cheboygan County (around 1845), as the seemingly endless supply of white pine was rafted down the rivers. Lumber mills sprang up all over the county, causing Cheboygan and Duncan to grow rapidly. In 1871, Cheboygan was incorporated as a village. During the lumber boom peak, the Michigan Central and the Grand Rapids and Indian Railroads laid track to Cheboygan. Roads were opened to surrounding communities as new settlements began in the county's interior. The present site of the village of Wolverine was platted in 1881 and called "Torry". Up to this time, various persons had tried in vain to revive the abandoned Mackinaw City settlement. In 1882, the area was incorporated as the village of Mackinaw City. Other settlements which developed during this period were Indian River, Topinabee, Freedom, Afton, LeGrand, Burt Lake, Cold Springs, Aloha, Manning, Alverno, Mullett Lake, Indianville, Elmhurst, Haak-wood, Trowbridge, Rondo and Wildwood. Many of these settlements were stations for the various railroads. Freedom was so named because the train engineer would slow down in this area so that escapees could jump off the train before reaching the checkpoint station at Mackinaw City.

In 1889, Cheboygan Village had grown enough to be incorporated as the city of Cheboygan. The city was more populous than it is today, because of the extensive lumbering which was taking place. The Detroit and Mackinaw Railroad moved into the area in 1904, as did the paper mill. After five decades of prosperity, however, the seemingly endless forests were logged off. In 1898, the Duncan City mills burned, leaving 400 men jobless. Other mills and businesses burned or moved out, as Cheboygan became an unprofitable place to stay. The Phister and Vogel Leather Company, located in Cheboygan, was once the world's largest shoe tanning mill. Large quantities of hemlock bark were needed for the tanning process. Many people were hired to cut hemlock for its bark or to work in the mill. Later, a new tanning process and other considerations caused the mill to leave the city. The last big mill in Cheboygan burned on November 15, 1928.

Cheboygan County's economy was hit hard by the loss of jobs from the lumbering industry. Many of the area's residents left in order to find work in southern Michigan and elsewhere. At about the same time, however, the region began to become a popular recreation and resort area. Resorts were built in Cheboygan County on the "Little Great Lakes", as the lakes of the Inland Water Route were often called. This surge in the resort business helped the economy, but largely only during the

summer months. As with all of the nation, Cheboygan County was devastated due to the Great Depression in the 1930's. A reawakening of the economy took place, however, in response to the need for goods and materials during World War II. With the advent of modern automobiles and the construction of I-75 through the Cheboygan County area, the region has grown into the community it is today.

Population

Introduction

The Data Book provides snapshots of information showing the past and present of Cheboygan County. This chapter of the Master Plan Data Book will summarize population trends in Cheboygan County and in our townships, city and villages. We include some population projections which attempt to predict future population changes which might influence our land use decisions. With this information the residents and other stakeholders of Cheboygan County can best communicate a vision of what our community should be like in the next 20 years.

Why is review of population change so important? Population change is tied to the economic health of an area, more so now in the New Economy. In the Old Economy manufacturing was dominant. People went where the jobs were, which were in larger cities that had the substantial infrastructure necessary for manufacturing. In this New Economy jobs are based more on knowledge and knowledge workers and jobs can more easily follow people.

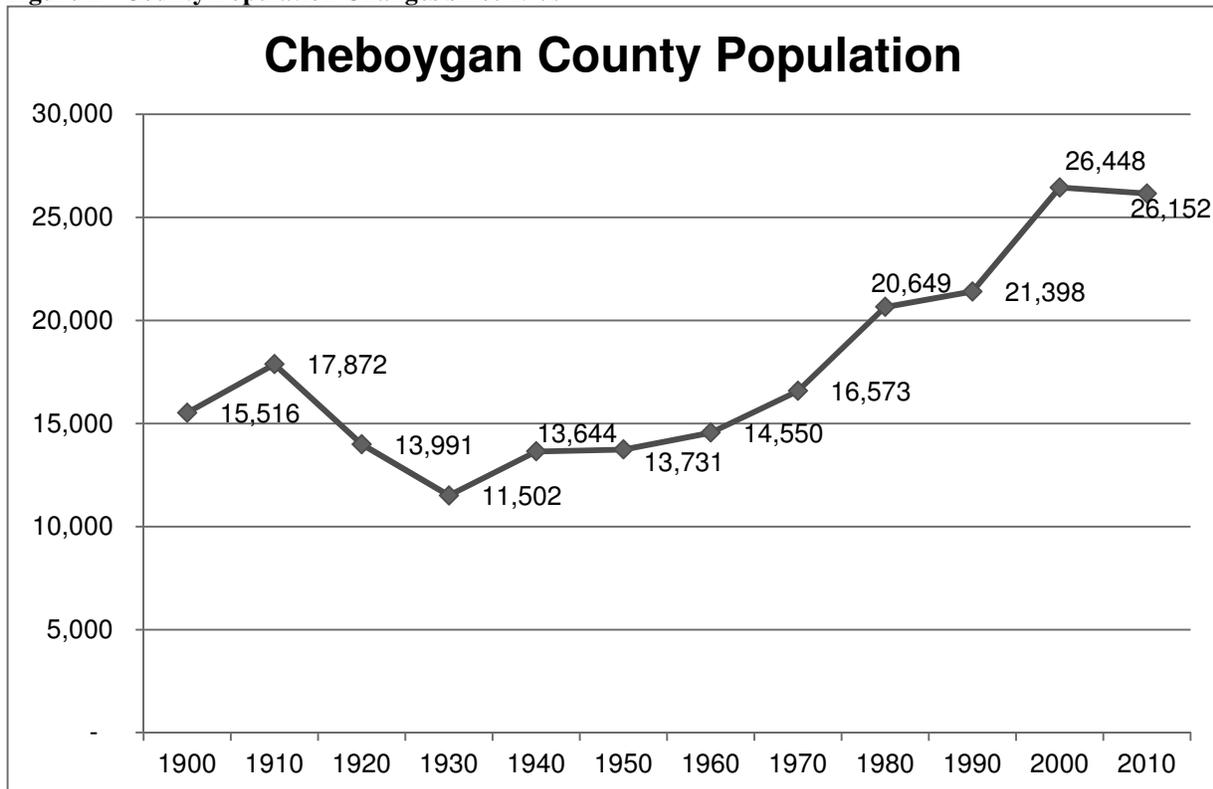
Job availability is less dependent on municipal infrastructure and more on quality of life. The jobs follow the knowledge workers who increasingly choose where they want to live based on their own quality of life preferences. Also, knowledge workers in the New Economy are more mobile and in many cases can take their job with them. This means there isn't a job opening created in the community they've moved from.

The New Economy is also very service oriented. For instance, people eat out more often and buy more services in the community where they live. Consequently, when those people move away the jobs associated with those services are also lost. As a direct result of the population losses, Michigan saw the greatest job losses in the food services sectors. (Source: "The Economic Impacts of County Population Changes in Michigan", Land Policy Institute, 2009.)

Summary of Population Data

Although there have been some noticeable population decreases in Cheboygan County in the last 5-8 years, overall the county has more than doubled in size in the last 70 years. The following chart shows population history since 1900.

Figure 2 - County Population Changes since 1900



In the last 10 years between the 2000 and 2010 census the state, county and many of our municipalities have experienced a loss of population. The state of Michigan has made yearly population estimates which have indicated a population decrease since 2004. The state makes yearly population estimates and for 2009 population numbers, the state estimated that we had lost 1.3% of our population since 2000. In the decennial census our population is estimated to have lost 1.1% since 2000.

There are some townships which have experienced an increase in population. Beaugrand, Benton, Burt, Ellis, Koehler, Mentor, Mullett, Nunda, Walker, and Wilmot are some of these townships.

To make informed land use decisions, we need to know why this is happening to see if we can make law or policy changes to reverse this trend. We can make some comparisons with other socio-economic trends to find these answers. One possible reason for this decrease is the sale of homes to people who have a primary residence somewhere else. There are some people in other parts of the state or Midwest who have weathered the recession and are willing and able to take advantage of decreased home prices and are now investing in a second home and/or future retirement home in our county. They are welcome additions to our county but that sale would in effect reduce our population if the former homeowners were full-time residents.

There is a trend over the last 10 years for our region to experience decreases in population in the cities/villages and increases in surrounding townships' population. Mackinaw City, Wolverine,

and city of Cheboygan all lost population. The townships surrounding Wolverine and Cheboygan all gained in population except Inverness.

Here are the population changes experienced in surrounding counties between 2000 and 2010:

Table 3 - Population Changes - Cheboygan and Surrounding Counties and Michigan

	2000	2010	Change from '00-'10
MICHIGAN	9,938,492	9,883,640	- 0.6%
Charlevoix	26,090	25, 949	- 0.5%
Cheboygan	26,448	26,152	- 1.0%
Emmet	31,437	32,694	4.0%
Mackinac	11,943	11,113	- 6.9%
Montmorency	10,315	9,765	- 5.3%
Otsego	23,301	24,164	3.7%
Presque Isle	14,411	13,376	- 7.2%

Population in incorporated areas

A larger portion of the county lives outside of an incorporated area now compared to 50 years ago. The city of Cheboygan and the villages of Mackinaw City and Wolverine used to hold more of the population as a percentage of the whole county. In 1960, 40% of the county's population lived in the city of Cheboygan. In the 2010 census, only 19% of the population lived in the City. The portion of Mackinaw City that lies within Cheboygan County held 4% of the county's population and Wolverine held 2% of the population in 1960. Fifty years later Mackinaw City and Wolverine each hold only 1% of the population. The total population living in an incorporated area in Cheboygan County decreased from 46% to 21% in the last 50 years from 1960 to 2010.

Population Projections

There are many factors which need to be considered when doing population projections and many assumptions that need to be made. For example, for many decades we have assumed that the health of future generations will improve and, therefore, mortality rates will improve, creating population increases. This may not be the case in the future. In fact, some studies have shown that the next generation is less healthy and may have a shorter life span due to childhood obesity, which has tripled in the last 30 years (Center for Disease Control and Prevention).

According to the State of Michigan Demographer, Kenneth Darga, the most critical assumption used to make population projections for Michigan will be about migration to and from other states. This is also the assumption that has the most uncertainty. The last 25 years we have seen net migration to other states that does not paint an optimistic picture for the future. The US Census Bureau projects these rates will continue through 2030. However, our state demographer believes there are other factors to consider that improve our situation in the coming years.

We have abundant water resources while other states, which are projected to have greater population growth, may encounter water problems which hinder growth. The many Michigan natives who have migrated away may return home at a later stage in their lives as many people do. As we make our cities more attractive and expand our economy our out-migration rate should decrease.

Population projections for the county, city, villages, and townships for this Master Plan are to be viewed with caution. When there are significant fluctuations in rates of change in population the population projections become less accurate. There has been a shift in population trends between 1990 and 2010. All but two places in Cheboygan County (Mackinaw City and Mackinaw Township) there were population increases between 1990 and 2000. However, between 2000 and 2010 more than half of the 22 places in Cheboygan County experienced population decline.

The following projections use a linear projection. Due to the fluctuation in population rate of change between the last two decennial censuses, we show two population projections – one uses a 20 year average population change rate and the other uses a 30 year average population change rate. The 30-year average change rate takes more of the past population change history into account and, in most cases, leads to smaller population changes. In the following graph we also show a population projection using the rate of population change between 2000 and 2010, a 10-year linear average rate.

Figure 3 - Population Projections for Cheboygan County

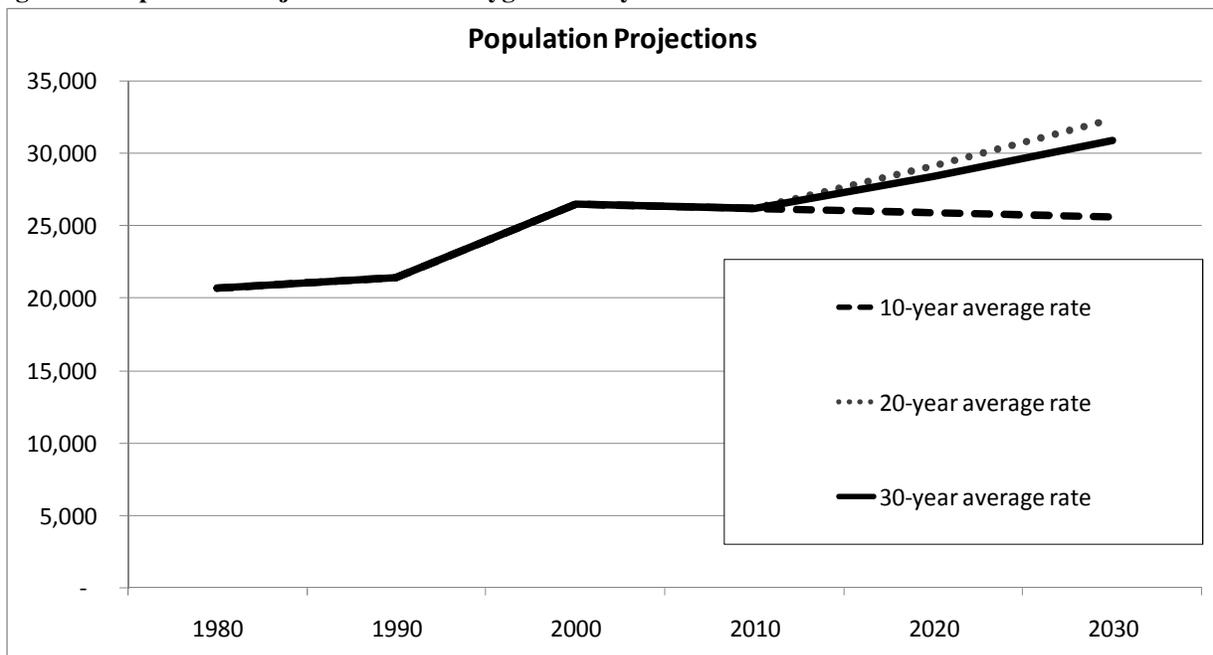


Table 4 - Population Changes for Cheboygan County Municipal Corp.'s

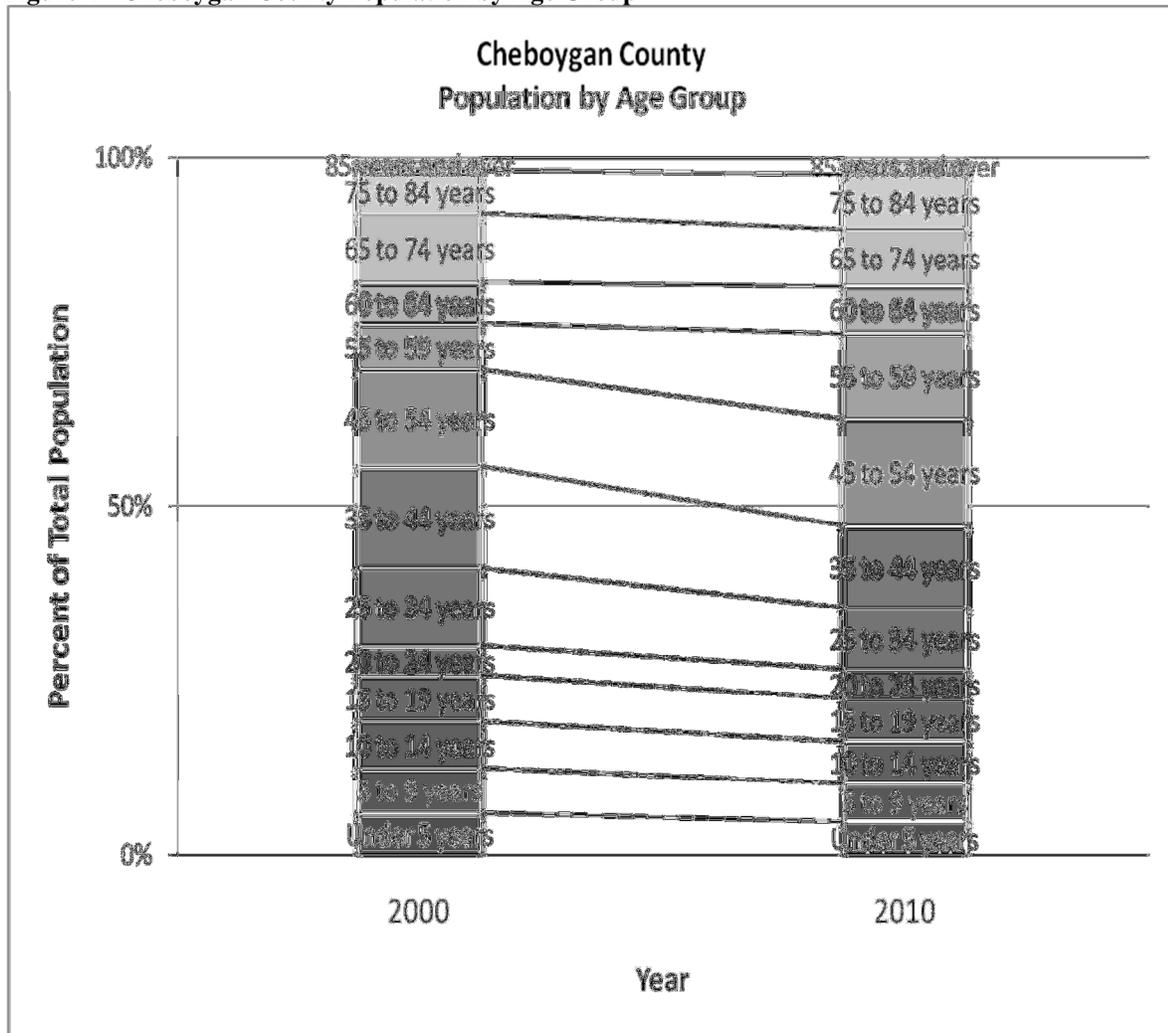
	Population				Projection using 20 year average			Projection using 30 year average		
	1980	1990	2000	2010	Avg. Rate of Change	2020	2030	Avg. Rate of Change	2020	2030
					1990-2010			1980-2010		
Aloha township	726	707	1,041	949	19%	1,131	1,348	12%	1062	1189
Beaugrand township	1,023	1,004	1,157	1,168	8%	1,263	1,365	5%	1224	1282
Benton township	2,017	2,388	3,080	3,206	17%	3,736	4,354	17%	3756	4400
Burt township	520	533	654	680	13%	771	874	10%	746	819
Cheboygan city	5,106	4,999	5,295	4,867	-1%	4,814	4,762	-1%	4798	4730
Ellis township	298	345	519	596	33%	791	1,048	27%	757	962
Forest township	971	929	1,080	1,045	7%	1,113	1,185	3%	1075	1106
Grant township	579	686	947	846	14%	962	1,094	15%	975	1124
Hebron township	188	202	303	269	19%	321	383	15%	310	358
Inverness township	2,179	1,952	2,278	2,261	8%	2,441	2,636	2%	2303	2345
Koehler township	755	722	1,168	1,283	36%	1,742	2,366	22%	1571	1923
Mackinaw City village	820	875	859	806	-4%	774	743	0%	803	799
Mackinaw township	880	604	576	539	-6%	509	481	-14%	463	397
Mentor township	462	518	781	818	28%	1,045	1,335	23%	1002	1228
Mullett township	934	1,056	1,284	1,312	12%	1,468	1,642	12%	1473	1654
Munro township	459	512	679	571	8%	619	670	9%	625	684
Nunda township	690	725	925	1,042	20%	1,252	1,503	15%	1199	1381
Tuscarora township	1,952	2,297	3,091	3,038	16%	3,537	4,118	17%	3550	4148
Walker township	260	256	292	327	13%	370	418	8%	354	383
Waverly township	456	371	472	457	12%	512	573	2%	465	474
Wolverine village	364	283	359	244	-3%	238	232	-9%	222	201
Wilmot township	524	592	826	878	23%	1,079	1,326	20%	1050	1256

Age

Although the overall population saw only a 1.1% decrease between 2000 and 2010, there were much more significant changes to the populations in certain age groups in the county. The median age of the population increased 14% from 41.3 to 47.1 years of age. The age group for those 25 to 34 years of age decreased in size by 22.6%. Children under 5 years of age decreased 21.1%. The smallest change in population occurred for those between 20 and 24 years of age. This group only decreased 2.2%.

The age group for those between 60 and 64 years of age increased 30.9%. This was followed closely by the 85 and older age group which increased 29.1%.

Figure 4 - Cheboygan County Population by Age Group



Relationship in households

Some notable changes occurred between 2000 and 2010 in household relationship characteristics. There was a 35% increase in the number of other relatives besides spouses and children who lived in a household. There was also an increase of 32% in the number of nonrelatives who lived in a household. Fewer (-18.8%) children under the age of 18 lived in the same household as the rest of their family.

Education

A trend which can impact population is college attendance for our youth. If more high school students are going away to college now than in 2000, they are less likely to return to the area once they graduate. Upon graduation, they would no longer be counted as county residents. It is not unique to our rural area to experience a youth brain drain as youth are often attracted to the opportunities of an urban environment. However, increase job availability and outdoor recreation opportunities can make a rural area much more attractive to recent college graduates and reverse a brain drain. Of course another possible reason for a population decrease is the reduction in available year-round jobs.

More Population information

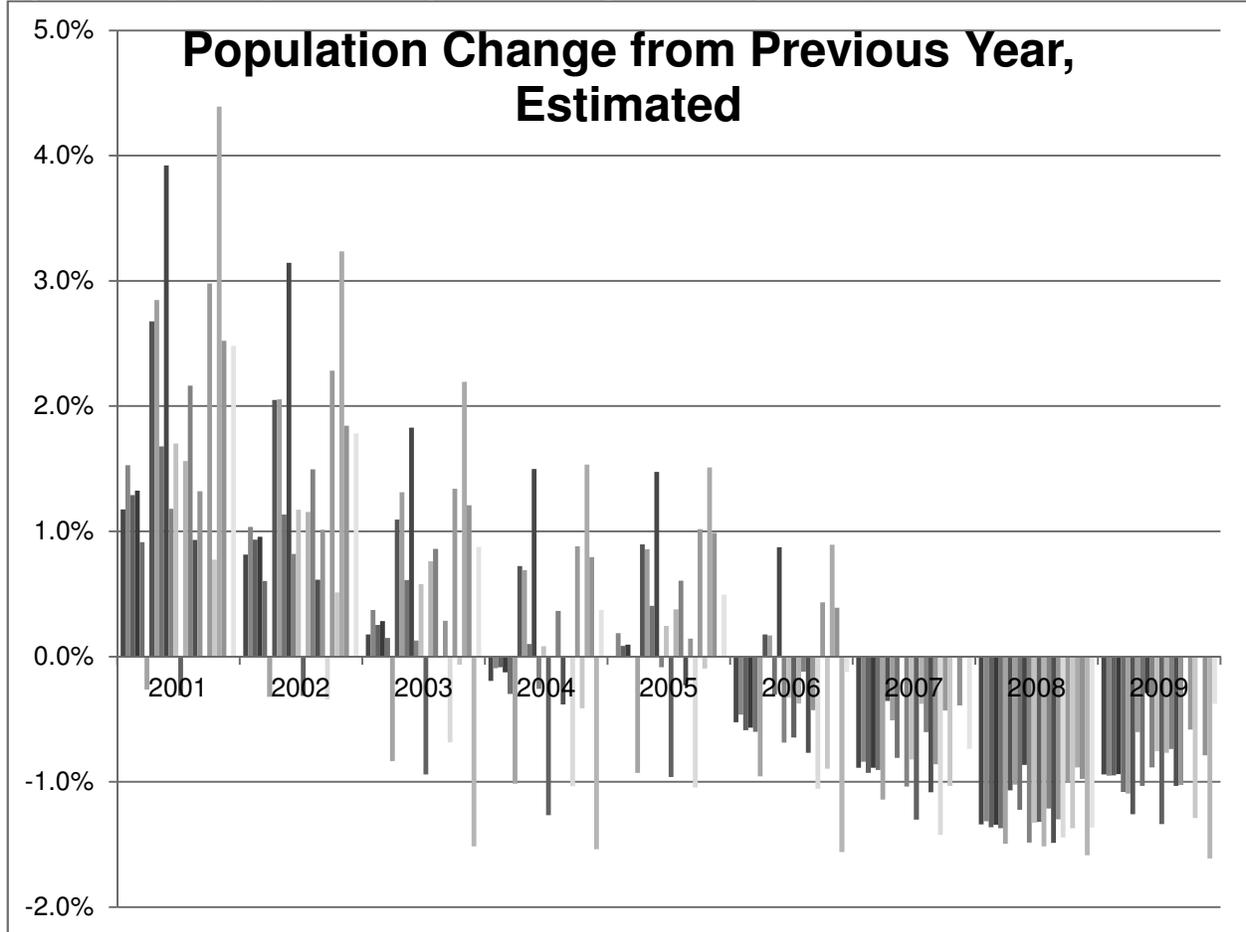
The following table shows the changes in population from 2000 to 2010 for the townships, city and villages in the County.

Table 5 - Population Changes for Cheboygan County Municipal Corp.'s

	2000-2010 Percent Change
Aloha township	-8.8%
Beaugrand township	1.0%
Benton township	4.1%
Burt township	4.0%
Cheboygan city	-8.1%
Ellis township	14.8%
Forest township	-3.2%
Grant township	-10.7%
Hebron township	-11.2%
Inverness township	-0.7%
Koehler township	9.8%
Mackinaw City village (pt.)	-6.5%
Mackinaw township	-6.3%
Mentor township	4.7%
Mullett township	2.2%
Munro township	-15.9%
Nunda township	12.6%
Tuscarora township	-1.7%
Walker township	12.0%
Waverly township	-3.2%
Wolverine village	-32.0%
Wilmot township	6.3%

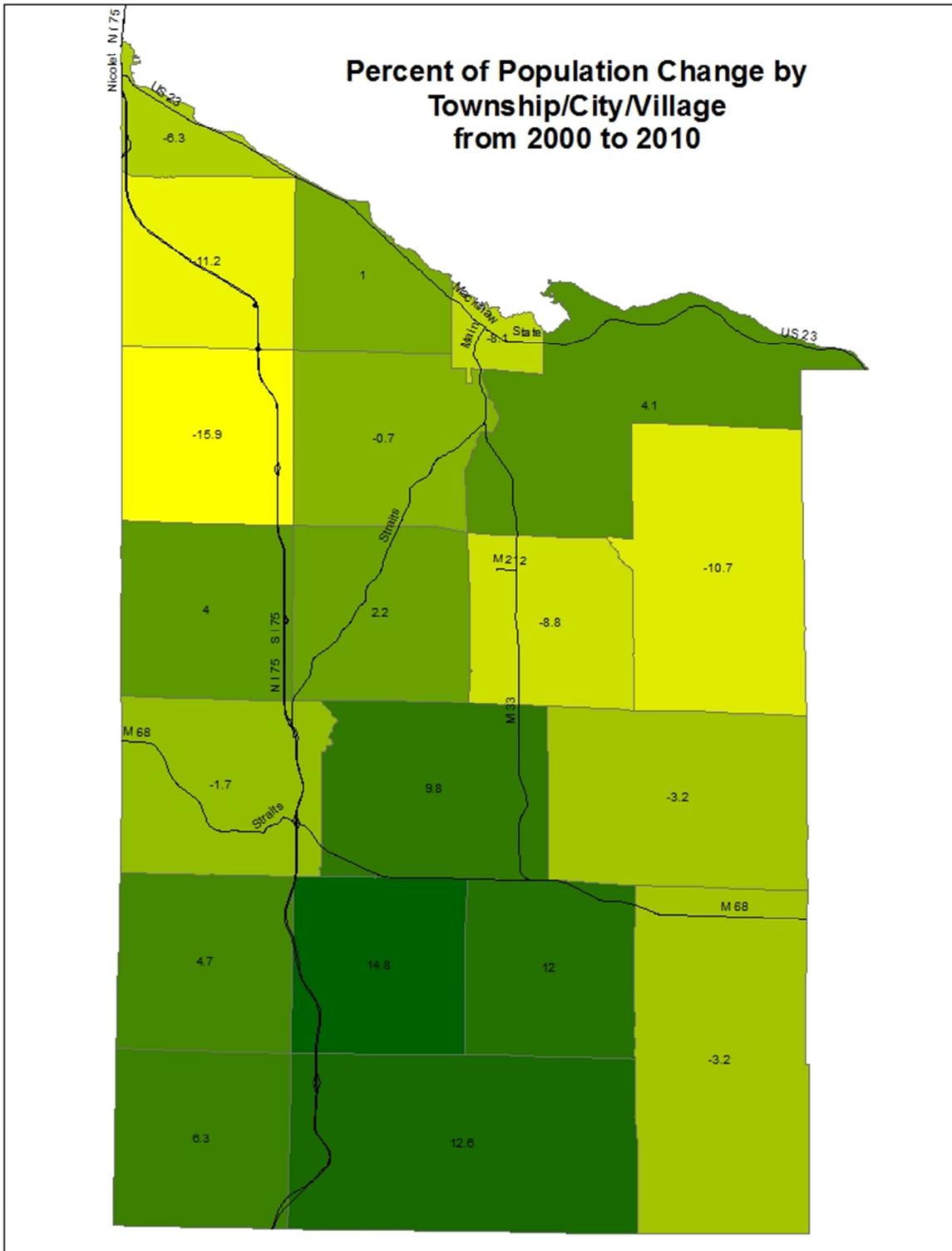
The following chart shows the percent of population changes from the previous year using the US Census Bureau's annual population estimates. Each bar in the chart below represents a township, city or village in the County. Although it is not possible to read each individual entity's data, the trends of population changes are obvious. Each year, more municipalities experienced a population decrease from the previous year.

Figure 5 - Graph of Population Changes for Townships in Cheboygan County



Source: U.S. Census Bureau, Population Estimates Branch, Estimates of Sub-county Population for 2000-2008, released July 1, 2009. These estimates were prepared by the U.S. Census Bureau through the Federal-State Cooperative for Population Estimates.

Figure 6 - Map of Population Changes in Cheboygan County Municipal Corp.'s



Employment & Education

Introduction

This chapter of the Master Plan Data Book covers the workforce of Cheboygan County and the education of County residents. Much of this information is also provided in the County's Economic Development Corporation's (EDC) Strategic Plan adopted in late 2009. This summarizes the data available on the industries that the County's residents are employed in, the characteristics of our unemployed population and trends that have been witnessed in years past.

Education

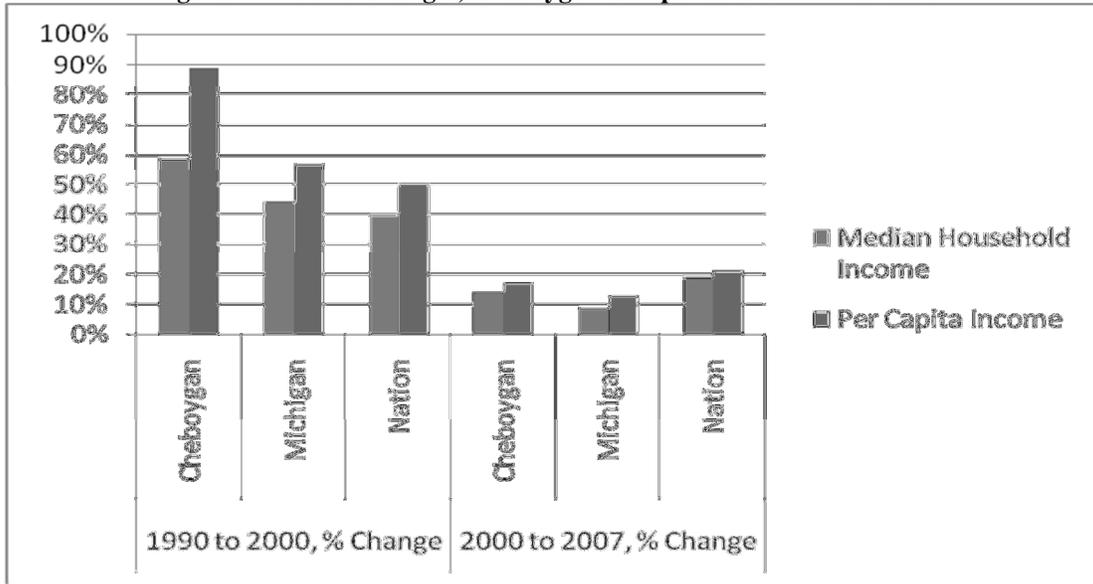
When analyzing our local economy we look at the strength of our workforce. For a strong economy the workforce needs to be highly and appropriately skilled. This means that extensive and technical job training programs that build the local human resource base around the local industries are essential to attracting high value firms.

Cheboygan County has a slightly higher percentage of its population with a high school education (86%) when compared with the nation (84%). However, the county saw fewer of its residents receive bachelor's degree or other higher education according to 2007 Census Bureau estimates. Only 17.2% of the county's residents 25 and older received a bachelor's degree or higher, compared with the nation's 27% estimate in 2007.

In order to have a more highly educated workforce, we need to create more educational opportunities for our residents. This can be achieved by creating more links to universities and community colleges. There are existing links to North Central Michigan College in Petoskey through satellite classrooms located in the city of Cheboygan. In Gaylord, the M-Tech Center and University Center provide technical and higher education opportunities. Also, there is a very large and prestigious satellite learning facility in Cheboygan County called the University of Michigan Biological Station, located on Douglas Lake. Many well-educated scientists have developed long-term attachments to Cheboygan County while studying there during their summers.

Household income - Between 1990 and 2000, the County and the state of Michigan both experienced greater increases in median household income than the nation. Between 2000 and 2007, Cheboygan County did better than the State of Michigan in income gains. Cheboygan County experienced 14% increase in median household income and the State of Michigan saw a 9% gain. However, the national average was still greater with a 19% gain in median household income. This increase in median household income may be due to early retirees, with higher incomes, moving into the area on a more permanent basis.

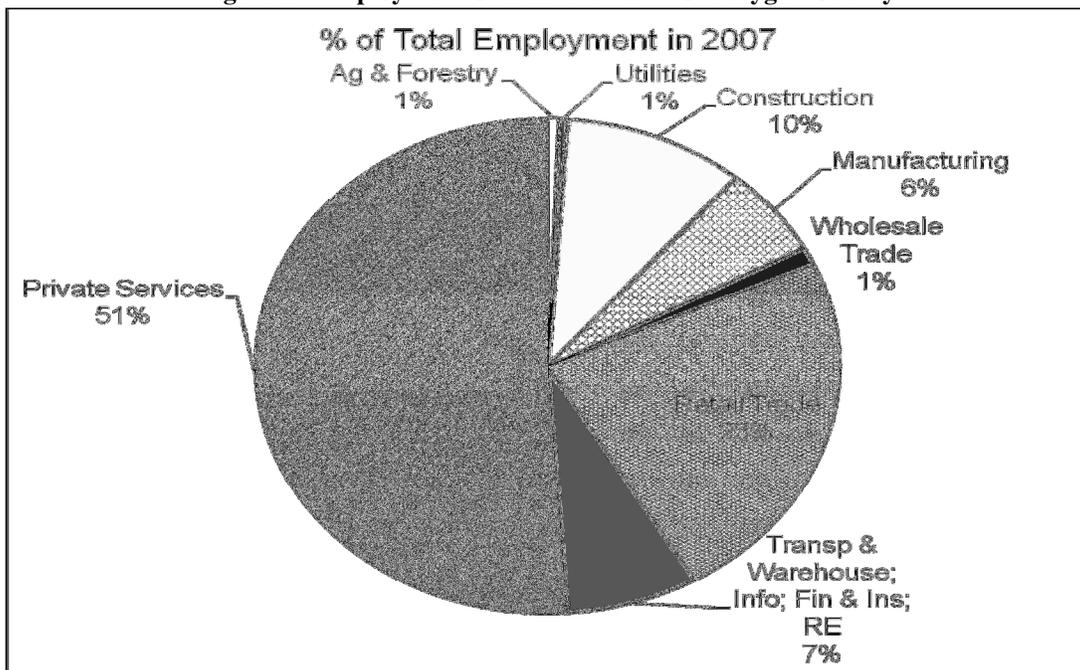
Figure 7 - Income Changes, Cheboygan Compared to State and Nation



Employment/Industry Sectors

In January of 2009, Whittaker Associates, Inc. completed a study called the NLEA Targeted Business Development Strategy for the Northern Lakes Economic Alliance (NLEA). NLEA is a four-county non-profit economic development organization, of which Cheboygan County is a partner. This study includes a thorough analysis of the existing industries in the region. The strongest local industries are identified as well as potential growth industries. This is a synopsis of that local industry analysis as it relates to Cheboygan County.

Figure 8 - Employment Characteristics in Cheboygan County



There are many ways to examine a local economy, one of which is to analyze the *location quotient* of a community. This method collects employment data within industry sectors from the nation, the state, and the local community to find out how the local mix of industries compares with the mix of industries at the national level. An industry with a higher location quotient employs a higher percentage of the local population than are employed as a percentage of the nation's workforce. More employees derive their income from an industry with a high location quotient and, therefore, the community will be more positively and negatively impacted by changes in that industry as a whole.

In Cheboygan County there is a much higher percentage of our workforce in the accommodation and food services industry compared to the nation. Other concentrations of employment are in retail trade, construction, health care and social services, and arts/entertainment/recreation.

Table of Location Quotients

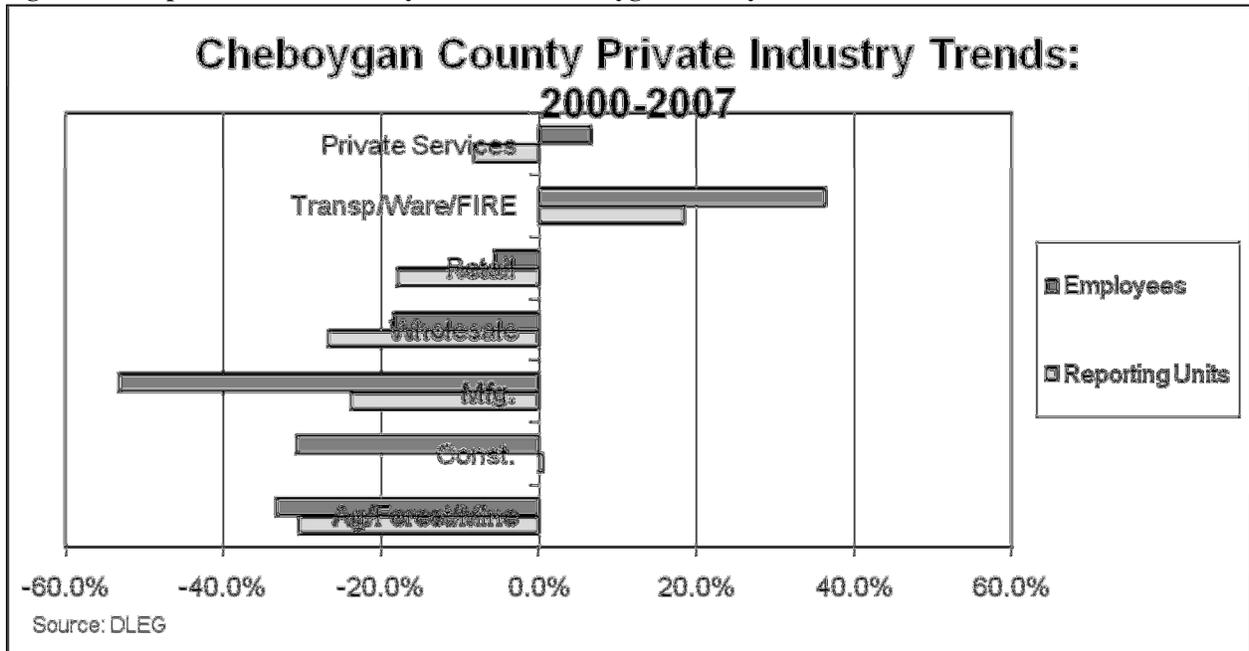
(Higher concentrations of Cheboygan County employment are highlighted)

Table 6 - Table of Location Quotients

Industry	State of Michigan	Cheboygan	Traverse City MSA
Base Industry: Total, all industries	1	1	1
NAICS 11 Agriculture, forestry, fishing, and hunting	0.69	0.56	0.49
NAICS 21 Mining, quarrying, and oil and gas exploration	0.30	NC	1.33
NAICS 23 Utilities	1.18	1.10	1.25
NAICS 23 Construction	0.69	1.50	1.01
NAICS 31-33 Manufacturing	1.44	0.47	0.99
NAICS 42 Wholesale Trade	0.89	0.23	0.53
NAICS 44-45 Retail Trade	1.00	1.70	1.36
NAICS 48-49 Transportation and warehousing	0.77	0.57	0.36
NAICS 51 Information	0.68	0.45	0.88
NAICS 52 Finance and insurance	0.81	0.59	0.97
NAICS 53 Real estate and rental and leasing	0.79	0.44	0.76
NAICS 54 Professional and technical services	1.02	0.73	0.81
NAICS 55 Management of companies and enterprises	1.00	NC	0.10
NAICS 56 Administrative and waste services	1.04	0.29	0.57
NAICS 61 Educational services	0.85	0.50	1.14
NAICS 62 Health care and social assistance	1.09	1.45	1.40
NAICS 71 Arts, entertainment, and recreation	1.00	1.40	0.73
NAICS 72 Accommodation and food services	0.96	1.80	1.27
NAICS 81 Other services, except public administration	0.92	1.03	0.84
Unclassified	3.47	NC	0.02

Source: US Census Bureau, as presented in *NLEA Targeted Business Development Strategies*, Whittaker Associates, 2008.

Figure 9 - Graph of Private Industry Trends in Cheboygan County



Workforce Training & Industry Sector Support

For an economic development strategy to work in any community it must focus on creating successful industry sectors – networks of complementary businesses which support each other and utilize local resources. These sectors need to be supported by a well- and appropriately-trained workforce. New businesses in these sectors need a support network. Youth within the community need training in these growth sectors so that they remain in the community and support its growth.

Cheboygan County has many of these qualities. The county’s workforce has low-turnover, is loyal, and skilled. There is great potential to tap into the brain trust created by being a valued vacation community that attracts many high-income, well-educated summer residents to its lake shores. There is also the potential to tap into the financial resources of these individuals to create venture capital or angel funding mechanisms. Many of the summer residents are business owners from the Detroit and Chicago areas which creates an opportunity to attract businesses from those areas also.

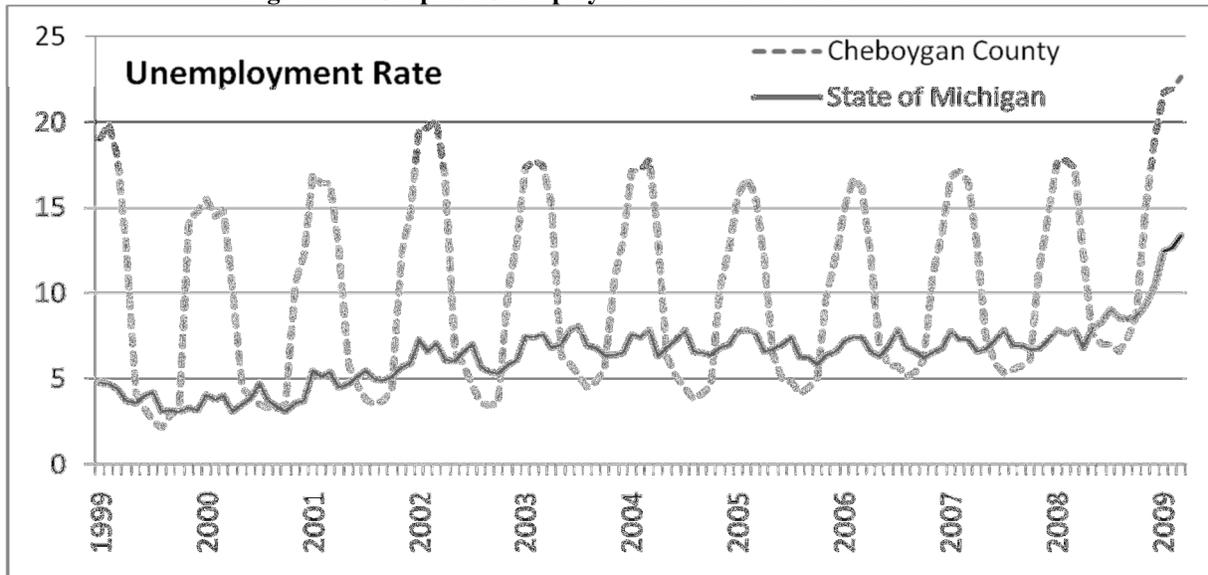
The region has quality schools and extensive business and industry workforce training programs. The workforce in the region is under-employed, which means they are not working to their full potential. There are many who have moved to the area for its natural beauty who have underemployed but highly educated spouses.

Unemployment

The following is a snapshot of unemployment trends, showing seasonal changes in Cheboygan County compared to the state of Michigan. Cheboygan County experiences a large fluctuation in seasonal employment levels due to the strong tourism industry. There are sustained periods during the winter where the county’s unemployment levels are much greater than the state’s average.

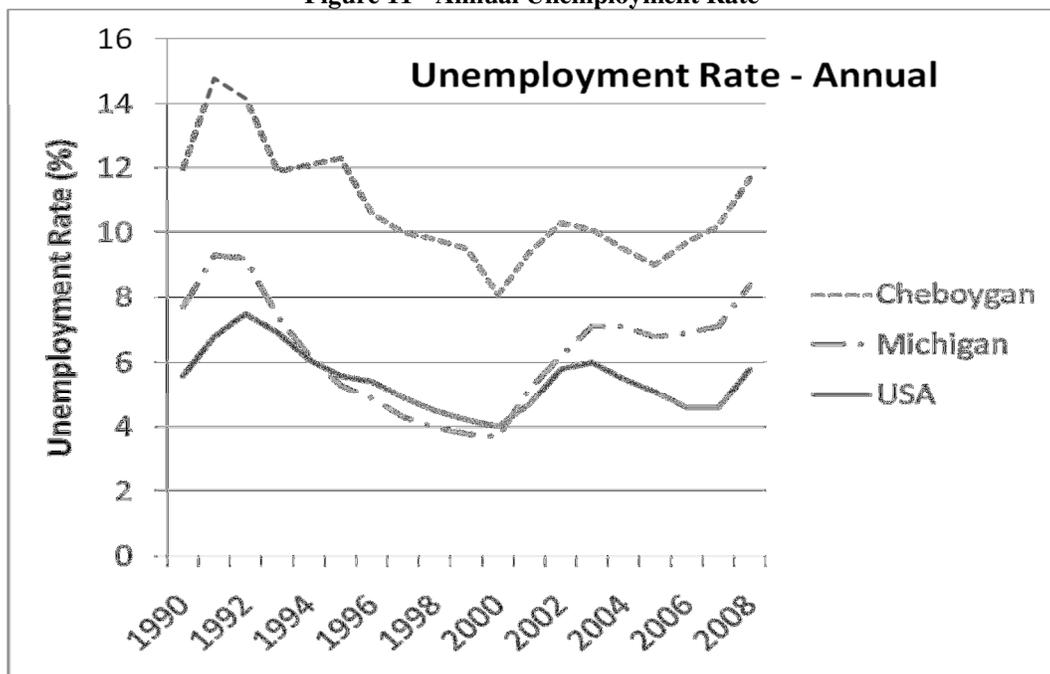
Clearly, efforts need to be made to create more year-round employment and create employment opportunities in the winter months.

Figure 10 - Graph of Unemployment Rate fluctuations over time



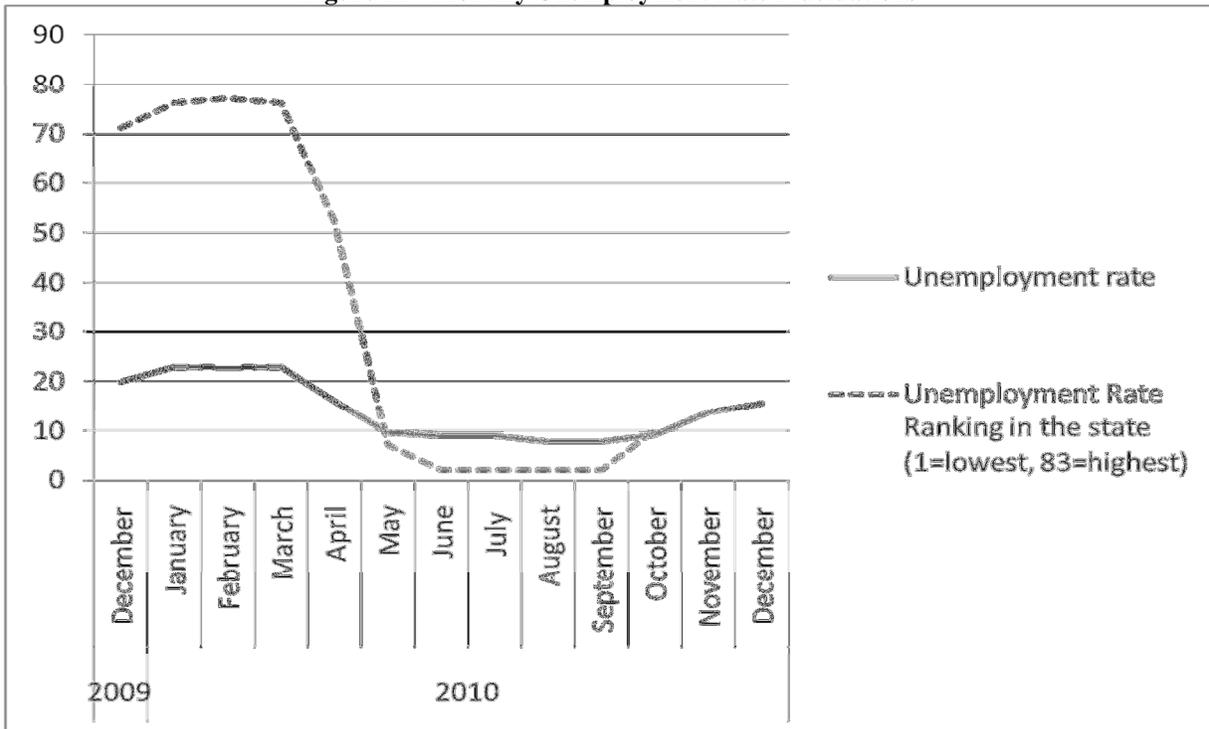
Annual unemployment rates have risen over the last 3-4 years at the county, state, and national levels. Cheboygan County has consistently experienced higher annual unemployment rates than both the state of Michigan and the nation. Although Cheboygan County saw a greater rate of increase in unemployment from 2005 to 2008 this *rate of increase* has more closely matched the state and the nation in recent years than it has in the past.

Figure 11 - Annual Unemployment Rate



The following chart shows how Cheboygan County’s unemployment rate fluctuates in relation to other counties in the state. The dashed line shows our ranking among all counties in lowest unemployment. We have one of the lowest unemployment rates in the state from May to September and one of the highest in the winter months. This is rather intuitive as we have very seasonal employment opportunities.

Figure 12 - Monthly Unemployment Rate Fluctuations



Housing

Introduction

This chapter of the Master Plan Data Book will summarize housing trends in Cheboygan County and in our townships, city and villages. Review of our housing stock is important to ensure that our residents always have safe, attractive, and reasonably priced housing. With this information the residents and other stakeholders of Cheboygan County can best communicate a vision of what our community should be like in the next 20 years. Most of this housing information comes from US Census Bureau data.

Summary of Housing Data

Homeownership data in Cheboygan County when compared to the State of Michigan generally shows that more of the county’s population own homes, they stay in them longer, and there are slightly fewer people living in each house.

According to the Census of 2010, there were 18,298 housing units, which is a 10% increase from 2000. Of those housing units, 11,133 (61%) were occupied. Which means 39% of the county’s housing units are vacant for a variety of reasons. In 2000, only 35% of housing units were

vacant. The thematic maps at the end of this chapter show the changes occupied and vacant housing units between 2000 and 2010 in the townships of Cheboygan County. Mackinaw township experienced a 94% increase in vacant housing units while Walker township experienced a 27% decrease in vacant housing units.

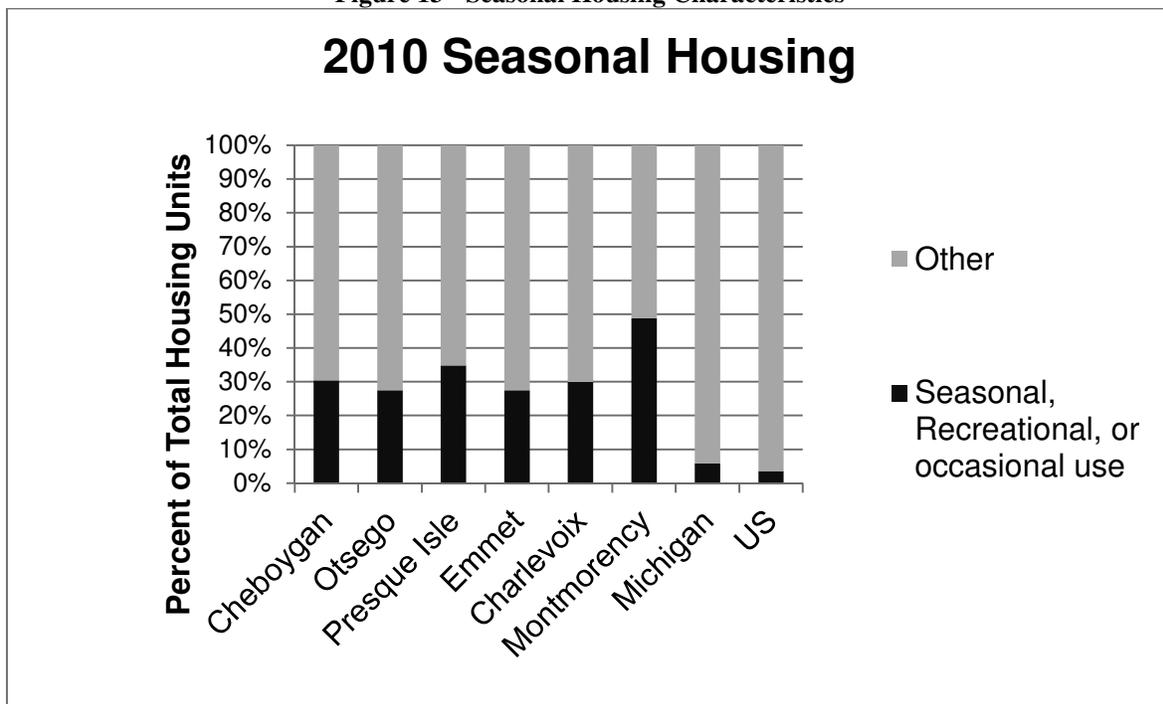
Of those vacant housing units, most (77.6%) are used for seasonal, recreational, or occasional use. Seasonal housing makes up 30.4% of all housing units in the county. The state of Michigan has only 5.8% of its housing units used for seasonal purposes.

Those housing units waiting to be rented were only 5.4% of vacant units and those on the market to be sold made up 5.9% of the vacant units. Overall, 81.6% of the housing units were owner-occupied.

Housing values have been on the decline for a number of years across the country. In Cheboygan County assessed values of real property have been on the decline for three years. Between 2010 and 2011 there was a change in assessed values of -6.1%. Residential real property changed -5.58% in those same years. The changes from the previous years in 2010 and 2009 were -13.05% and -3.65% respectively.

The number of bank foreclosures have also risen. In 2001 there were 32 bank foreclosures. In 2010 there were 159. The peak year in the last decade was 2008 with 169 foreclosures.

Figure 13 - Seasonal Housing Characteristics



Source: US Census Bureau

From 2000 to 2010, there were 10% (1,715) more housing units in the county. In that same time frame, the following also occurred:

- 2.8% increase in *occupied* housing units (+2.3% for Michigan)

- 24.7% increase in *vacant* housing units (+47.1% for Michigan)
- 16.3% increase in *seasonal/recreational/occasional use* housing units
- 4.5% decrease in household size for *owner-occupied* housing units
- 0.9% increase in housing size for *renter-occupied* housing units
- 125% increase in homeowner vacancy rate
- 119% increase in rental vacancy rate

Housing Assistance

There are many organizations which are working to improve housing conditions for Cheboygan County residents. The County of Cheboygan operates a home improvement program for very low- and low-income home owners. The program provides low-interest loans using HUD money, allocated to the County via the Michigan State Housing Development Authority (MSHDA) and the Community Development Block Grant (CDBG) program. This program is administered by the County's Community Development Department. Through this department and the Home Improvement Loan Services program, the County monitors the laws and ordinances in its jurisdiction and provides loans to low to very low income homeowners and ensures that housing is provided fairly to all residents.

The Northeast Michigan Community Service Agency (NEMCSA) offers grants and low-interest loans which provide assistance for energy efficiency upgrades for Cheboygan County homeowners. The Supportive Housing Program is designed as part of the *Continuum of Care* strategy and provides assistance and supportive services to homeless persons who are transitioning from streets and shelters to permanent housing and maximum self-sufficiency.

The Northeast Michigan Affordable Housing, Inc. (NEMAH) provides other forms of housing assistance including foreclosure intervention counseling, homebuyer education, financial management education, and more. The Cheboygan County Department of Human Services provides moving expense assistance, rent payment assistance, and rental deposit assistance.

CDBG Home Improvement Loan Services

This program of those listed above is a county allocation and is coordinated by the Cheboygan County Community Development Department. The program provides loans to low and very low income homeowners at either low-interest rates or, in some cases, on a deferred basis. The program was operated by a local housing non-profit agency but was returned to control of the County in early 2013. The program has initiated many loans around the county. The following map shows where the projects are located. The project locations are overlain on a map showing median home value by census block group and tract. The darker green shows the census tract that has homes with a median value between \$120,001 and \$220,000. The lighter green indicates a median home value of \$60,001 to \$120,000. There are two additional images that show the two block groups with the lowest median home value in Cheboygan County. They are located within the city of Cheboygan and the area near Tower and Afton communities, west of Onaway.

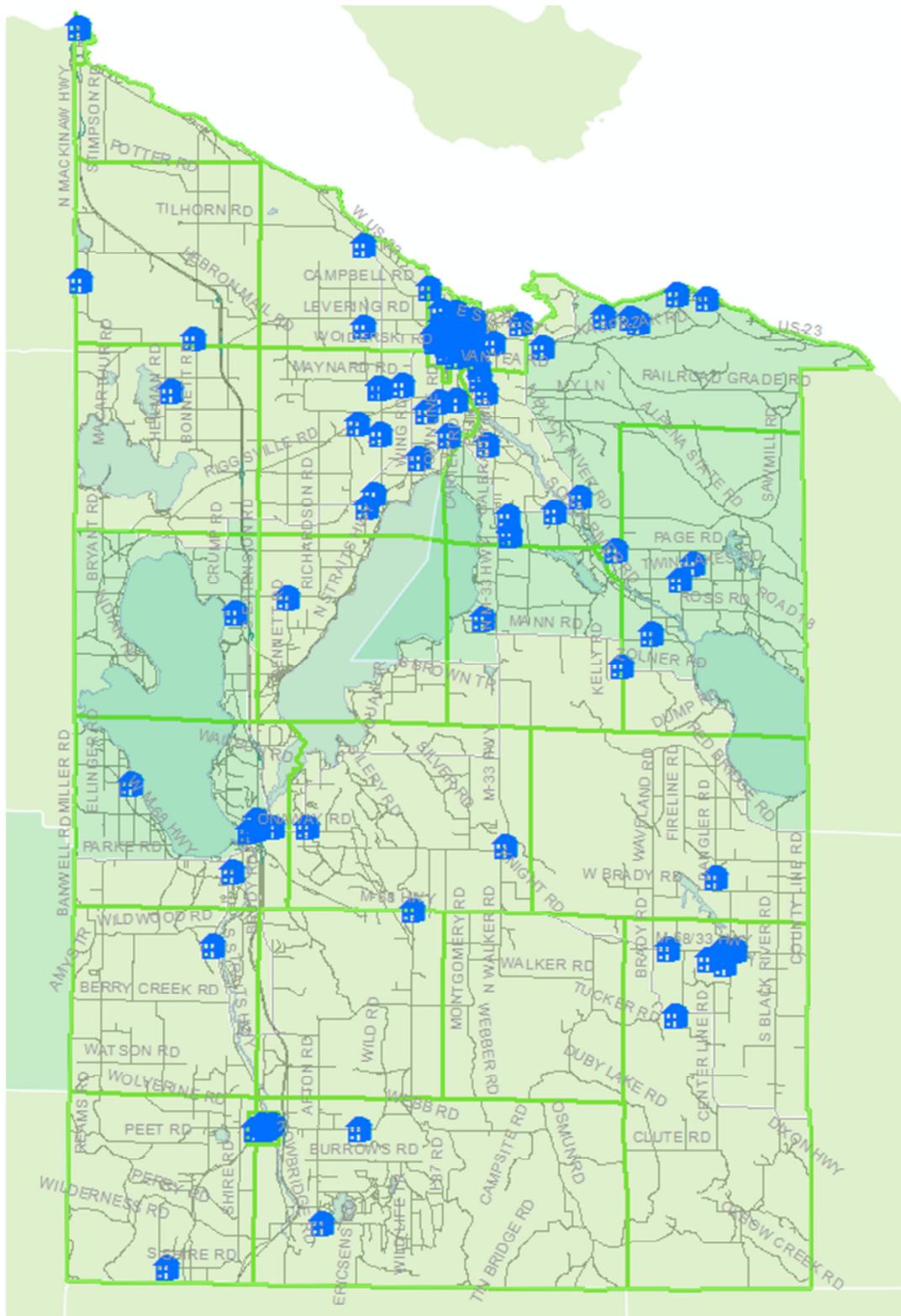


Figure 14 - Housing projects in Cheboygan County

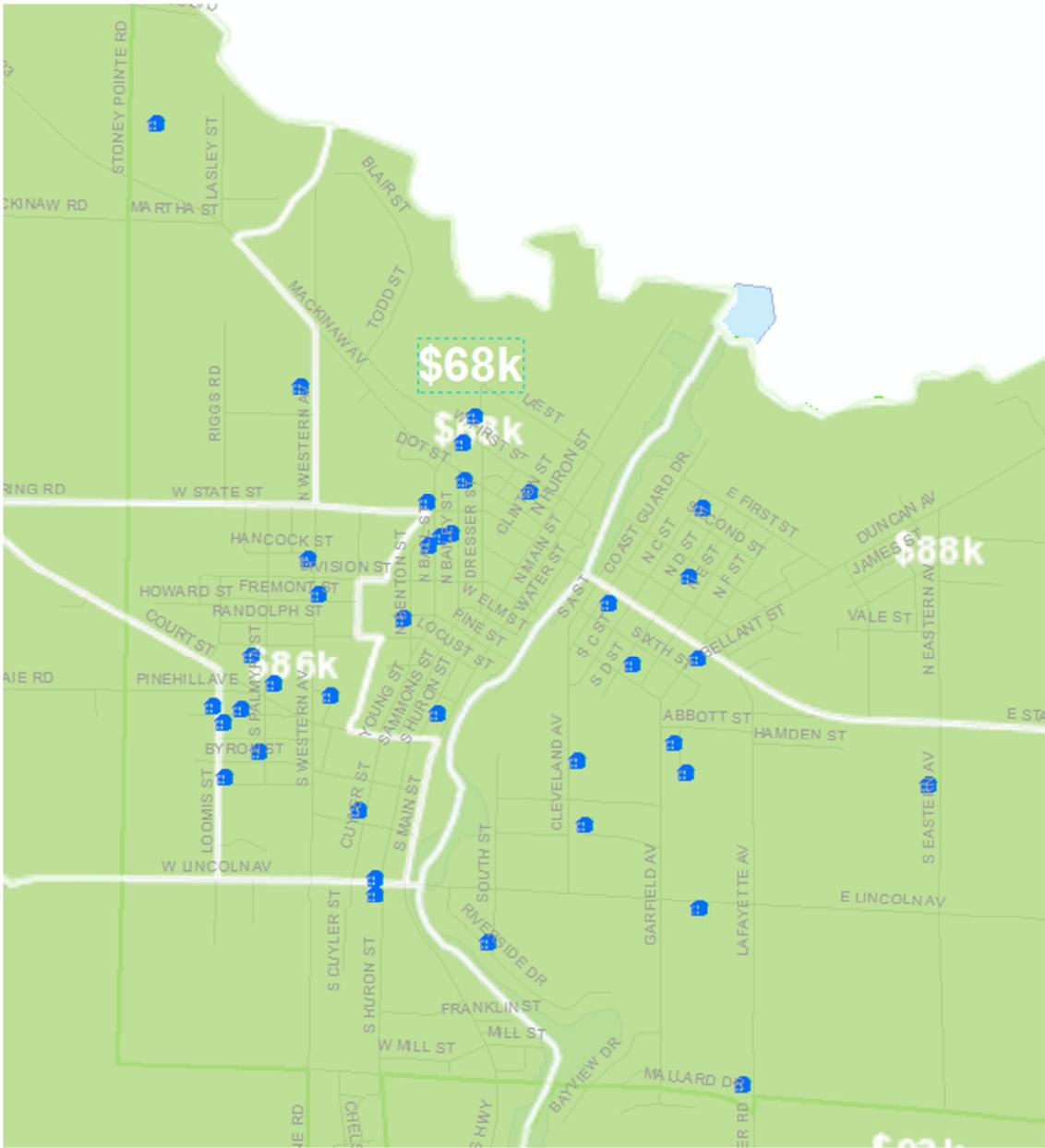


Figure 15 - Census Block Group in city of Cheboygan, second lowest median home value of \$68,000

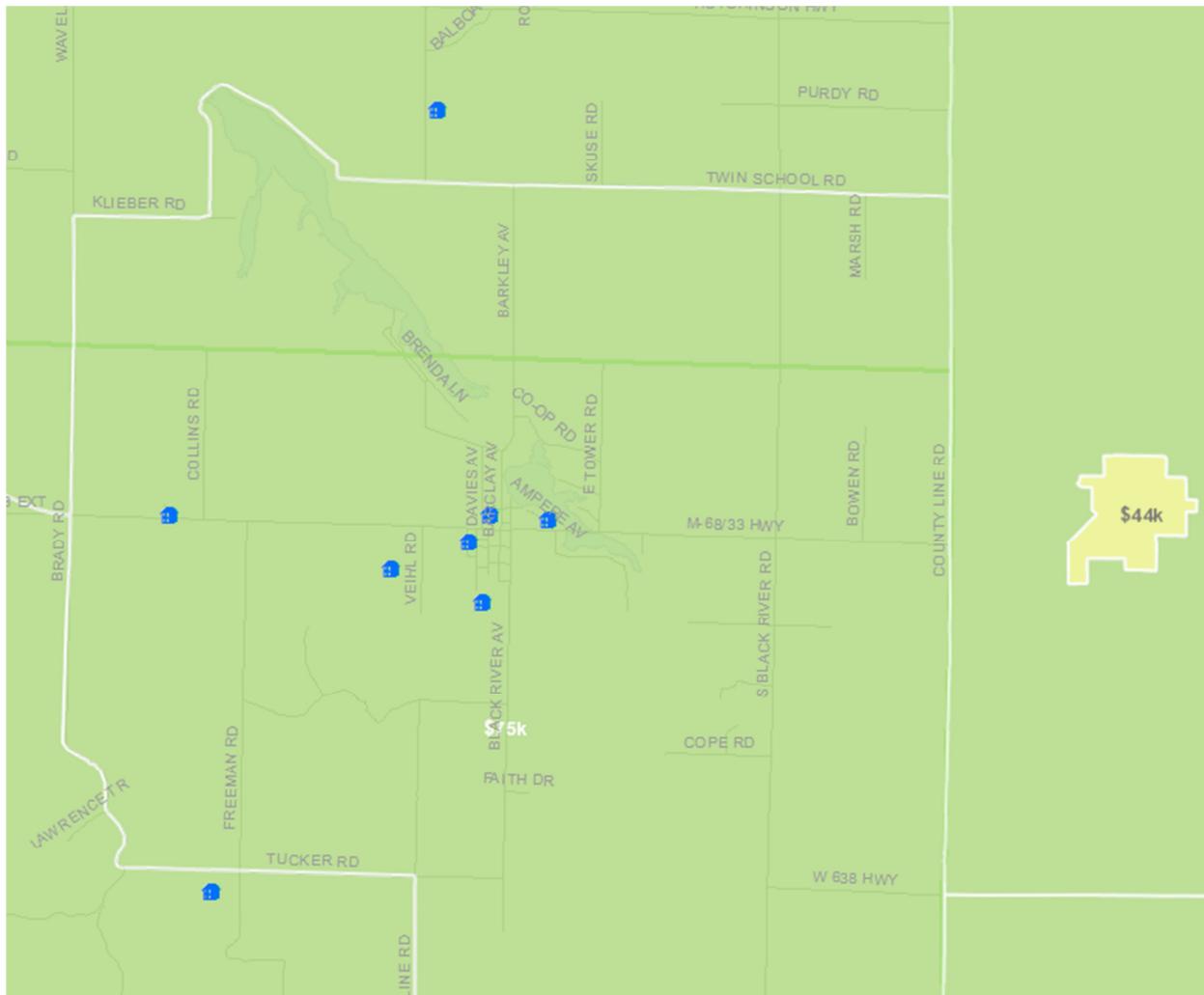


Figure 16 - Census Block Group near Onaway, Median Home Value of \$75,000

Centennial Farms

There are still a number of families living on a Centennial Farm. These farms must be 10 or more acres that has been continuously owned by the same family for at least 100 years. This program is being run by the Historical Society of Michigan which is currently working to correct and update its database. As of 2006, when the last known reliable data was collected and checks were made to ensure proper certification, there were 21 centennial farms in Cheboygan County.

Building activity

Between 2000 and 2010 Cheboygan County experienced a severe decline in building activities. There were relatively few new homes being built in 2010 compared to 2000. Cheboygan County experienced an 84% decline in building permits for new homes in that time period. In 2000, there were 240 permits pulled for new homes. In 2010 there were only 39 building permits for new homes. No multi-family housing structures were built in 2010 whereas 12 were built in 2000. Overall, there was a 57% decline in permits pulled for building, plumbing, electrical, and mechanical. There was a decrease in all types of permits in that time period but the smallest

amount of decline was experienced in additions and alterations to buildings. There was a 36% decline in additions to residences and only a 7% decline in additions to garages and storage buildings.

Homelessness

Homelessness is often thought of in the context of an urban setting. However, there is homelessness in rural areas, it just takes a different form. The McKinney-Vento Homeless Assistance Act which provides assistance to homeless people uses a definition of homeless person is very urban oriented and does not incorporate the type of homelessness that rural areas experience. Therefore, the federal money designated for prevention of homelessness distributed on the basis of those definitions often does not reach rural areas.

The Act defines a homeless person as someone who lives in shelters or some other public/private place not designed for sleeping accommodation for humans. Rural homeless often live in structures that do not meet this definition. They live in structures that are substandard or designed for only temporary accommodations. For instance, studies have shown that homeless people in rural areas are more likely to live in a car or camper or with relatives in overcrowded or substandard housing. (“Rural Homelessness”, National Coalition for the Homeless, July, 2009, <http://www.nationalhomeless.org/factsheets/rural.html>)

A study by Fisher in 2005 (Fisher, Monica. Why Is U.S. Poverty Higher in Nonmetropolitan than Metropolitan Areas?, 2005. Rural Poverty Research Center. Available at www.rprconline.org.) shows that homeless people in rural areas will more often be white, female, married, and currently working. They will more likely be homeless for the first time and for a shorter period of time. Estimates of total number of homeless people vary widely since they are very difficult to count. Solutions to homelessness in rural areas means greater access to affordable housing and transportation which can accommodate the greater distances from home to work (“Rural Homelessness”, National Coalition for the Homeless, July, 2009).

SUMMARY

This Housing Needs Study is provided with the expectation that more information will be integrated upon completion of the Cheboygan County Placemaking Study which will be provided by a MSHDA consultant. This Placemaking Study is required of all counties seeking their allocation to determine the targeted area(s) which will be the focus of future program funding.

Figure 17 - Assessed Value Changes for Cheboygan County

County History of Increase/Decrease in Assessed Value

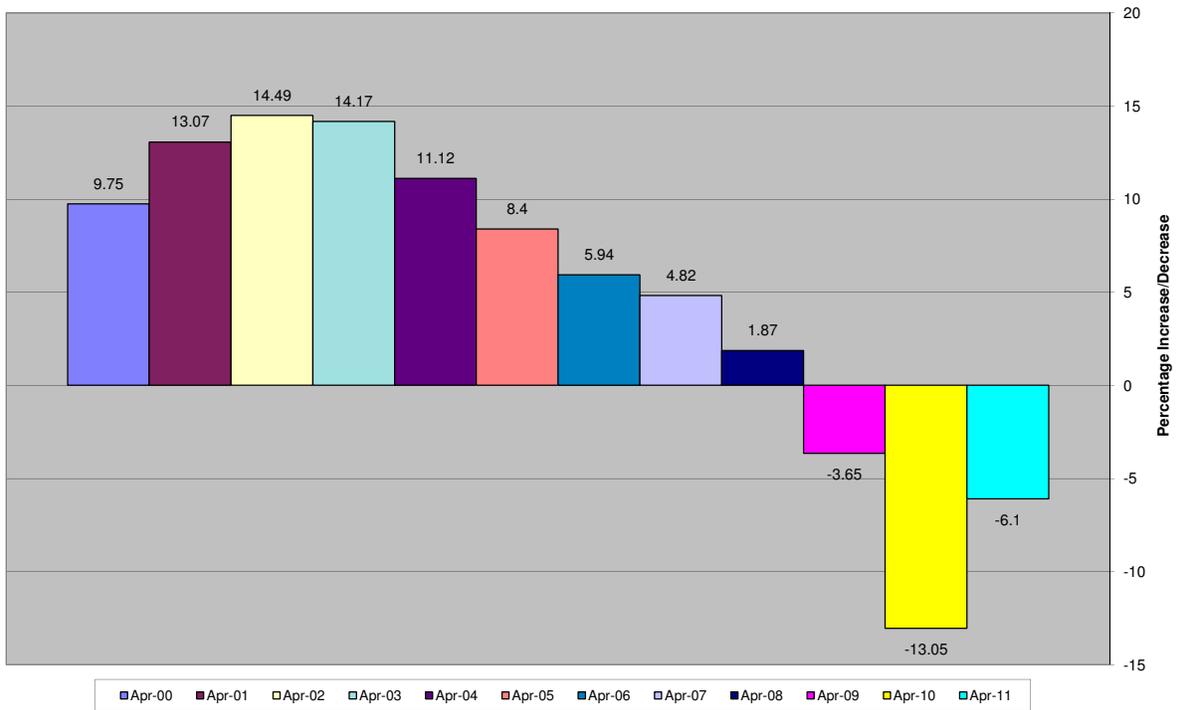
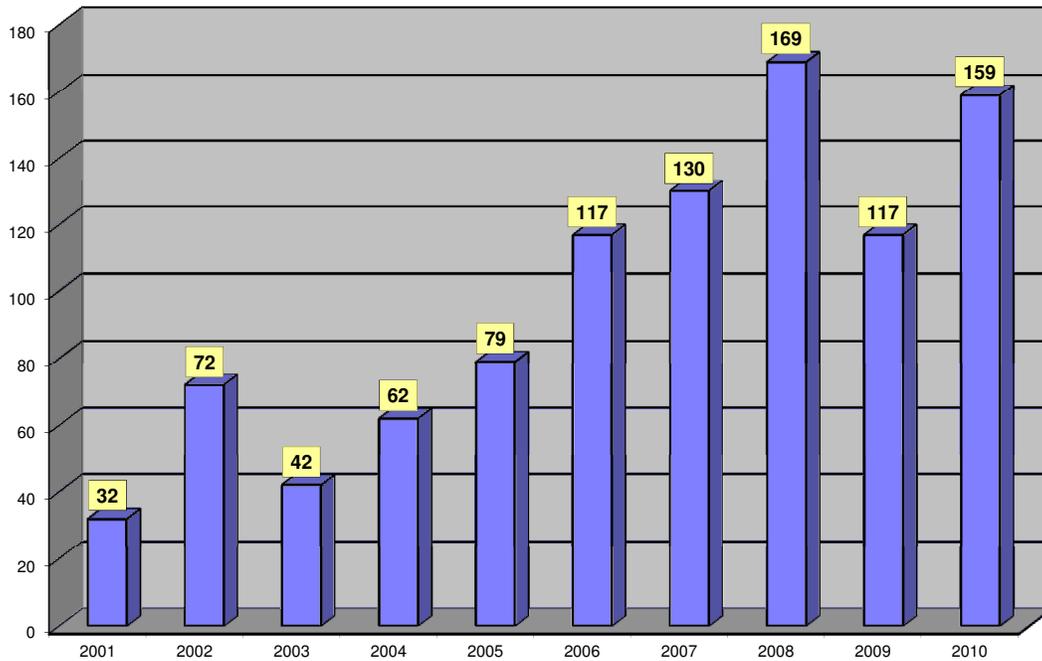


Figure 18 - Bank Foreclosures

Number of Bank Foreclosures



Source: Cheboygan County Equalization Department

Figure 19 - Total Valuation of Properties in Cheboygan County

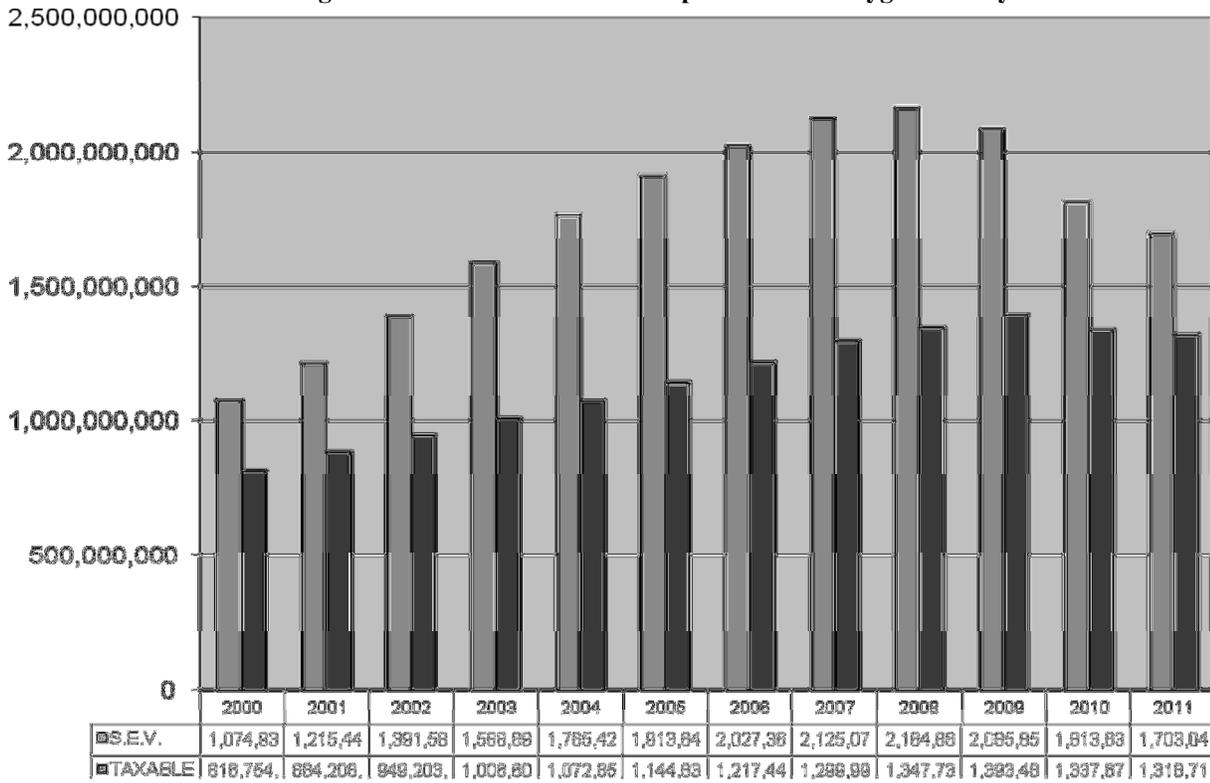
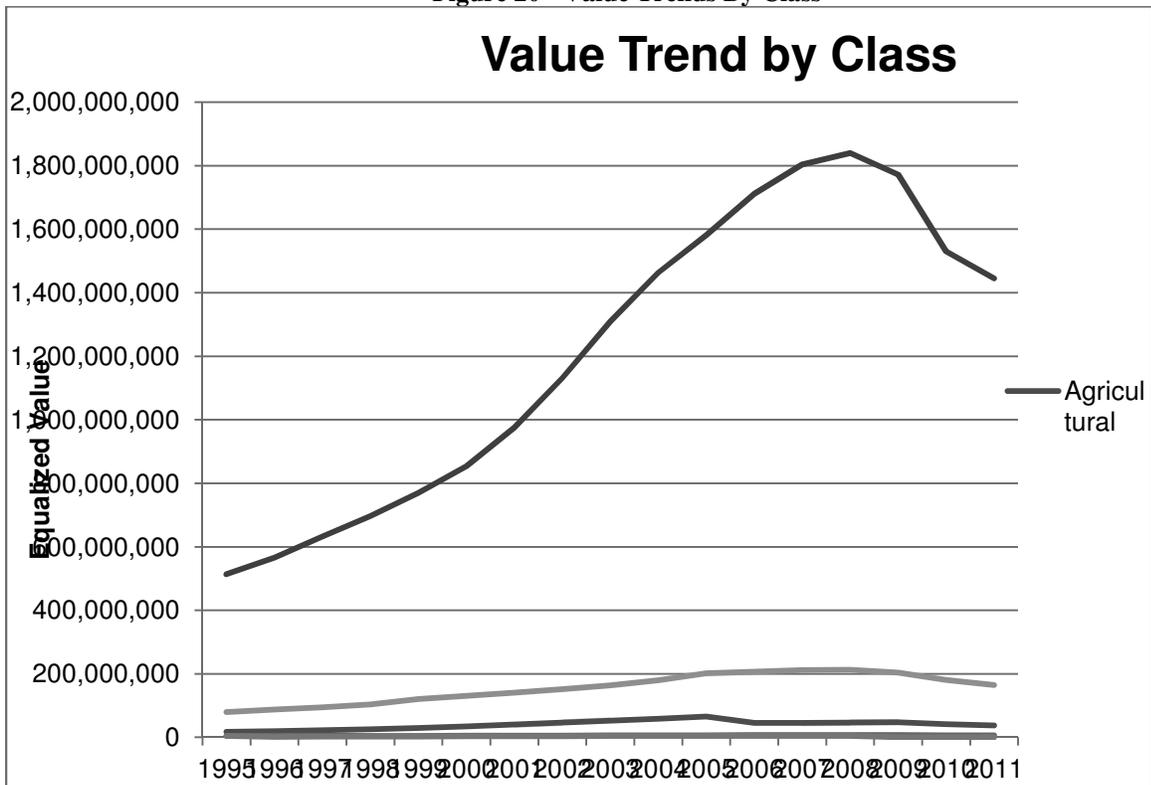


Figure 20 - Value Trends By Class



Source: Cheboygan County Equalization Department

Figure 21 - % Change in Occupied Housing Units

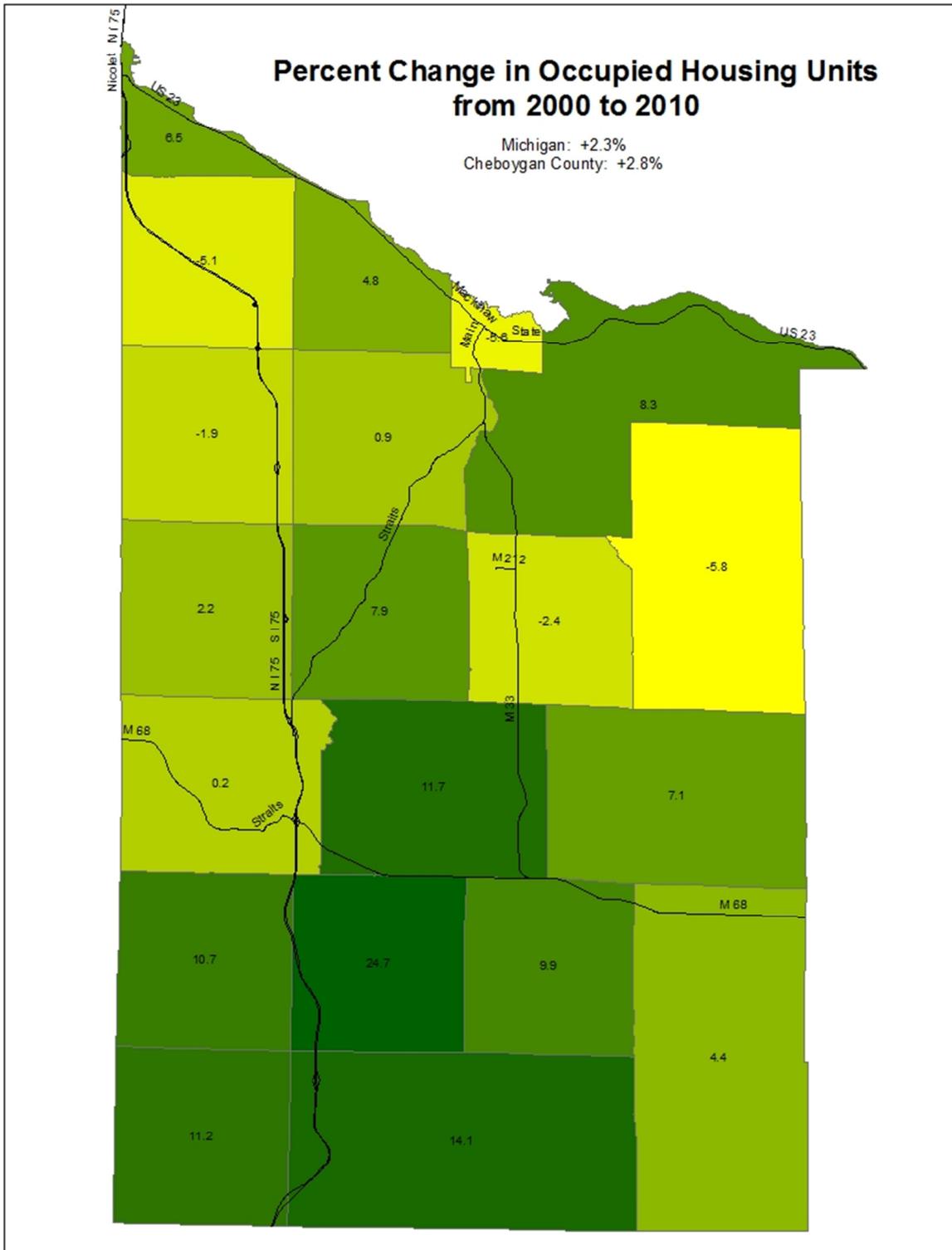


Figure 22 - Percent Change in Vacant Housing Units

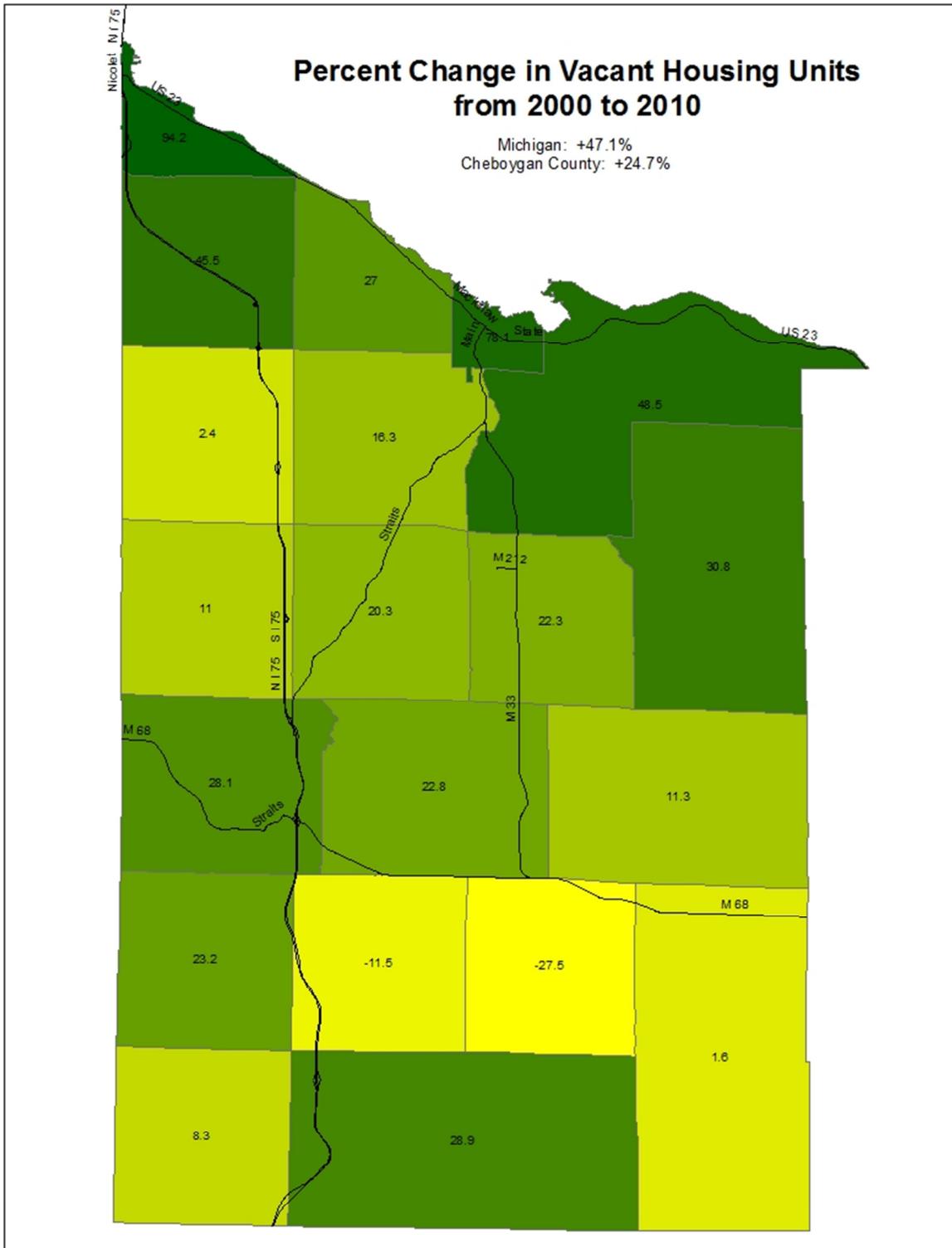
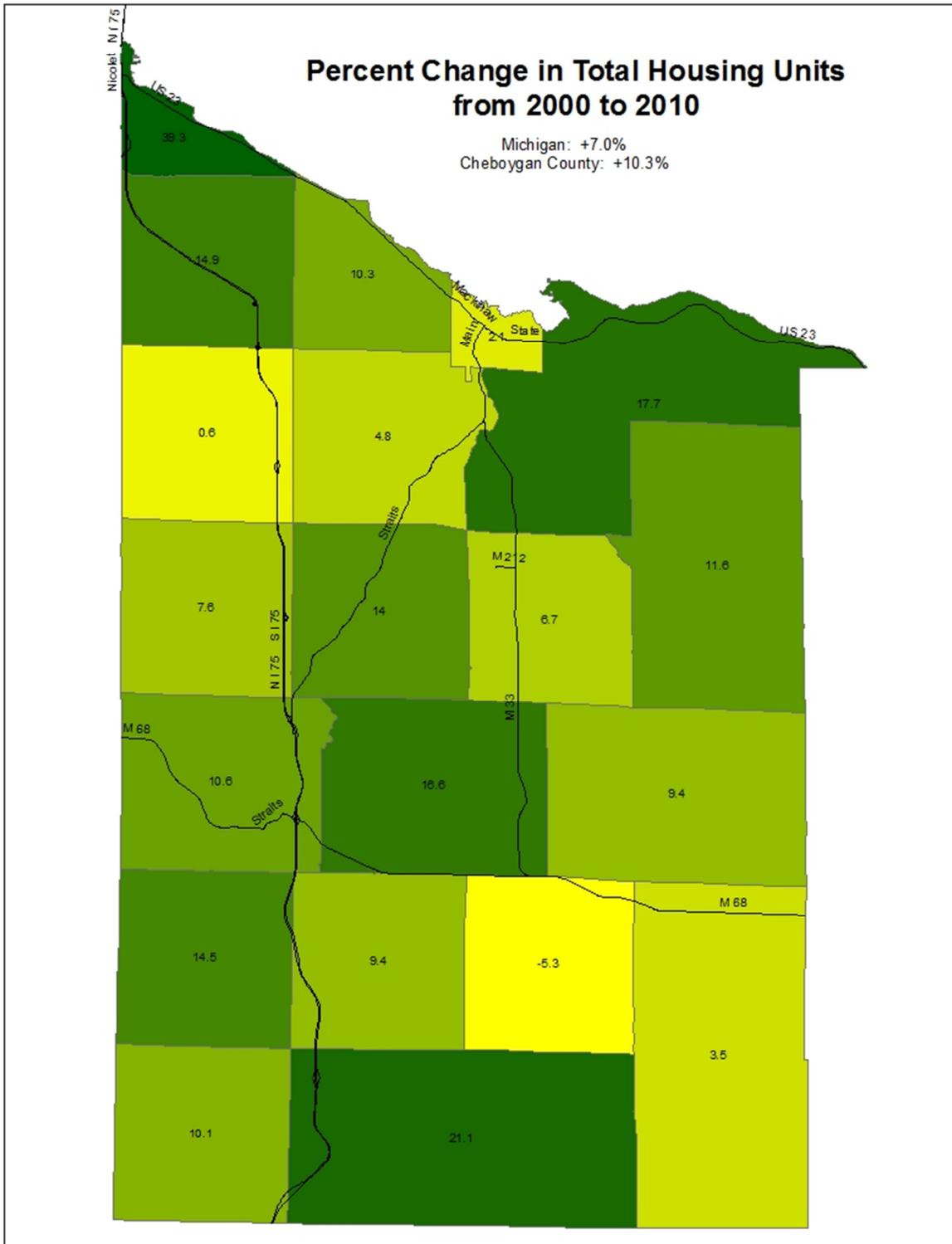


Figure 23 - Percent Change in Total Housing Units



Land Use, including Recreation & Transportation & Natural Resources

Introduction

The primary purpose of the Master Plan is to address matters that ultimately impact land use in Cheboygan County. In the Master Planning process we ask ourselves three questions: Where are we now, where do we want to be in 20 years, and how do we get there. Review of the existing land use provides an important framework of where we are now from which to set goals for the future. Knowing our existing land use can help us identify resources that we need to maintain and potentially utilize for economic development and to improve the overall quality of life for the people who live and work in Cheboygan County.

Table 7 - Area of Land per Land Use Types

Cheboygan County - 1998 Land Use Land Use Type	Number of Acres	Number of Square Miles	Percent of Total Area
Residential	14,582	22.8	2.9%
Commercial	1,031	1.6	0.2%
Industrial	3,868	6.0	0.8%
Institution/ Recreation	2,088	3.3	0.4%
Agricultural	32,152	50.2	6.3%
Non-Forest	54,468	85.1	10.7%
Upland Forest	237,074	370.4	46.5%
Lowland Forest	87,999	137.5	17.3%
Wetlands	26,312	41.1	5.2%
Beaches	77	0.1	0.02%
Surface Water	49,937	78.0	9.8%
Total	509,588	796.2	100%

In this chapter of the Master Plan Data Book we review various aspects of how our land is being used currently as well as how our land use has changed over the years. Land use is often categorized using the following terms: residential, commercial, institutional, recreational, industrial, agricultural, forested, non-forested, wetlands, surface water, and transportation systems.

EXISTING LAND USE

Although land use inventories at the county level, especially large counties such as Cheboygan, can be prohibitively expensive to conduct, some information is available through the Michigan Resource Information System (MIRIS) and through smaller scale land use inventories at the local level. MIRIS data is available from a 1998 update of a 1978 MIRIS land cover/land use inventory. The County is also in the process of conducting targeted land use inventories in community centers around the County to measure growth in those corridors. Information presented in this

report includes data from the most recent MIRIS inventory primarily and data from the last County Master Plan (Comprehensive Development Plan) from 2002, updated with data as available.

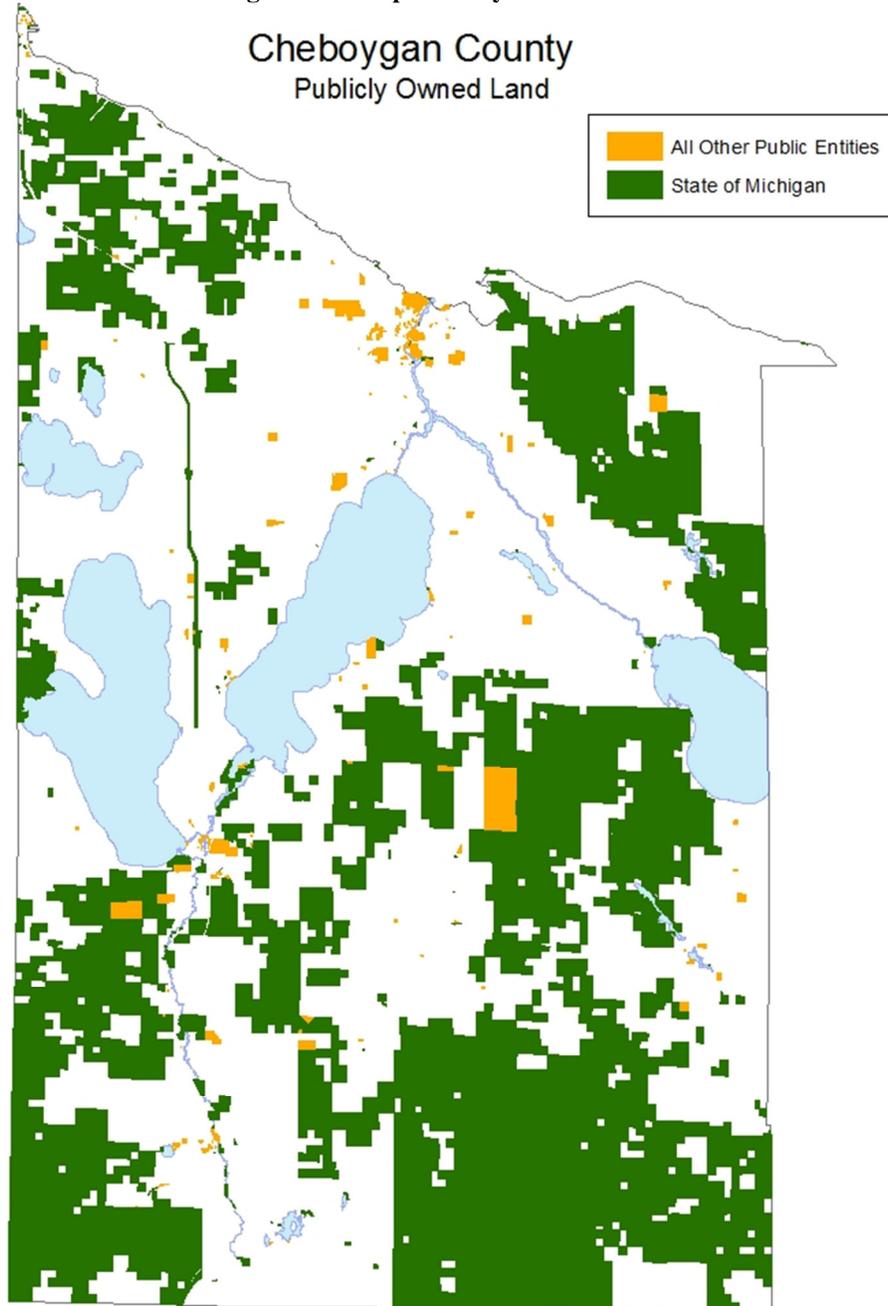
No matter where or when the data comes from, the land uses in Cheboygan County are dominated by forests, surface water, wetlands, and agricultural land.

Source: 1998 update of 1978 MIRIS Land Cover/Use Inventory by Wade-Trim.

Note: Data does not include the city of Cheboygan or the village of Mackinaw City. Data for agricultural uses does not match data from USDA for total "farm" acres due to differing criteria for measuring farms and agricultural uses.

Another way to review land use is to look at the ownership of the land, especially the public and private ownership of land. Although public land may not be under local control and provides no property tax revenue, there are recreational and economic opportunities (forestry, etc.) available which can provide other benefits to the local communities. Publicly owned land makes up about one-third of all land in the county. State-owned land makes up 31% of the total acres of Cheboygan County.

Figure 24 - Map Publicly Owned Land



Climate

The climate of Cheboygan County makes it an attractive area for four-season recreational pursuits. A generous amount of snowfall in the winter, makes winter sports popular in the county (snowmobiling, skiing, ice fishing, etc.). The warmth of summer, however, makes outdoor summer activities also possible and popular (swimming, boating, fishing, hiking, biking, etc.). Spring time weather brings out mushroom hunters and bird watchers, while the fall is prime for hunting activities and fall color tours.

Cheboygan County's climate is directly affected by the Great Lakes and inland lakes of Michigan. Differences in temperature and precipitation exist between the northern and southern portions of the county. This is generally attributed to the moderating influence of the lakes in the northern portion of the county. The local weather conditions in the southern portion are similar to those in the Vanderbilt and Gaylord areas.

The presence of the Great Lakes tends to keep the temperature near the shoreline portions of the county warmer in the winter months and cooler in the summer months than the inland areas. This affects the length of the growing season in the various portions of the county. The lakeshore region of the county may have a growing season of as long as 140 days, whereas the interior portions of the county are limited to a shorter season of typically 70 to 80 days.

The average temperature in the summer months is 65 degrees Fahrenheit, while the winter average is 19 degrees (data from NOAA; 1960 through 1990). The overall annual average temperature for Cheboygan County is 52 degrees, although variations occur. Historical temperature data illustrates the following county temperature extremes. The highest recorded temperature was 104 degrees (8/6/47) and lowest recorded was 38 degrees below zero (2/6/95).

Precipitation is well distributed throughout the year with the growing season, May to October, receiving an average of 17.3 inches, 61% of the total annual average. The average annual snowfall for Cheboygan is 81.8 inches, but can vary considerably throughout the county.

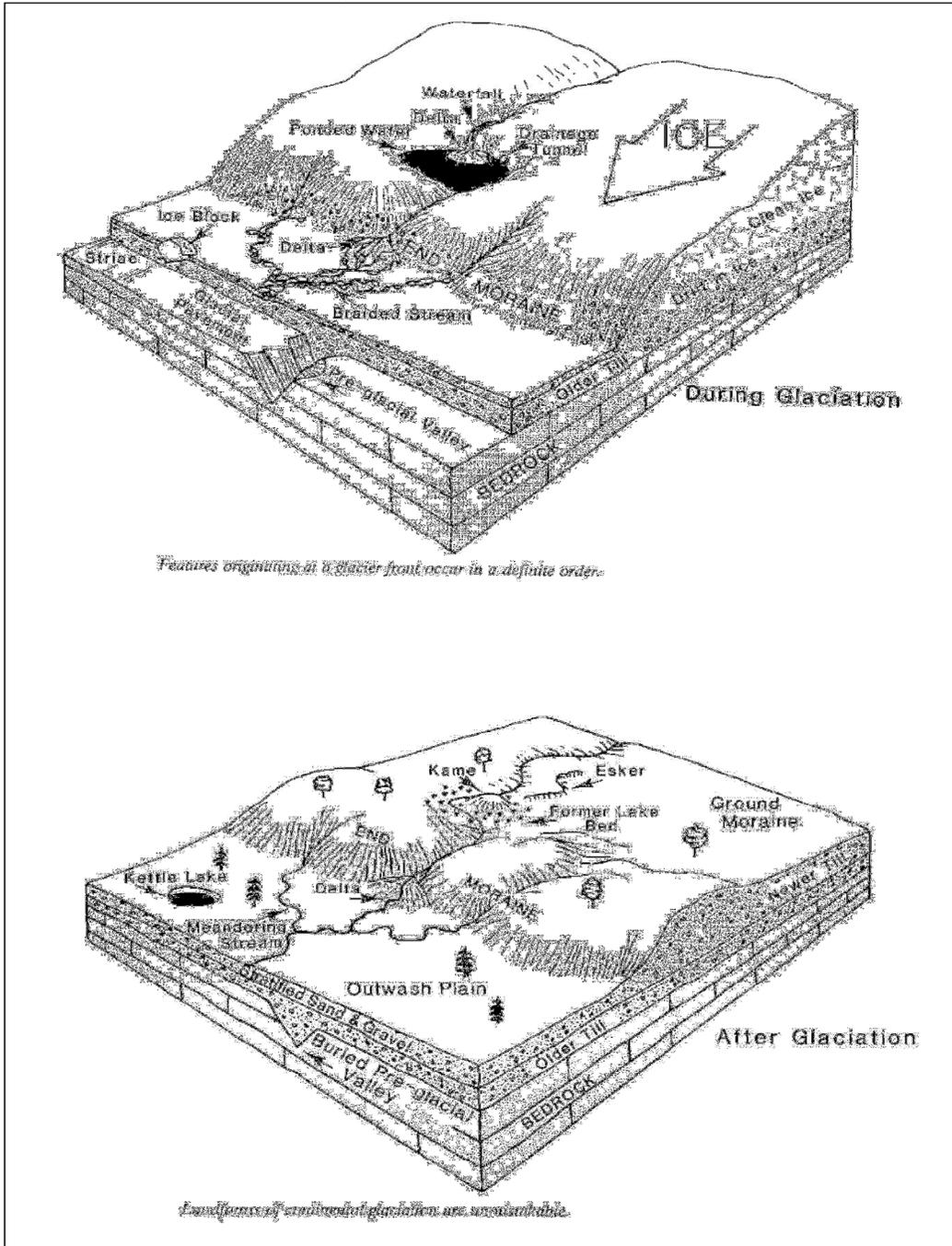
Geology

The surface and subsurface features of Cheboygan County and the surrounding vicinity are directly attributed to geologic activity. Throughout history, advancing and retreating glaciers created varying landscapes. The last glacial advance, which is principally responsible for the development of present-day features, occurred approximately 11,800 years ago. As the glaciers moved, they carried along and deposited debris. The advancing and retreating motions deposited unsorted sand, gravel, rock and clay at the margin of the glacier to form the moraines as shown in **Figure 1.6**. A moraine represents the former position of a glacier's edge. Moraines primarily occur in the southern portion of the county.

Some areas in the southern portion of the county were subjected to the onslaught of rapidly melting waters. Melting waters carried debris as they spread out in a sheet-like formation away from the glaciers. This formation is clearly evident in the county's present day landscape as outwash and glacial channels in **Figure 1.7**. When the glaciers stopped advancing and began to rapidly melt,

channels were formed through, on and under the ice mass. The rushing water carried with it debris which eventually filled the channel. As the glaciers continued to melt, the rubble was deposited in long, narrow channels which spread and settled once the retaining walls of the channel had melted. Such a formation is called an "esker". One such esker exists in Koehler and Waverly townships, and is seven miles long.

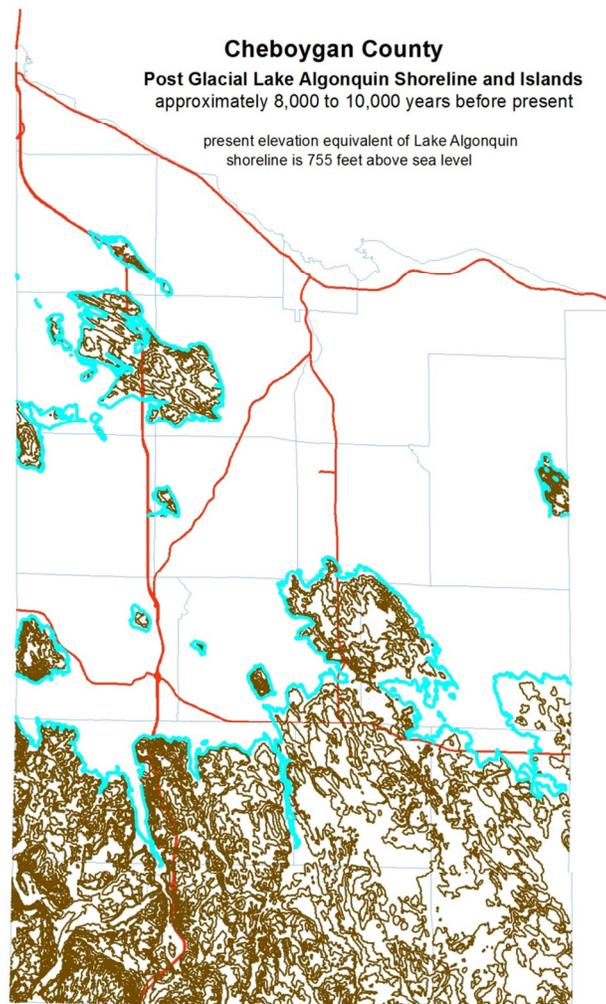
Figure 25 - Effects of Glaciation



Large blocks of ice were left behind when the glaciers melted. Many of these ice chunks formed the lakes, such as Burt and Mullett Lakes, within Cheboygan County. As the ice receded further north, the meltwaters flooded areas of the county. The higher elevations, above water formed islands. Areas above the meltwaters, predominantly in the southern portion of present day Cheboygan County, were not submerged. During this period the clays and sands of the northern part of the County were deposited on the lake bed of the meltwater Lake Algonquin.

As the glaciers melted further to the north, a low outlet valley caused a drastic dip in the elevation of the lakes. Finally, the lake rose again and a new lake level was established, Lake Nipissing. It covered the present shoreline of Cheboygan County and raised the level of the inland lakes. Nipissing cut into the old Algonquin Lake bed and formed the terraces on which US-23 was built. The city of Cheboygan and village of Mackinaw City were built on the floor of Lake Nipissing. During this time period, the Cheboygan River did not exist. This was formed in post-Nipissing years by the action of a tributary of the Black River.

Figure 26 - Post Glacial Shoreline and Islands



WATER RESOURCES

Cheboygan County is blessed with many cherished waterways, from stunning lakes, to trout rich rivers and streams. Thirty eight miles of Lake Huron shoreline establish the northern boundary of the county. Inland lakes cover 10% (51,358 acres) of the county's total surface area, the largest percentage of any county in the state. There are several large bodies of water in the county. The largest inland lake in the county and the fourth largest in the State is Burt Lake (17,335 acres). The second largest is Mullett Lake (16,744 acres), followed by Douglas Lake (3,745 acres) and Black Lake, of which 7,887 acres are in the county. Of the 182 miles of inland lakeshore, 46 miles are publicly owned.

Cheboygan County, along with portions of the Counties of Presque Isle, Emmet, Otsego, Montmorency and Charlevoix, is within the Cheboygan River Watershed. Within the Cheboygan River Watershed and the boundary of Cheboygan County are the sub-watersheds of the Sturgeon, Pigeon and Black Rivers. Drainage from the Cheboygan River Watershed flows into the Cheboygan River through the city of Cheboygan and into Lake Huron. Portions of the county northwest and east of the city of Cheboygan are part of the coastal watershed which drains directly into Lake Huron.

Within each of these watersheds are numerous lakes and rivers. The Sturgeon River Watershed, in the western portion of the county, includes the Sturgeon River, which drains into Burt Lake. Directly adjacent is the renowned Pigeon River Watershed. The Pigeon River flows into Mullett Lake which empties into the Cheboygan River and directly into Lake Huron. The western portion of the county includes the Black River Watershed. The Upper Black River and its tributaries within the county drain directly into Black Lake. The Black River flows into the Cheboygan River.

The purity and clarity of the county's lakes and streams is maintained and enhanced, in large part, by wetlands. Cheboygan County's wetlands are unique ecosystems that serve as the transitional zone between upland and aquatic habitats. Wetlands filter out nutrients and sediments, some of the most harmful pollutants associated with lakes and streams. Without wetlands these pollutants can cloud once clear waters and accelerate the growth of choking aquatic weeds.

The ecological functions that wetlands provide benefit numerous property owners. Conversely, land use alterations that disturb or alter wetland functions can create nuisances or cause damage to surrounding private tracts (e.g., downstream flooding as a result of upstream wetland filling) as well as effecting broader public health issues (e.g., wetland loss can lead to water quality impairment of lakes and streams). Some of the most obvious functions and values wetlands provide Cheboygan County communities include:

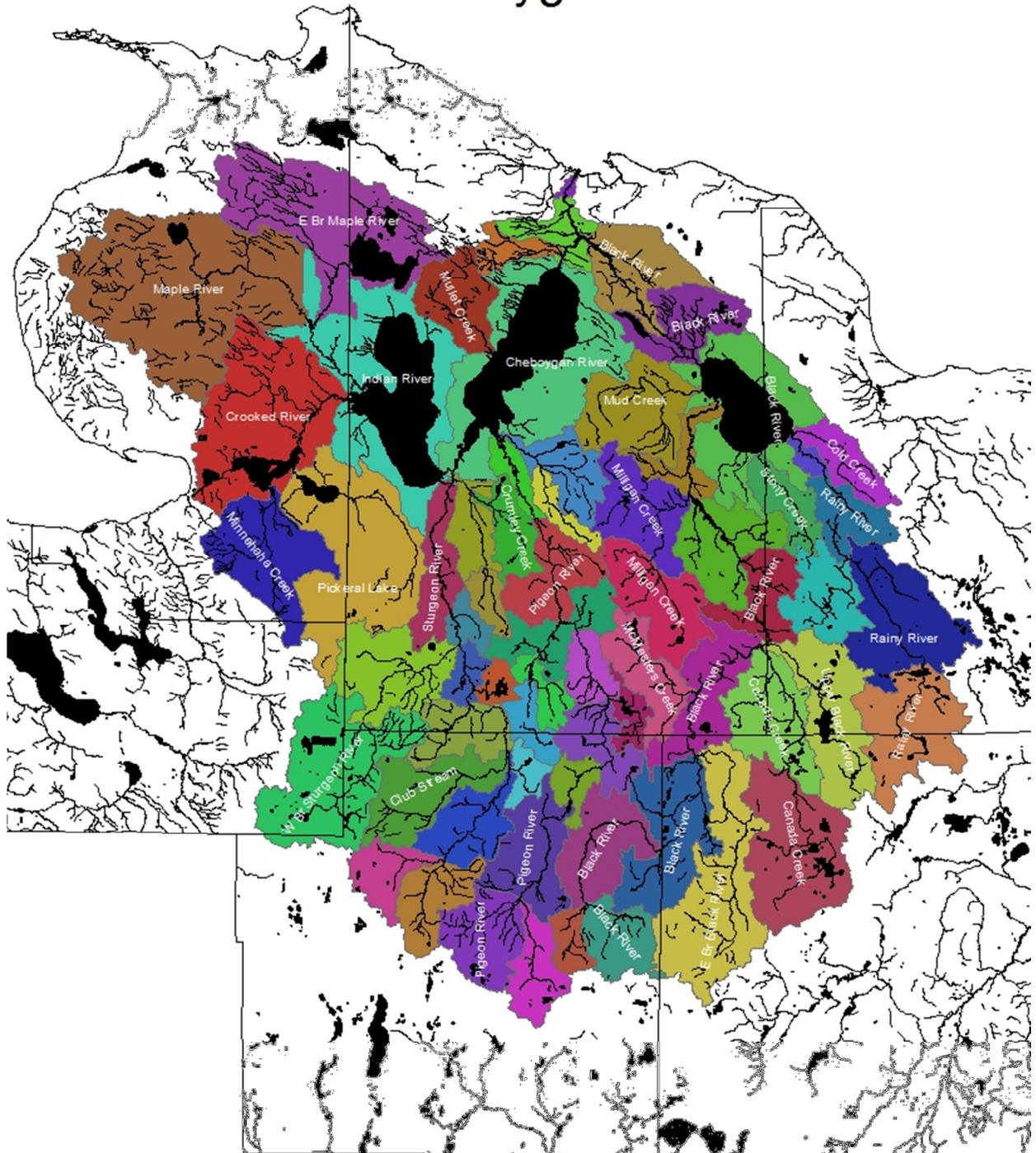
- Fish and wildlife habitat
- Flood storage and conveyance
- Water pollution control
- Sediment control
- Water supply
- Barrier to waves and erosion
- Threatened and endangered species habitat
- Hunting, fishing and trapping
- Food and fiber production
- Education and research
- Recreation and aesthetic values

Cheboygan County has been blessed with abundant groundwater supplies of very high quality. The generally thick glacial deposits in the County result in ample groundwater aquifers and a large number of springs and streams with cold, steady, high quality flows of groundwater. The bedrock geology and the large amount of limestone in the glacial deposits influence the chemical quality of groundwater and surface waters, resulting in moderately high hardness and alkalinity.

The groundwater of Cheboygan County is an extremely valuable resource. Groundwater discharge is important to the recreational values of the county. Groundwater is the principal source of water in streams and rivers during drier, rainless periods, providing Cheboygan County with rivers and streams that flow year-round. Groundwater is also a major control of water temperatures. Groundwater leaves the ground at a constant temperature year round; therefore, it has the effect of moderating water temperature. Streams that receive large amounts of groundwater are generally cooler in summer and warmer in winter than those where groundwater inputs are small. These temperature moderations and year-round flows provide ideal conditions for many fish, including trout, as well as other wildlife.

Figure 27 - Map of Cheboygan River Watershed

Cheboygan River Watershed



FISH AND WILDLIFE

Cheboygan County's varied topography, climate and abundant inland waters and forests provide extensive fish and wildlife habitats. Unique species found in the area include wild turkey, osprey, elk, pileated woodpecker and bobcat. The county is noted for its variety of wild game and fish and thousands of sports minded individuals are attracted to the county each year to hunt and fish.

Lakes in Cheboygan County provide a vast array of fish for those seeking fishing opportunities. Black, Burt and Mullet Lakes are well known for its sport fishing. Black Lake supports a naturally producing sturgeon population, muskellunge, walleye and a variety of pan fish. Burt Lake's fishing is known for its walleye, perch and brown trout. Mullet lake's fisheries include muskellunge, planted lake trout, cisco as well as pan fish.

The Pigeon, Sturgeon and Black Rivers are all excellent clear, cold trout streams. Streams open to extended trout and salmon fishing during open season are the Cheboygan, Maple, Pigeon and Sturgeon Rivers and Green and Mill Creeks. The Black River, below Kleber Dam, has artificial spawning shoals for sturgeon. There are also numerous wildlife flooding areas providing excellent habitat for fish and fowl alike: Dingman March, Cornwall and Stoney Creeks, and Dog Lake.

FORESTRY

In the 1998 update of the MIRIS land use inventory it was estimated that over 63% of the county was forested and in both public and private ownership. This compares to forest land covers 53% of the whole state. Michigan's timberland acreage is fifth largest in the United States. Much of the public land now owned by the State of Michigan is tax delinquent land that was either abandoned by early timber companies or by families who failed at attempts to farm it, according to the DNR.

According to a 2002 Michigan DNR assessment, the state of Michigan has over 200,000 jobs that are supported by Michigan forests. That concentration of jobs is more intense in Michigan's northern counties. Counties of northern Michigan have less economic diversity than more urban or metro-counties. Counties such as Cheboygan have more dependence on natural resource industries, which includes tourism and agriculture.

Since forestland is an important part of this economy, it is important to note the factors that influence whether land stays forested or gets converted or developed. Tax rates for absentee (non-homestead) landowners in northern Michigan are higher and, therefore, create higher costs for private owners of forestland. As a result, development or conversion of that same land becomes more profitable for the land owner than maintenance of the land for forestland. Other costs of living impact whether private forestland gets converted or developed including cost of health care. In Wisconsin, a survey showed that cost of health care was the most important concern that would cause people to sell their family forestland.

As of the last inventory of Michigan forests, 58% of timberland was owned by private landowners and 42% by public entities. Timberland is forested land that contains timber of commercial value, capable of producing more than 20 cubic feet per acre per year of industrial wood in natural stands. There has been an increase in private ownership of timberland both as a proportion of total timberland in the county and in total acres. Private ownership of timberland in 1980 was 49% of the total area and 51% by state and local. In 1993 there was an even split.

The following map is from 1996, which is not very current data, but it gives an idea of our historic dependence on forest and wildland resources compared to other counties in the state.

Figure 28 - Map of Economic Dependence on Forest Resources in Michigan

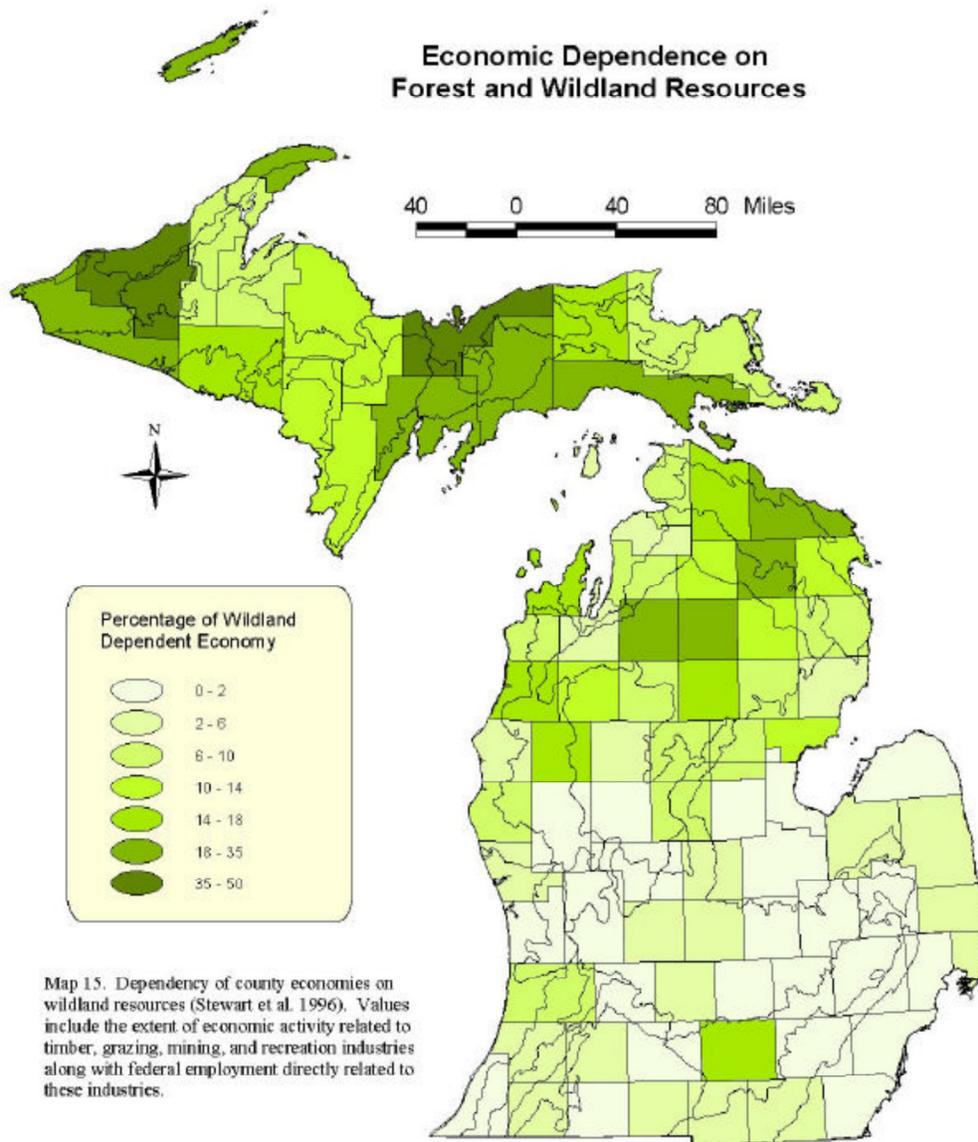
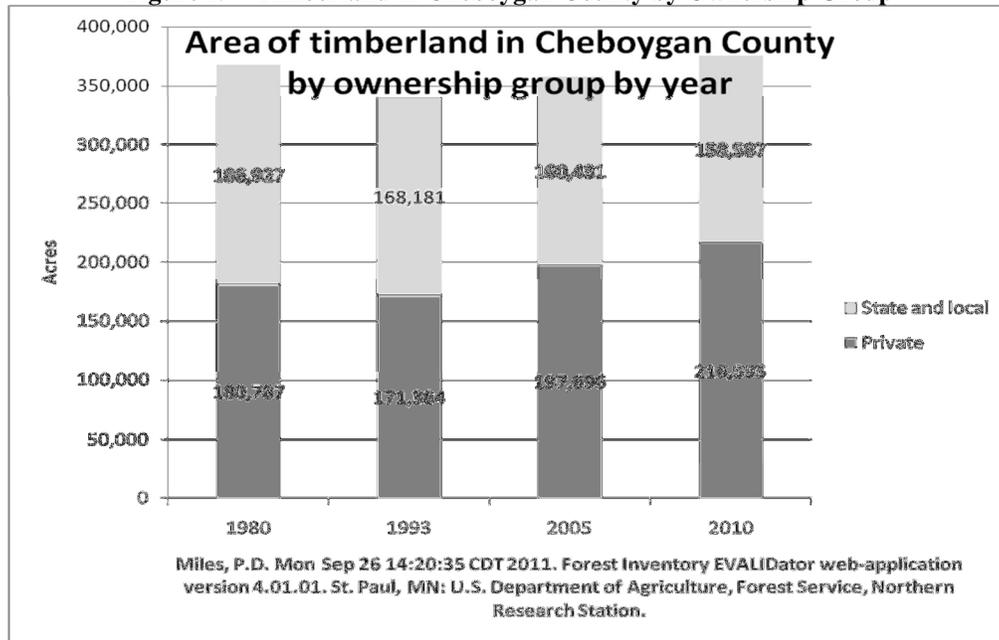
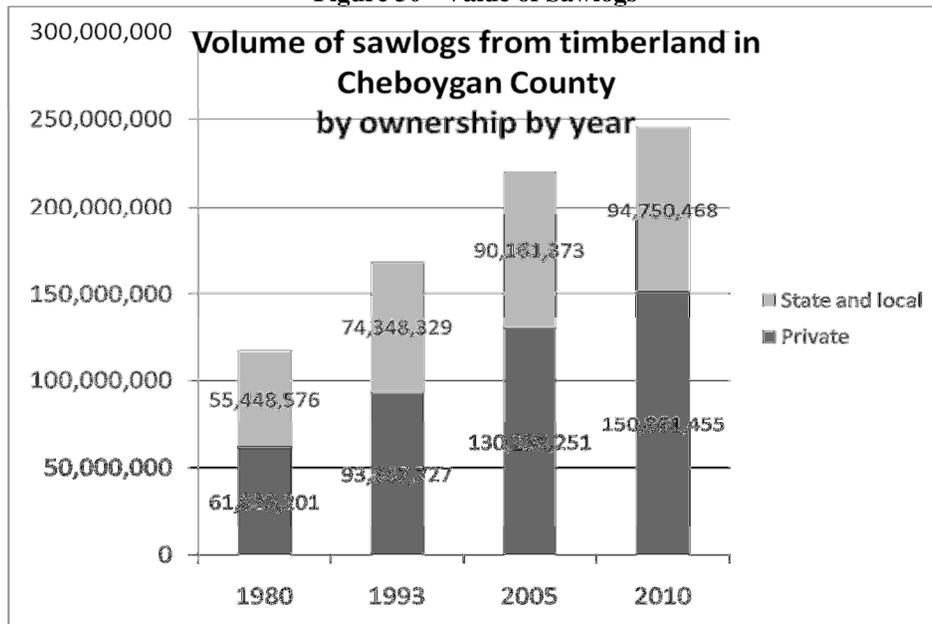


Figure 29 - Timberland in Cheboygan County by Ownership Group



Another way to measure our forests is by the volume of sawlogs produced, measured in cubic feet. Saw logs are logs that are large enough to be sawed into boards. The most recent data from the survey that ended in 2010 shows a 109% increase since 1980 in the volume of sawlogs from timberland. Again we see a greater increase in this forest production coming from privately owned land. In this same timeframe from 1980 to 2010 there was an increase of 71% in sawlog volume from state and locally owned land and a 144% increase in sawlog volume from privately held land.

Figure 30 - Value of Sawlogs



AGRICULTURE

The bulk of the county's agricultural land is found in the northern portion of the county, in Beaugrand, Munro, Inverness, Benton, Aloha and Grant Townships, with smaller sections of farm land found in all other townships. It is interesting, but not surprising, to note that much of the agricultural property is found along or very near the county's major rivers and lakes. Predominant agricultural land uses are pastures, hay-land and growing crops such as beans, oats, and barley. A small amount of land is used for livestock such as cattle, milk cows and hogs.

Overall, Cheboygan County farms are smaller than they used to be but there has been an increase in the number of farms. More people are getting back into farming but are farming smaller areas. As of 2007, there were 47,562 acres that were classified as a farm by the United States Department of Agriculture Michigan Field Office. This means approximately 9% of the county's land area was being used for farming. Over time, the portion of land area used for farming has dipped from 14.5% in 1964 to 9.3% in 2007, the most recent data available from the USDA. In 1992 only 8.0% of land was used for farming.

At the same time, we are experiencing growth in the number of farms. In 1964 there were 339 farms. In 1992 there were only 170, the lowest recorded number in the last 40 years. Since 1992 there has been a real increase such that in 2007 there were 347 farms, a 104% increase. However, the growth in farming is occurring in very small farms.

Obviously, if there was a 104% increase in number of farms since 1992 and only a 16% increase in acres of land farmed the average farm size is decreasing. In 1992 the average farm was 240 acres. In 2007 the average size of a farm was 137 acres.

The cost of farming is increasing. The overall expenses for farming for all of Cheboygan County increased by 101% between 1992 and 2007. In 1992 Cheboygan County farmers spent \$4,087,000. In 2007 they spent \$8,235,000. Since farms were much smaller in 2007, each farmer was spending a little less than they were in 1992 on equipment.

The value of farmland in relation to other types of land in Cheboygan County has decreased at a greater rate in the past year. According to the Cheboygan County Equalization Department, the equalized value of all land in the county decreased by 6.1% between 2010 and 2011. Land classified as agricultural decreased by 9.9% in that same year.

Figure 31 - Number of Farms by Value of Sales

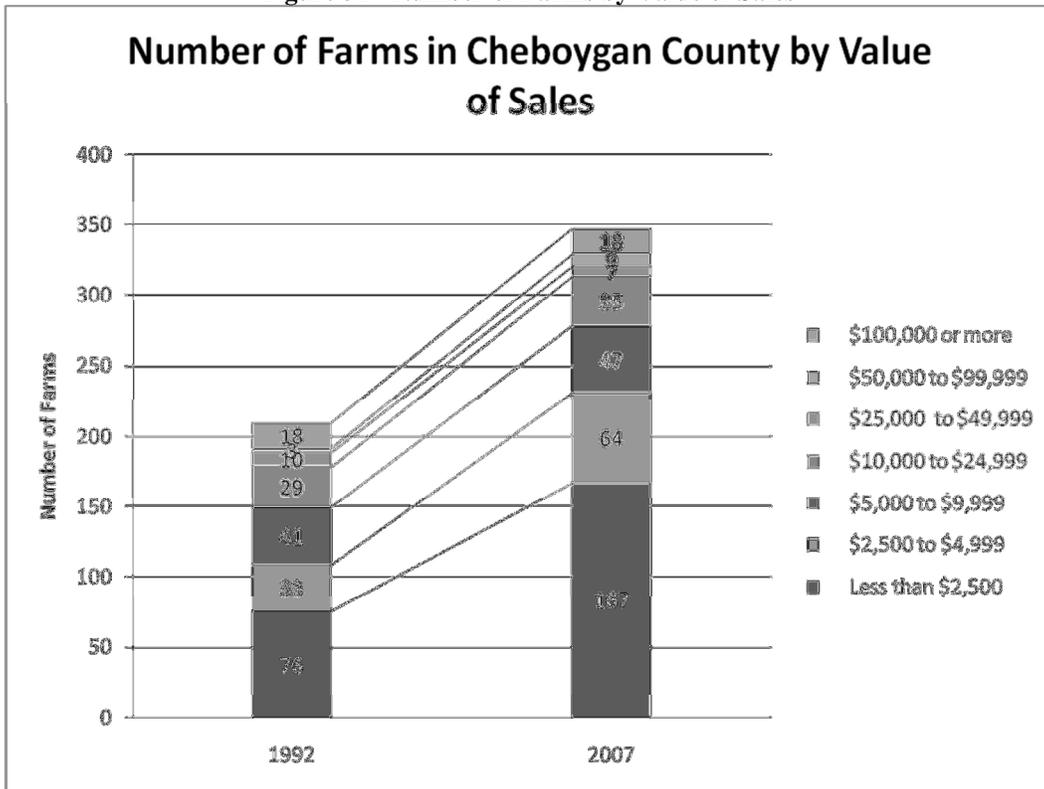
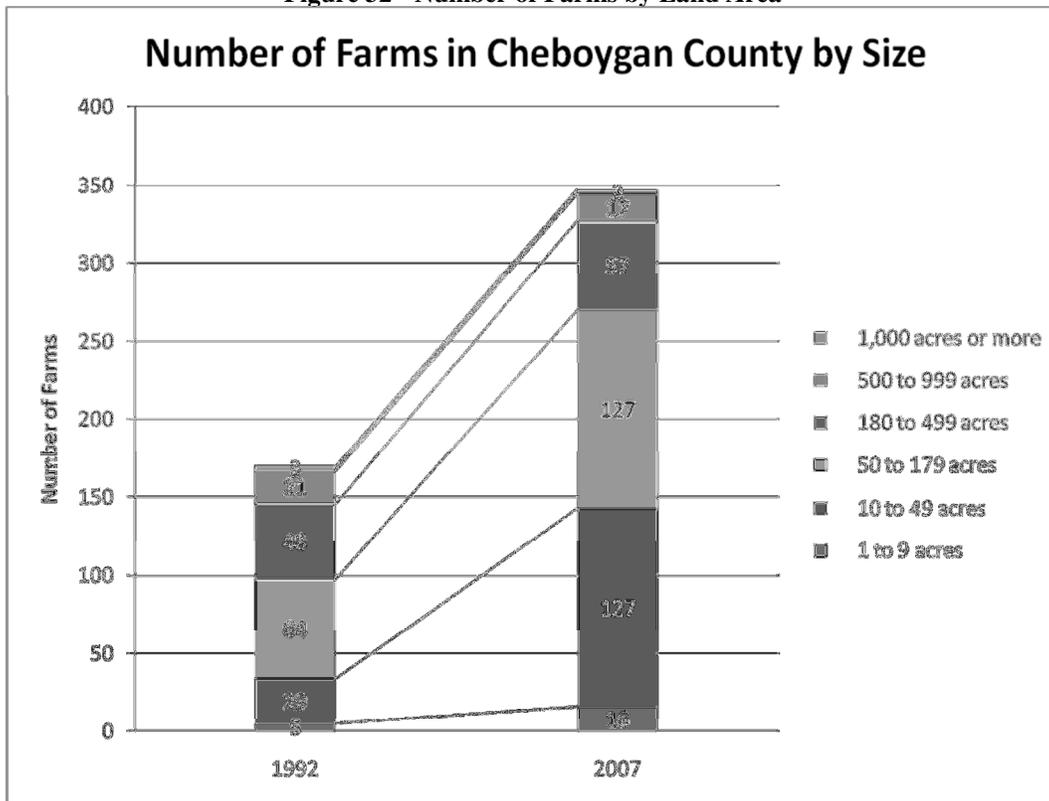


Figure 32 - Number of Farms by Land Area

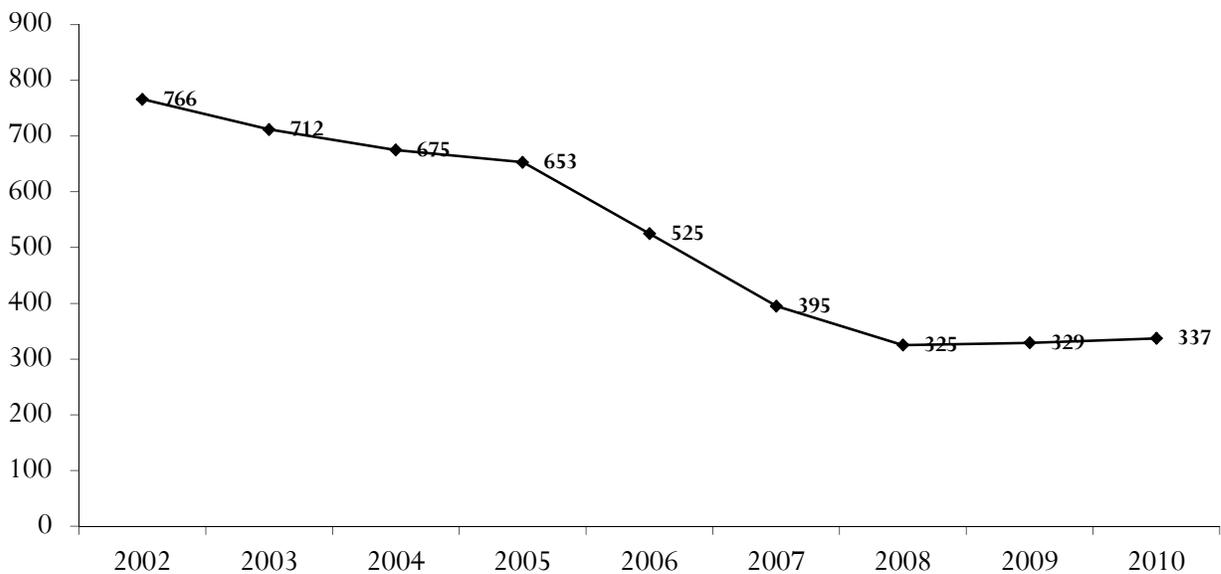


Since farms are an integral part of Michigan’s history, recognition is given to farms that have remained in the same family for at least 100 years. These are called Centennial Farms. The latest year of reliable data from this program was 2006. At that time there were 20 certified Centennial Farms in Cheboygan County. Management of this program was transferred to the Historical Society of Michigan which is working to update this list. They stated that many of these farms may not meet certification requirements any more.

LAND USE PERMIT ACTIVITY

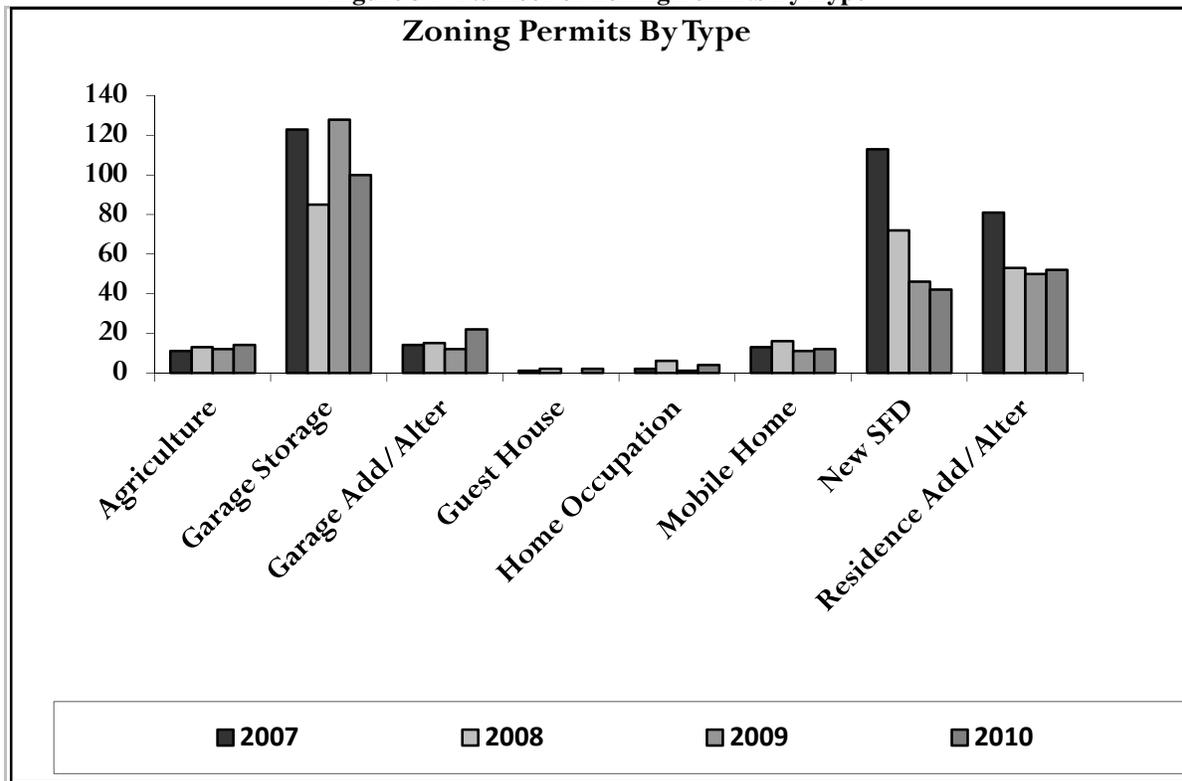
Beginning around the year 2006 there began a steep decline in both the economic health of our nation and the amount of new construction. The number of permits for most types of building activity was declining gradually in 2002 and has only begun to increase from the previous years numbers since 2008. Those increases have been very gradual.

Figure 33 – Number of Zoning Permits by Year
Zoning Permits



Source: Cheboygan County Community Development Department, 2010

Figure 34 - Number of Zoning Permits By Type

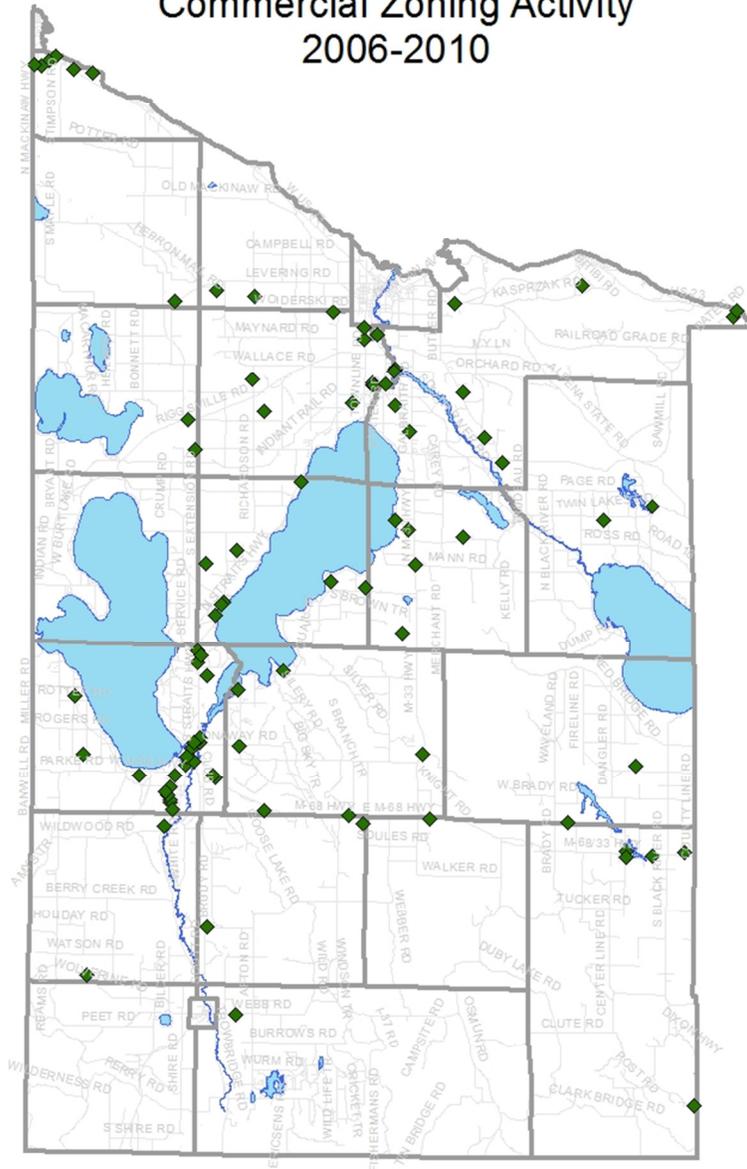


Source: Cheboygan County Community Development Department, 2010

COMMERCIAL

The adjacent map shows the locations of new commercial development in the County in the five years spanning 2006 to 2010. Much commercial activity, as expected, occurs in existing commercially zoned corridors at intersections of major roadways. The greatest concentration of commercial permitting activity is in Indian River (Tuscarora Township) which is at the intersection of I-75, M68, and Straits Highway/M27. Commercial activity that is not represented on the map is that which occurs within the city of Cheboygan and village of Mackinaw City. Mackinaw City has a thriving tourism base which attracts over a million visitors every year. Much of the economic base for the county is in the tourism business and business which serves seasonal residents. Commercial activity is very seasonal in the county as the population of some townships almost doubles in the summer.

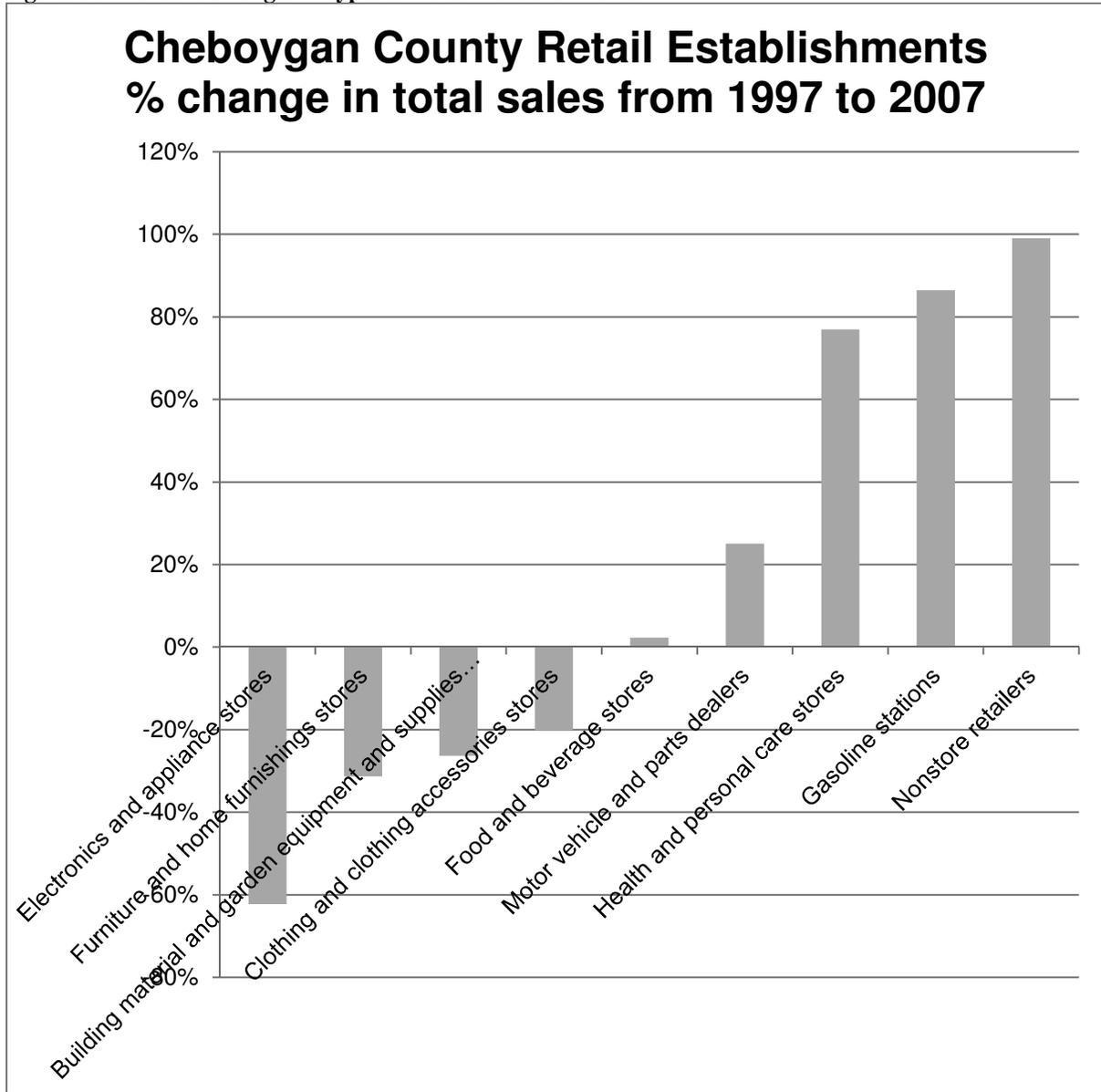
Figure 35 - Commercial Zoning Reviews Previous
Commercial Zoning Activity
2006-2010



Land use impact can vary greatly from one commercial use to another. For instance, retail that takes place in a store is quite different than retail that takes place online via the internet. At the national level there has been a drastic change in retail sales and where they occur: online or at a bricks-and-mortar store.

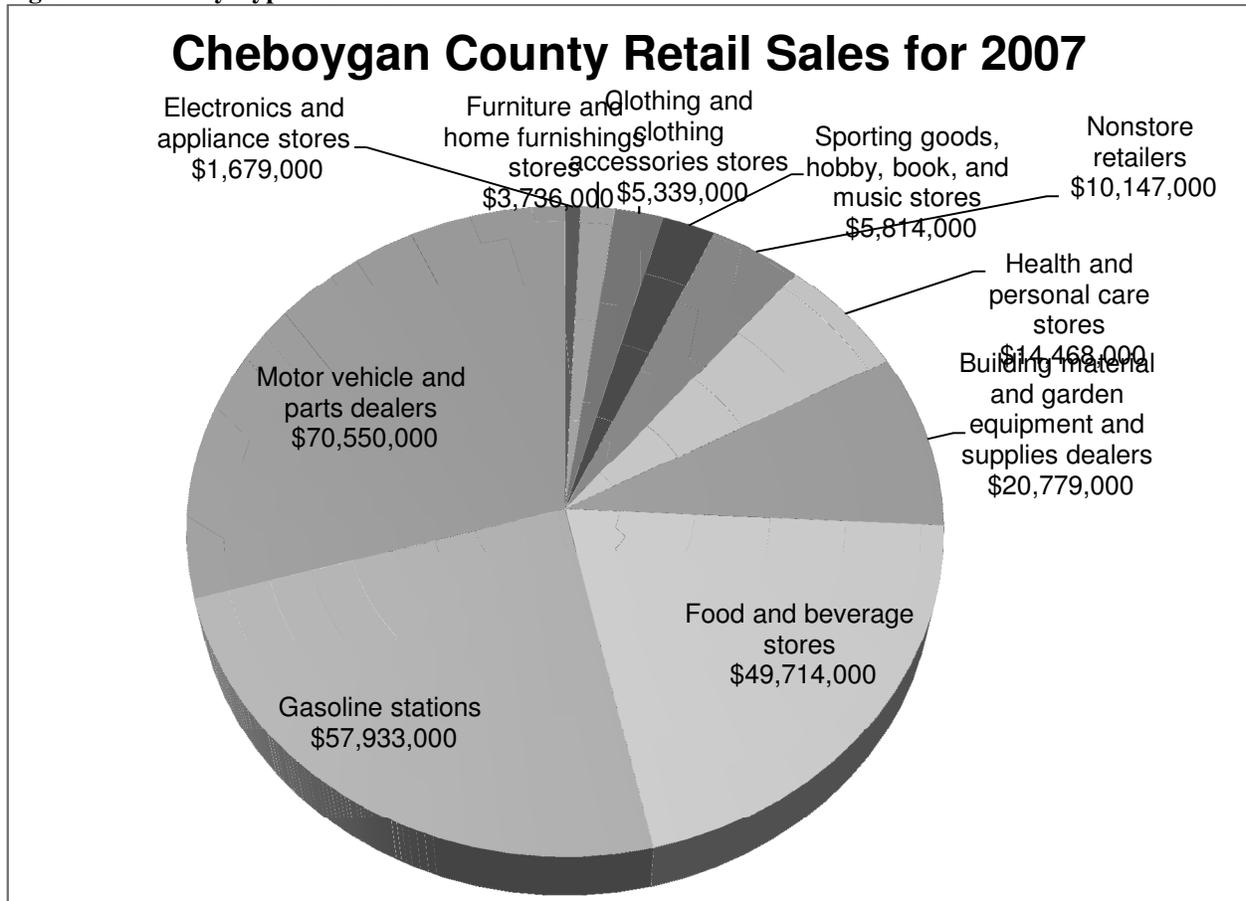
From 1992 to 2002 there was a 297% increase in “Non-store retailers”. These include web-based retail operations. This trend is occurring in Cheboygan County also. The following graph shows the retail sector changes from 1997 to 2007. Notice the highest increase in total sales is also for the “Non-store retailers”. It should be noted that the number of “non-store retailer” establishments in Cheboygan County, of which there are nine (9), did *not* increase during that same time frame.

Figure 36 - Percent Changes in types of Retail Establishments



The following pie chart shows how the retail sector in Cheboygan County is divided amongst the various subcategories and their retail sales figures:

Figure 37 - Sales by Type of Retail



INDUSTRIAL

There are five areas or clusters of industrial activity in the county, although there is other more isolated industrial activity dispersed around the county. In Tuscarora Township there is an area east of downtown Indian River that includes an industrial park with some land within the park developed and more land owned by the township for future industrial activity. This area zoned industrial is approximately 130 acres located adjacent to I-75.

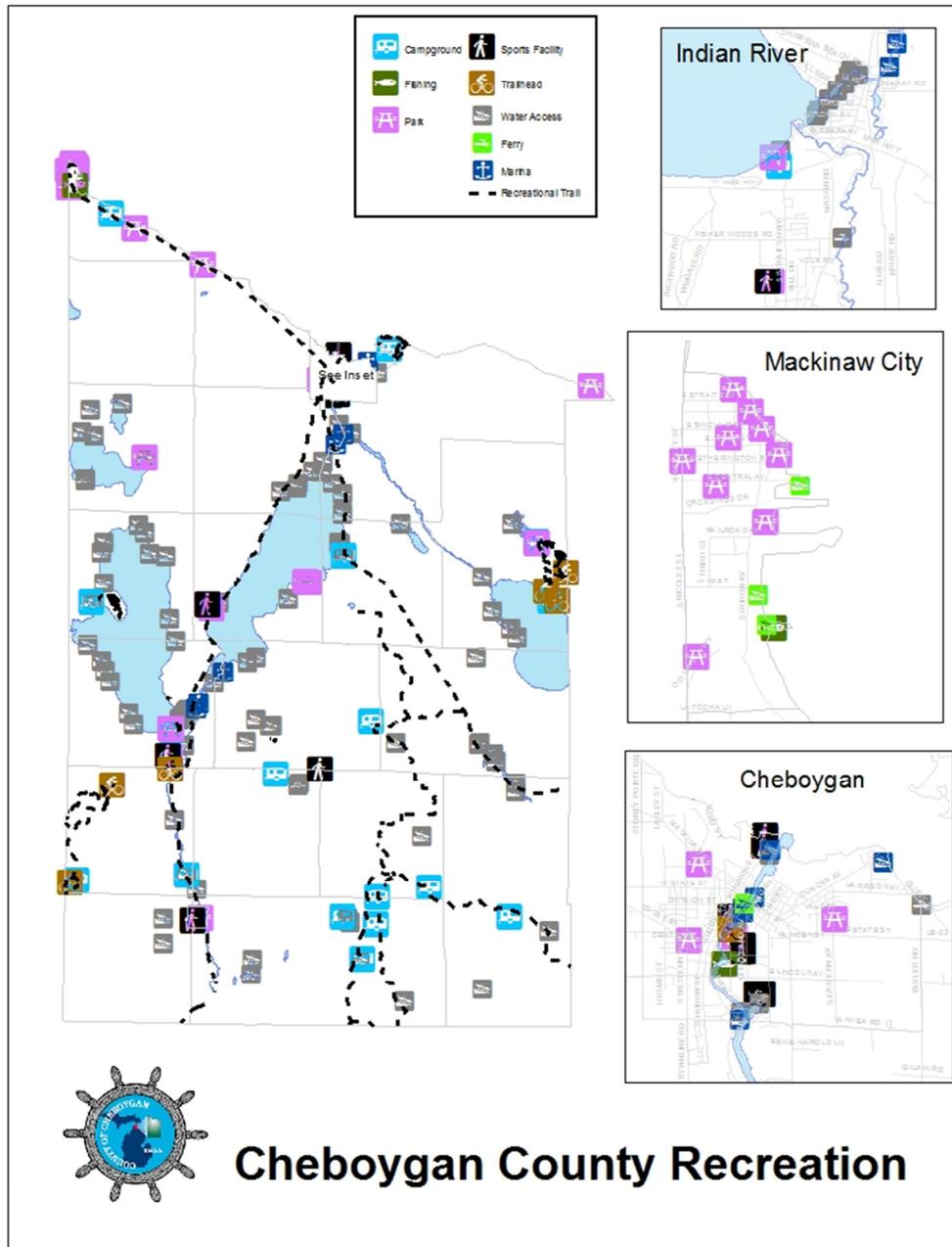
The city of Cheboygan includes some industrial land that is in close proximity to industrial land in neighboring Beaugrand Township to the west. Burt Township has some land that is zoned for industrial use adjacent to I-75 in the southeast part of the township. In an industrial zone in Forest Township is occupied solely by Moran Ironworks, which is a manufacturer of large steel structures. There is also an industrially zoned area just outside of the village of Wolverine adjacent to I-75. One other smaller industrially zoned area includes two manufacturing facilities at the intersections of M-68 and M-33 east of Indian River, west of Tower at a crossroads called Fingerboard Corners.

RECREATION - PARKS & TRAILS

Recreational use of land is an important part of the economic health of our economy and physical health of our people. Planning for adequate long-term maintenance of this land is an important part of land use planning.

Although difficult to provide a map showing details of all recreational assets, the following map shows generally how the various recreational assets are distributed around the county:

Figure 38 - Map of Cheboygan County Recreational Assets



Back in 2006, Cheboygan County completed a Recreation Plan which includes an inventory of recreation facilities in the County. All townships in the county were mailed the old recreation

inventory list to update. The townships updated their portions and the county updated their public recreation facility information. Important to a recreation inventory is the accessibility evaluation of each facility. Accessibility is rated using the following numerical system.

- 1=none of the facilities/park areas meet accessibility guidelines
- 2=some of the facilities/park areas meet accessibility guidelines
- 3=most of the facilities/park areas meet accessibility guidelines
- 4=the entire park meets accessibility guidelines
- 5=the entire park was developed/renovated using the principals of universal design

Cheboygan County owns the County Fairgrounds, the Soccer Fields, and the County Marina, which are located in the city of Cheboygan. Part of the Boy Scout Camp in Mullett Township is still owned by Cheboygan County. A description of each follows along with an accessibility assessment of each site.

Boy Scout Camp

The 80 acre Boy Scout Camp is located at 2863 Boy Scout Road. The camp is classified as a special use park. Part of the park was sold for \$1 to Mullett Township by the County in 2010 in order to provide the township more opportunities for grant funding of improvements. The township-owned portion of the park's service area is the community with a pavilion and picnic area. The bathrooms are not handicap accessible. Accessibility evaluation is #2.

Cheboygan County Marina

County Marina is located at 1080 N. Huron Street, Cheboygan, and its 7.8 acres include 84 slips with gas and electrical hook-up, pump-out, laundry, showers, telephones, grocery and beverage delivery, fresh water. This is a special use park for the county and visitors. Accessibility evaluation is #5.

County Fairgrounds & Soccer Fields

The County Fairgrounds is a 23 acre facility located in Cheboygan. It is a community park offering restrooms and showers. The Soccer Fields are located at 780 Garfield. This 22 acre parcel is open for leagues and the general public. Accessibility evaluation is #3.

Aloha Township Hall

The Aloha Township Hall is located at Mann Road and M-33. It is a mini-park. With an accessibility evaluation of #4.

Unimproved Lots

There are two unimproved lots owned by the township. One is on Long Lake and one is on Black River Road with an accessibility evaluation of #1 for both lots.

Benton Township Park

Benton Township Park is a community park situated on 40 acres of land. It offers a walking path, picnic area, playground and recently completed volley ball and basket ball courts. Accessibility evaluation of #5.

Grant Township Hall

Grant Township Hall offers a picnic area that is considered a mini-park. The area is handicap accessible. Accessibility evaluation of #4.

Foot Road Beach

Foot Road Beach is located on Mullet Lake. It is a community park offering a public outhouse. Accessibility evaluation of #2.

Polish Line Beach

Polish Line Beach is a small beach area on Mullet Lake. It is a neighborhood park. Accessibility evaluation of #1.

Afton Softball Field

Afton Softball Field is on 6 acres. It is a neighborhood park that offers one field and no restrooms. Accessibility evaluation of #1.

Sturgeon River Roadside Park

West Branch of the Sturgeon River Roadside Park is a small neighborhood park approximately four acres with a pavilion, picnic tables, benches, outhouse, swings, merry-go-round, sandbox and grills. Accessibility evaluation of #2.

NOTE: In the appendix of this chapter is the full inventory of recreational facilities in Cheboygan County as listed in the 2007 Cheboygan County Recreation Plan.

Trails

Trails are considered linear parks of which there are over 400 miles in Cheboygan County. These trails serve all users including those who enjoy ORV/ATV's, snowmobiles, bicycles, cross country skiing, hiking, snowshoeing, and horseback riding. Many of these linear parks are owned by the State of Michigan through the Department of Natural Resources (DNR).

Recent activity in trail development include the resurfacing in 2009 of the North Central State Trail which extends from Gaylord in Otsego County through Wolverine, Indian River, Topinabee, Cheboygan, and ending in Mackinaw City along a former railroad right of way. A similar trail development, called the North Eastern State Trail, was completed in October of 2011, extends from the city of Cheboygan to the south and east through Onaway and on to Alpena.

Cheboygan County, in early 2011, created maps that represent the recreational trail system in Cheboygan County. In 2009 the county passed an ordinance that allows for ORV's to travel on the side of the road. The County used these new maps to properly show the roads where this type of travel is allowed and where it isn't. These maps used information gathered and mapped by Northeast Michigan Council of Governments (NEMCOG).

LIST OF OTHER RECREATIONAL FACILITIES

Residents of Cheboygan County often utilize recreational facilities outside the participating township boundaries but within the county. Facilities most heavily used are located in the city of Cheboygan and the village of Mackinaw City. The following list is from the Cheboygan County Recreation Plan of 2007.

PARKS

Aloha State Park

Black Mountain Forest Rec Area

Boy Scout Camp Picnic Area

Burt Lake State Park

Cheboygan State Park

Historic Mill Creek State Park

Mullet Township Park

Munro Township Picnic Grounds

Nine Mile Point State Roadside Park (US23)

"Point Nipigon" State Roadside Park (US23)

Topinabee Beach Park

Topinabee Park

Village of Wolverine Park

Gordon Turner Park, Straits of Mackinac,
Cheboygan

Washington Park, Main St. and Cheboygan
River, Cheboygan

Kiwanis Park Playground, Mackinaw Ave.,
Cheboygan

Veterans Memorial Park, Court St.,
Cheboygan

Major City Park, Cleveland Ave., Cheboygan

James Felix Merchant Neighborhood Park,
Eastern Ave., Cheboygan

Indian Pathways Park, Mackinaw City

Alexander Henry Waterfront Park, Mackinaw
City

Sinclair Park, Mackinaw City

Depeyster Park, Mackinaw City

Scherf Park, Mackinaw City

Wawatam Park, Mackinaw City

Old School Park, Mackinaw City

Arnold Line Playground Park, Mackinaw City

Conkling Heritage Park, Mackinaw City

McRae Nature Park, Mackinaw City

Co-Operation Park, Indian River

Black Lake State Forest Campground

Black Lake Trail Camp

Bluffs Resort

Burt Lake State Park Campground

Cheboygan State Park

Dunn's Fishing Camp

East Mullett Campground

Elkwood Campground

Gossards Pigeon Bay Campground

Haackwood State Forest Campground

Indian River RV Resort and Campground

Mackinaw City KOA Campground

Mackinaw Mill Creek

Maple Bay State Forest Campground

Pine Grove State Forest Campground

Pigeon River Country Horse Camps

Roberts Landing

Stoney Creek Trail Camp

Sturgeon River Campground

Tee Pee Campground

Twin Lakes State Forest Campground(closed
as of 2011)

UAW – Walter & May Reuther Family

Waterways Campground

Weber Lake State Forest Campground

Yogi Bears Jellystone Park Camp

BOAT ACCESS SITES

Aloha State Park

Black Lake

Black Lake State Forest Campground

Stewarts Beach & Co. Line Rd.

Black River

Neuman Rd.

Kuras Dr.

Klieber Rd., Black River at Klieber Pond

Burt Lake

Plymouth Beach Rd.

CAMPGROUNDS

Aloha State Park

White Goose Rd.
Lawless Lane
Greenman's Point Rd.
Plymouth Beach Rd.
Shawnee Ave.
Wahbee Ave.
Ellinger Rd., King's Point
Maple Bay State Forest Campground
Roberts Rd.
Curve of Chippewa Beach Rd.
E. Fisher Rd.
King Rd.
Rotter Rd.
N. Hamilton Dr. & Resort Rd.
Hamilton Rd. & N. Hamilton Dr.
Woodmonsee Rd.
Hardwood Rd.
Mundt Rd.
Brutus Rd.
Needles Rd.
Hoppie's Launch

Cheboygan River

Paully Rd., Cheboygan/Black Rivers
McRae Rd., Cheboygan/Black Rivers
Cheboygan River, Cheboygan
Beebe Rd., S. Cheboygan River
S. Cheboygan River, Cheboygan
Cochran Lake Dr., Cochran Lake
Cornwall Lake Rd., Cornwall Lake
Oshmun Rd., Dog Lake

Douglas Lake

Near Ingleside Resort
N. Wilson Rd.
Bently Point Dr.
Ashton Bay Rd.
Young Rd.
Van Rd.
Douglas Lake Rd.
S. Pell's Island Dr.

Chippewa And Straits Hwy, Indian River

Klieber Pond

Shanty Rapids Rd.
Twin School Rd.
Klieber Rd.

Koepke and W. Lancaster Lake Rd., Lancaster Lake Lake Land Rd., Long Lake

Mackinaw Area

Mackinaw City
Freedom Rd. & US23, Straits of Mackinac

Mullett Lake

Dorvia Beach Rd.
Bowersocks Camp
DNR Boat Access, N. of Boy Scout Camp
Coedy Trail
Mullett Lake Rd.
McDonald & Orchard Beach Rd.
Mullett Lake Woods Rd.
Cater and McDonads Rd.
Bayshore Dr.
Island Route Dr.
Mullett Lake Dr.
Beebe Rd. & Gower Ln.
Lakeside Dr. & Parrott Point Dr.
Devereaux Lake Rd. (Kayak, canoe only)
S. Gradview Beach & Pleasant Beach
Woodruff St.
M-27
Red Bridge Rd.
Silver Beach Rd.
Zolner Rd.
Taylor Rd.
Corbat Rd.
Birch Ridge Rd.
Brandau Rd., Munro Lake
Osmun Rd., Osmun Lake

Munro Lake

Brandau Rd.

Pigeon River

Hazard & Afton Rd.
Eddy Rd.
Big Sky Tr. & Skiera Rd.
Webb Rd.
Shady Trail
Campsite Rd.
Abrahamson Rd., Puncan Bay
Roberts Lake Rd., Roberts Lake
Stoney Creek Rd., Stoney Creek Flooding

Sturgeon River

White Rd.
 S. Straits Hwy. & Hackwood Rd.
 Scott Rd.
 Fisher Woods Rd.

Tower Pond

Co-Op and E. Tower Rd.
 Co-Op Rd. & Barkely Ave.
 M33/M68

Twin Lake Forest Campground**Upper Black River**

S. Black River Rd. & Dixon Hwy.
 Clark Bridge Rd.

Weber Lake State Forest Campground**Wildwood Lake**

Wurns Rd.
 Island Dr.

PUBLIC FISHING ACCESS SITES

Brady & Waveland Rd., Stoney Creek
 Onaway Dump Rd., Upper Black River
 Black River Rd., Upper Black River
 Wigglesworth Rd., Upper Black River
 Section 36, Upper Black River
 Fisherman's Landing, South St. and Lincoln Ave., Cheboygan
 Fishing and Observation Pier, Mackinaw City

MARINAS, HARBORS, FERRY SERVICE

Cheboygan City Marina
 Cheboygan County Marina
 Ferry to Bois Blanc Island, Cheboygan Harbor, city of Cheboygan
 Harbor, Mackinaw City
 DNR Marina, Mackinaw City
 Johnson Marine, Main St., Cheboygan
 Walstrom Marine, State St., Cheboygan
 Duncan Bay Boat Club, Harrison Ave., Cheboygan

WILDLIFE FLOODING AREAS

Cornwall Lake State Wildlife Flooding
 Dingman Marsh State Wildlife Flooding
 Dog Lake State Wildlife Flooding
 Stoney Creek State Wildlife Flooding

TRAILHEADS

Black Mountain Pathway Trailhead, Dorvia Beach Rd.
 Black Mountain Pathway Trailhead, Black Mountain Rd.
 Bummer's Roost Motorcycle Trailhead
 Lost Tamarack Trailhead, Weber Lake State Forest Campground
 Indian Waterway Trailhead
 Tomahawk Motorcycle Trailhead, Wilson Rd.
 Wildwood Hills Pathway Trailhead
 Health Path & Exercise Trail, Major City Park, Cheboygan

SCHOOLS

Bishop Baraga Elementary
 Black River Elementary
 Cheboygan High School
 Inland Lakes Schools
 Inverness Elementary School
 Junior High School, Cheboygan
 Smith School
 West Side Elementary School
 Wolverine Elementary School
 Wolverine High School

BALL FIELDS AND COURTS

Soccer Fields, Gordon Turner Park, Cheboygan
 Volleyball Court, Gordon Turner Park, Cheboygan
 Shuffleboard Courts, Washington Park, Cheboygan
 Softball Fields, Major City Park, Cheboygan
 Outdoor Basketball Courts, Major City Park, Cheboygan
 Softball Fields, Mackinaw City Recreation Complex
 Tennis Courts, Mackinaw City Recreation Complex
 Basketball Court, Mackinaw City Recreation Complex

Softball Fields, village of Wolverine
Softball & Soccer Fields, Basketball & Tennis
Courts, Co-Operation Park, Indian River
Softball Fields, Afton
Softball Fields, Topinabee
Tennis Courts, Topinabee

ICE RINKS

Indoor Ice Rink in Major City Park,
Cheboygan
Indoor Ice Rink, Mackinaw City Recreation
Complex
Outdoor Ice Rink & Warming House,
Cooperation Park, Indian River

OTHER

Bowling Alleys, "Goldfront" and "Spare Time
Lanes", Cheboygan
Straits of Mackinac Bottomland Preserve
Cheboygan Golf and Country Club
Cheboygan County Fairgrounds, Lincoln
Ave., Cheboygan
Cheboygan Opera House, Cheboygan
US Coast Guard Base, Coast Guard Dr.,
Cheboygan
Cheboygan Dam and Locks, Lincoln Ave.,
Cheboygan
Indoor Racket Ball Court, Cheboygan
Cheboygan Youth Center, Cheboygan
Cheboygan Public Library

SOIL EROSION

The Soil Erosion/Stormwater daily activities include issuing soil erosion and stormwater permits in accordance with the requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resources and Environmental Protection Act 1994 PA 451, as amended and the Cheboygan County Stormwater Ordinance. On-site inspections are made of the commercial, industrial and residential building sites and other assorted projects that include any earth changes throughout the County to ensure full compliance with the act and county ordinance. The Soil Erosion officer ensures that construction is in conformance with plans and specifications and requires that violations be corrected. The program ensures that the water quality of Cheboygan County is not adversely impacted by construction activities.

Trends over the last couple of years since the economic downturn include fewer permits for new residential houses and more for smaller projects such as additions and pole buildings and lake shore stabilizations projects. Smaller sites requiring stormwater permits are seeing a trend to designing rain gardens to address their stormwater runoff on appropriate sites. Also there is a growing trend for using native species. The number of permits issued for 2010 increased 13.5% over 2009.

The relationship of soil erosion with land use planning are of increasing concern because of limited soil resources and the importance of maintaining quality soils. When planning the use of any area, its soil is an important consideration. A soil's suitability for a particular use often depends on the characteristic of its profile to a depth of 3 to 5 feet.

The costs of overcoming the soil limitations of a prospective site can often be a significant percentage of the total costs of a project and could be avoided simply by locating on a better suited soil.

The future soil conditions will be impacted by the current use of the property. For instance, an area used for buildings, parking lots, airports, or highways is not easily returned to crop production.

The following is a soil map of Cheboygan County. This map is a simplified version of the United States Department of Agriculture's "Soil Survey of Cheboygan County, Michigan". The soil types were compiled into broader categories by the Cheboygan County Soil Erosion officer for ease of understanding.

Figure 39 - Map of Cheboygan County Soil Types

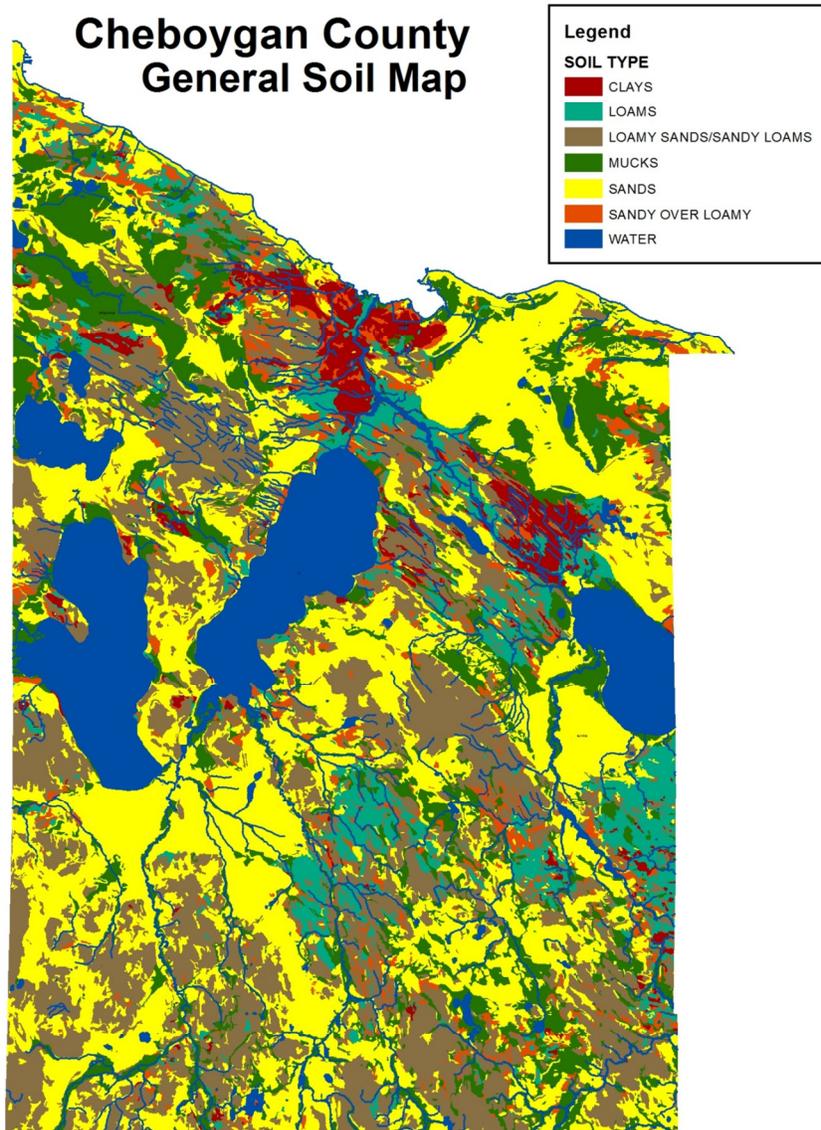
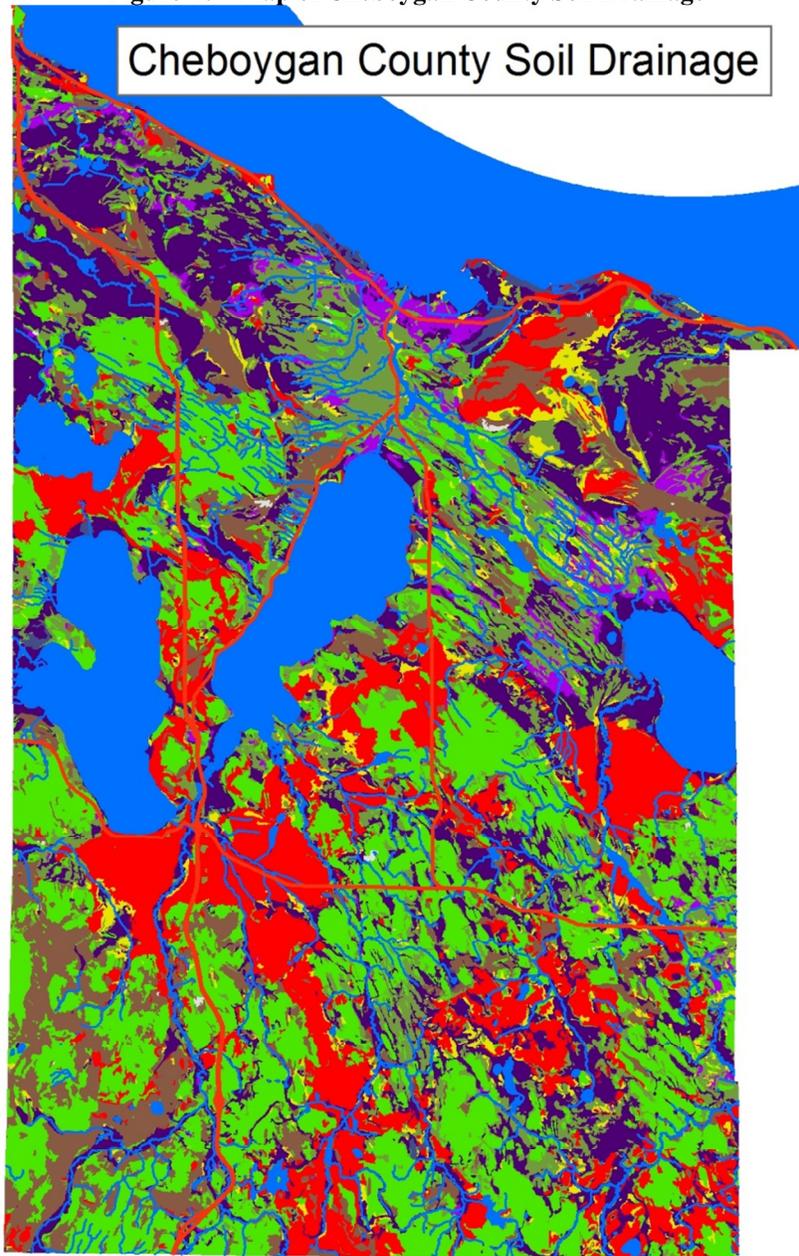


Figure 40 - Map of Cheboygan County Soil Drainage



Legend

- | | |
|--|---|
|  Excessively drained |  Poorly drained |
|  Somewhat excessively drained |  Very Poorly drained |
|  Well drained |  Somewhat Poorly and Very Poorly drained |
|  Moderately well drained |  pits |
|  Somewhat Poorly drained |  water |

Drainage Class Definitions

Drainage class (natural) refers to the frequency and duration of periods of saturation or partial saturation during soil formation, as opposed to altered drainage, which is commonly the result of artificial drainage or irrigation but may be caused by the sudden deepening of channels or the blocking of drainage of outlets. Seven classes of natural soil drainage are recognized:

Excessively drained: Water is removed from the soil very rapidly. Excessively drained soils are commonly very coarse textured, rocky, or shallow. Some are steep. All are free of the mottling related to wetness.

Somewhat excessively drained: Water is removed from the soil rapidly. Many somewhat excessively drained soils are sandy and rapidly pervious. Some are shallow. Some are so steep that much of the water they receive is lost as runoff. All are free of the mottling related to wetness.

Well drained: Water is removed from the soil readily, but not rapidly. It is available to plants throughout most of the growing season, and wetness does not inhibit growth of roots for significant periods during most growing seasons. Well drained soils are commonly medium textured. They are mainly free of mottling.

Moderately well drained: Water is removed from the soil somewhat slowly during some periods. Moderately well drained soils are wet for only a short time during the growing season, but periodically they are wet long enough that most mesophytic crops are affected. They commonly have a slowly pervious layer within or directly below the solum, or periodically receive high rainfall, or both.

Somewhat poorly drained: Water is removed slowly enough that the soil is wet for significant periods during the growing season. Wetness markedly restricts the growth of mesophytic crops unless artificial drainage is provided. Somewhat poorly drained soils commonly have a slowly pervious layer, a high water table, additional water from seepage, nearly continuous rainfall, or a combination of these.

Poorly drained: Water is removed so slowly that the soil is saturated periodically during the growing season or remains wet for long periods. Free water is commonly at or near the surface for long enough during the growing season that most mesophytic crops cannot be grown unless the soil is artificially drained. The soil is not continuously saturated in layers directly below plow depth. Poor drainage results from a high water table, a slowly pervious layer within the profile, seepage, nearly continuous rainfall, or a combination of these.

Very poorly drained: Water is removed from the soil so slowly that free water remains at or on the surface during most of the growing season. Unless the soil is artificially drained, most mesophytic crops cannot be grown. Very poorly drained soils are commonly level or depressed and are frequently ponded. Yet, where rainfall is high and nearly continuous, they can have moderate or high slope gradients.

Mesophytic crop: mesophytes are terrestrial plants which are adapted to neither a particularly dry nor particularly wet environment. Northern temperate climate.

TRANSPORTATION

Roads

Cheboygan County's road network is critical to providing the flow of goods and services and for enabling people to move efficiently to and from employment, shopping and recreation sites. The major roads within the county are Interstate 75, running north and south, M-68, running east toward Onaway and west toward Alanson, US-23, running east and west along the Lake Huron shoreline, M-27, from Otsego County running through Wolverine, continuing north through Indian River to the city of Cheboygan, and M-33 running north and south, connecting M-68 with M-27.

Cheboygan County Roads 66 and 64 provide east and west connection for the city of Cheboygan and Douglas and Burt lakes and westerly into Emmet County. County road F-05 connects the city of Cheboygan in the north, to the Black Lake and southern portions of the county. Several other county maintained, paved roads link outlying sections of the county with the major road network. In addition to these paved roads, an extensive system of dirt and gravel roads covers all the portions of the county, providing access to the lakes and forests that serve as sites for residential and recreational activities, as well as forestry activities.

Figure 41 - Cheboygan County Roads by Type and Miles

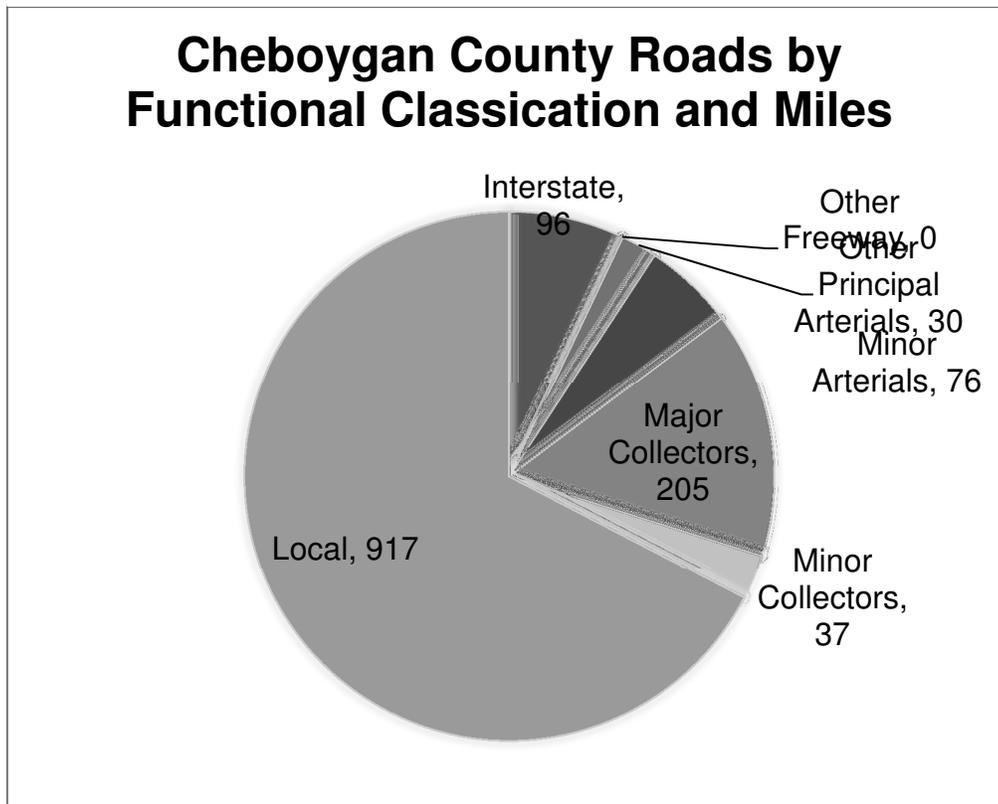
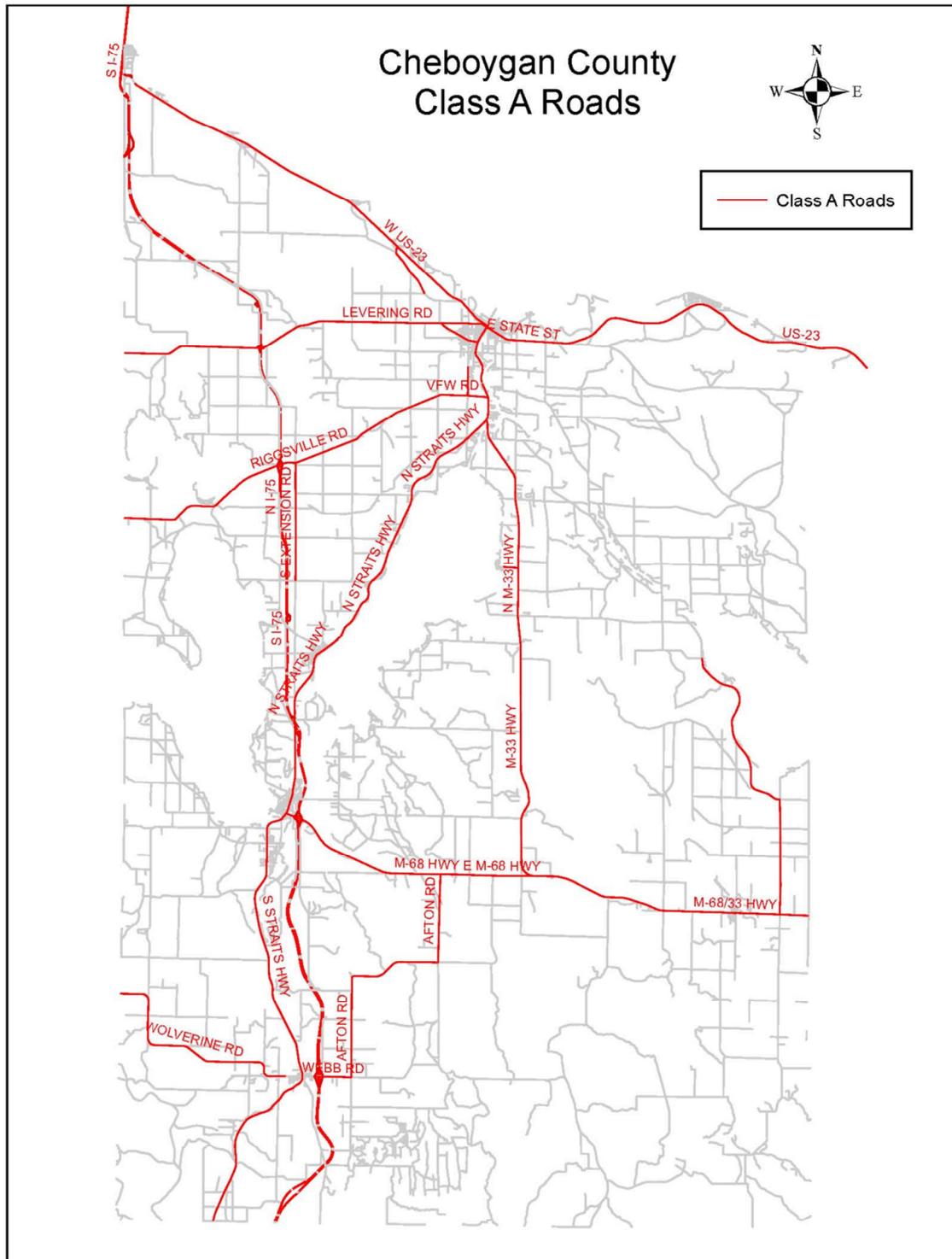


Figure 42 - Map of Class A Roads



Road Conditions

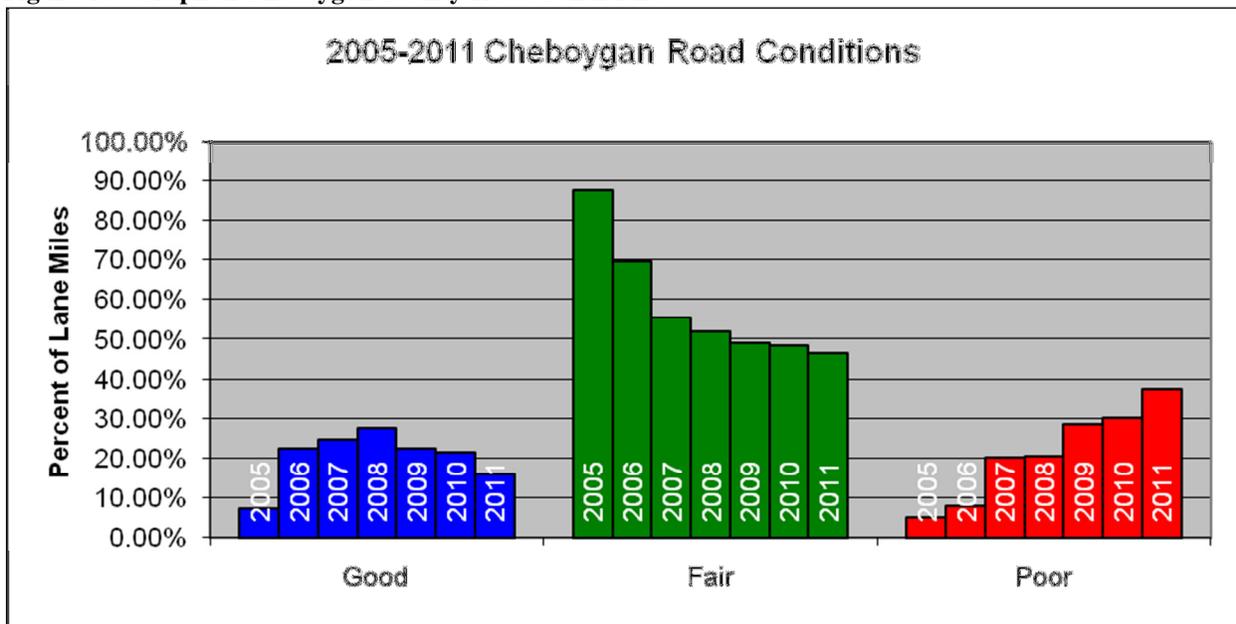
Due to decreasing revenues for road maintenance and construction, there has been a corresponding decline in the conditions of Cheboygan County's roadways. In 2011 a report called the PASER

(Pavement Surface Evaluation and Rating) Road Survey was conducted by the Northeast Michigan Council of Government (NEMCOG), Cheboygan County Road Commission, and Michigan Department of Transportation. This rating system is repeated annually and provides trend information on road conditions.

The study is done for those roads in the county which are eligible for federal aid, which total 359 miles of roadway. The ratings are lumped into three categories of prescribed fixes: routine maintenance, capital preventive maintenance, and structural improvements. A “routine maintenance” category road is a new road or road in *good* condition. A road that is prescribed “capital preventive maintenance” is in *fair to good* condition. A road that is recommended for “structural improvements” is in *failed to fair* condition.

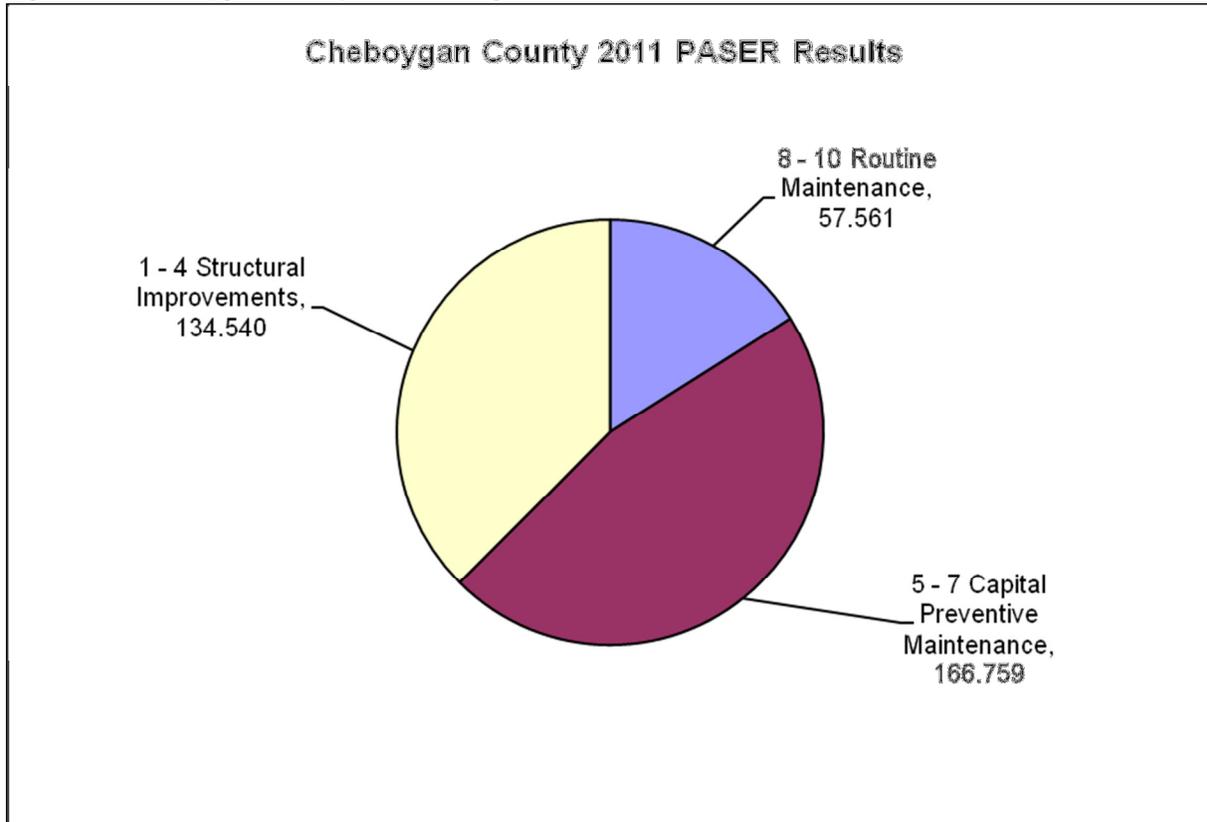
The number of miles in need of “structural improvements” increased from 5% in 2005 to 37.5% in 2011. The following graph displays the changes in the three categories between 2005 and 2011.

Figure 43 - Graph of Cheboygan County Road Conditions



The following chart shows the 2011 PASER results according to category.

Figure 44 - Cheboygan County Road Rating Results



Public Transit

Public transit is most efficient when origins and destinations are clustered., It is challenging to provide efficient service that meets the needs of citizens in low-density regions such as Cheboygan County. Regional transit service is provided by Straits Area Regional Ride, a multi-county bus system serving Cheboygan, Emmet, and Presque Isle Counties. Bus stops are located in all three counties along many routes. The system has frequent trips in the summer and operates on a reduced schedule in the winter. The service operates Monday through Friday and has front door pickup and flexible routes. The buses are accessible to people with varying degrees of mobility.

Private bus transportation to destinations outside of Cheboygan County is provided by Indian Trails, Inc., with a bus stop in Mackinaw City at the Village Hall, 102 South Huron. Indian Trails provides two bus routes serving Mackinaw City. The Chicago-Flint-St. Ignace line connects Mackinaw City and points along the eastern side of Michigan’s Lower Peninsula and connecting service to Greyhound buses in St. Ignace and Flint. The Chicago-Kalamazoo-St. Ignace line connects Mackinaw City and points along the western side of Michigan’s Lower Peninsula.

Water travel

As a county with one of the most miles of shoreline in the State of Michigan, travel by water is a significant part of Cheboygan County’s history. One of the most significant water features in the county is the Inland Waterway, which is now a major recreation destination but has served in the past

as a primary means of transportation. Vacationers used to visit resorts on the inland lakes by steamship which utilized docks more than 1200 feet long to drop off their passengers.

Located at the mouth of the Cheboygan River is the dock for the US Coast Guard Cutter Mackinaw. This dock has housed a ship called the Mackinaw since 1944, which does icebreaking duties and search & rescue, aids to navigation, Homeland Security, marine environmental protection, and public relations.

Marinas

The village of Mackinaw City operates a Municipal Marina which is primarily used for pleasure watercraft. The Marina has 136 slips; 50 slips are reserved for seasonal boat docking and 54 are slips for transient boaters. The Marina can accommodate boats of up to 100 feet in length.

Within the city of Cheboygan both the city and Cheboygan County operate neighboring Marinas. The city's marina has over 800 feet of broadside dockage at two dock sites. The County marina has 84 boat slips, 34 of which are season and 49 are for transient users. The longest boat slip is 120 feet and slips have both 30 and 50 amp service. The County marina provides gas and diesel sales, pump outs, wi-fi, laundry, picnic areas, and playground. Four boat launch ramps and a fish cleaning station is also available at this marina. This marina is open from the beginning of May to the second weekend in October.

The State of Michigan's Waterways Commission operates the Straits State Harbor in Mackinaw City which opened in 2009. The harbor is a 136 slip transient facility offering boaters many amenities including cruise ship docking slips and chart room.

Ferry Services

At the end of the summer of 2011, there were four ferry services in Cheboygan County serving neighboring islands, which are located in Mackinac County. The islands are called Mackinac Island and Bois Blanc Island. Three ferry lines serve Mackinaw City with frequent seasonal service to Mackinac Island. Those ferry line are Shepler's Mackinac Island Ferry, Arnold Transit Co. catamaran ferry service and Star Line Mackinac Island Ferry service. News reports of 2011 indicated that Star Line Mackinac Island Ferry had been sold to Arnold Transit, which also operates a ferry service to Mackinac Island. These ferry services provide access for people, bicycles and cargo only since no motor vehicles are allowed on Mackinac Island. Bois Blanc Island is served by Plaunt Transportation, Inc., which will ferry motor vehicles to Bois Blanc island.

Airports

The Cheboygan County Airport is located west of the city of Cheboygan on Levering Road (County Road 64). This public airport provides the needs of private and charter aircraft throughout the region. The community of Indian River also maintains an airport for private and chartered aircraft. In 2006 the Cheboygan Airport acquired 10 acres at the southeast corner of Levering and Airport road to pave the approach clearance for one of the runways. In 2007 the airport constructed and paved a parallel taxiway "A" to a runway number 1028 for a safety improvement. In 2010 runway 1735 was paved and lighted and a new parallel taxiway "C" was constructed and paved. It is expected that the airport will soon build an equipment storage building and make improvements to the terminal.

The Michigan Aeronautics Commission requires the Cheboygan County airport as well as some privately owned airports to file airport Approach Protection Plans and Airport Layout Plans. These plans ensure safe use of the airport and protect against encroachment of the safe takeoff and landing

area by structures on neighboring parcels. Two other airports have filed such plans with the Michigan Aeronautics Commission as well as Cheboygan County Planning Department, which is required by state law. In Mullett Township there is a privately owned, publicly accessible airport called Peabeaaye Airport. Another such airport is called Hoffman's Black Mt. Aerodrome in Grant Township.

There is presently no commercial passenger service in the county, although air charter service is available. Residents and visitors must make commercial airline connections through neighboring cities (Pellston, Alpena, Traverse City or Sault Ste. Marie).

Rail

No active rail lines exist within Cheboygan County. The portion of the Detroit & Mackinaw Railroad line, which provided railroad service between the village of Mackinaw City and Alpena, was purchased by the State of Michigan using the Michigan Land Trust Fund. The grades between Millersburg and the village of Mackinaw City and Gaylord to city of Cheboygan are used as a multi-purpose, all season recreational trails used by hikers, bicyclists, and snowmobilers.

Community Services & Utilities

Introduction

The public sector in Cheboygan County provides a wide range of services. They include the police and fire departments, health care system, school and library facilities. These services are used by both residents of the county and visitors to the area and are often faced with the same seasonal variations and population pressures that affect the county's land use and economy. All services and utility providers are faced with the challenges of a rural area and a dispersed population.

Water & Sewer City of Cheboygan

As of 2011, the city of Cheboygan has 1,813 residential customers on its water and sewer system. There are 57 commercial connections. Through a sewer district that extends into the neighboring township of Inverness, there are an additional 172 connections to the sewer system. They expect to provide water system improvements both north and south of the Cheboygan River.

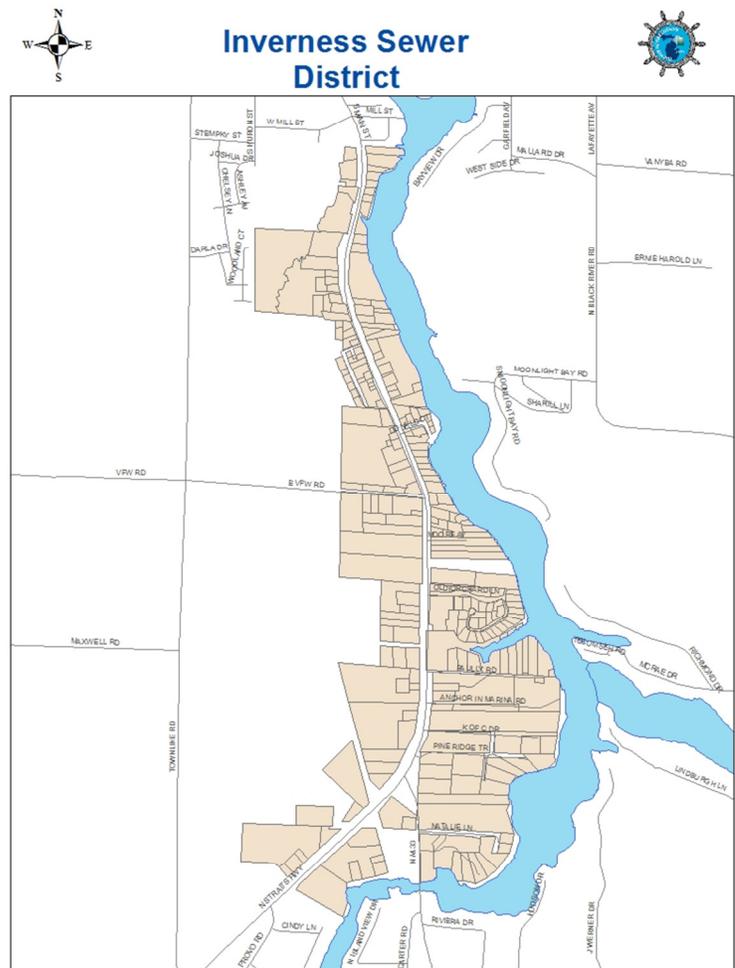
Inverness Sewer District

Utilizing the city of Cheboygan's sewer system and wastewater treatment plant, the township of Inverness has a Sewer District which encompasses the US27 highway and commercial corridor adjacent to the city limits to the south.

Village of Mackinaw City

The Village's Water and Sewer Department is managed by the Water Superintendent and is staffed by 3 full-time employees. The Water and Sewer Department is responsible for the Operation of the Village's four municipal water wells, 200,000 gallon elevated storage tank, eight sewage lift stations and the waste water treatment plant.

Figure 45 - Map of Inverness Sewer District



A large majority of the developed portion of the village of Mackinaw City is served by a municipal water and sewer system. Mackinaw City has the unique challenge of providing water and sewer services for a varied mix of customers. Since the Village enjoys many visitors in the summer, the capacity of the systems must be much greater than would normally be required to serve the less than 1,000 year-round residents of the Village. There can be an estimated 15,000 visitors who stay overnight in the many hotel rooms and campground facilities in the Village.

The water and sewer systems have 638 customers. Customers can range from a 200-room hotel resort to a single family home. Over 72% of the Village's water and sewage usage is consumed by commercial customers. Many customers are seasonal users of the system. Many commercial entities close their buildings for the winter and have their water system drained and shut down.

Total production of the Mackinaw City water system for the year between March, 2010 and December, 2010 totaled 82,386,757 gallons. This is a great deal more than would normally be produced for a village with 404 households (2000 US Census). How many households would this serve? This same amount of annual water consumption would serve over 647 average households, or 60% more than Mackinaw City based on estimates by the American Water Works Association Research Foundation (1999).

Seasonal changes in water consumption are the most important factor in determining the village's peak capacity needs. The summer season water consumption increases approximately 211% over the previous spring billing period. Compared to the winter billing quarter, the village's lowest for the year, the increase in summer water consumption is 651%.

Tuscarora Township Sewer Efforts

The township of Tuscarora has been working on establishing a sewer system since the late 1940's for the downtown area known as Indian River. Growing problems with dense development in the downtown and lack of room for septic fields and resulting lack of expansion capacity for downtown properties have contributed to the need for some type of public wastewater/sewer system. By the end of 2011 and beginning of 2012, the township appeared to have acquired enough interest from area property owners to consider a vote to construct such a system in the very near future.

Electric & Gas Utilities

The following maps show the general customer service areas of the two electric providers in Cheboygan County, Consumer's Energy and Presque Isle Electric Cooperative. These two providers and all utility providers are providing service in a low-density county.

Figure 46 - Map of Consumers Energy Service Area

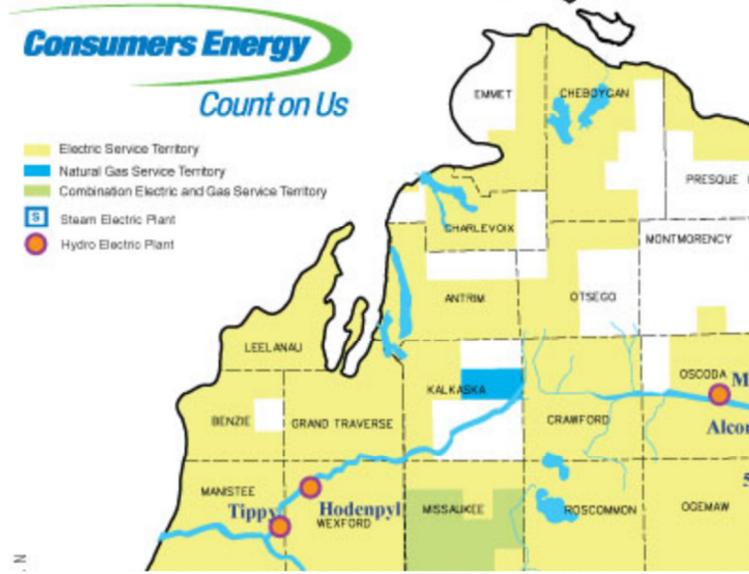


Figure 47 - Map of PIE&G Service Area

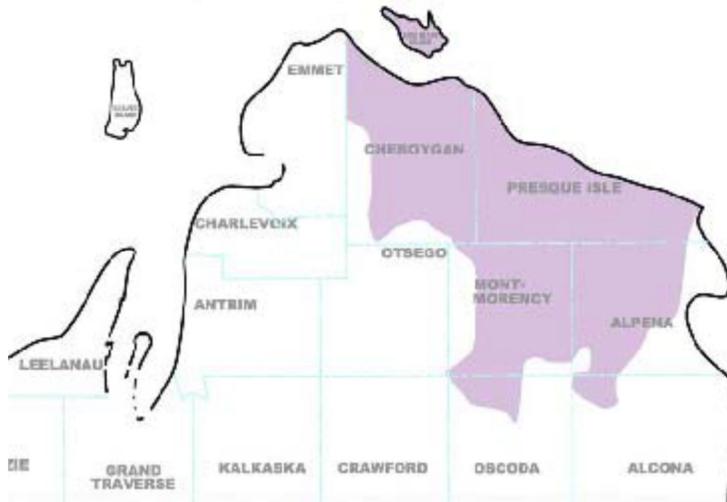


TABLE OF UTILITY SYSTEMS SERVING CHEBOYGAN COUNTY

Table 8 - Utilities Serving Cheboygan County

Cheboygan County Utility System SERVICE	COMPANY	SERVICE AREA
Natural Gas	Consumers Energy	NA
	Michigan Consolidated Gas (MichCon)	Portions of Mackinaw, Beaugrand, Benton, Inverness, Burt, Mullett, Tuscarora, Mentor, Ellis and Wilmot townships, & the villages of Wolverine and Mackinaw, & the city of Cheboygan
	Presque Isle Electric & Gas	Portions of Benton, Aloha, Mullett, Koehler, Inverness, Tuscarora, and Forest Townships
	Aurora Gas Co.	Waverly, Forest, Walker, Koehler, Grant, Ellis, Nunda, Aloha
Electricity	Consumers Energy	Portions of Aloha, Beaugrand, Benton, Burt, Ellis, Hebron, Inverness, Koehler, Mackinaw, Mentor, Mullett, Munro, Nunda, Tuscarora and Wilmot Townships, city of Cheboygan, and the Villages of Mackinaw City and Wolverine
	Great Lakes Energy	Portions of Burt, Hebron, Mentor, Munro, Tuscarora, and Wilmot Townships.
	Presque Isle Electric & Gas	Most of Cheboygan County except for far west and south areas.
Telephone	General Telephone (GTE)	Only portions of the Wolverine region
	Ameritech	Most of Cheboygan County
Water & Sewer	Village of Mackinaw City	The majority of residential and commercial units within the Village limits.
	City of Cheboygan	City limits of Cheboygan

Shipping Harbor

Located in the city of Cheboygan, 16 miles southeast of the Straits of Mackinac, the Cheboygan Harbor is a deep draft commercial harbor. It is the home port of the US Coast Guard’s only US heavy ice breaking resource, the cutter Mackinaw. The Harbor provides the only ferry service to Bois Blanc island where approximately 4-5 trips per day are made in the summer. The Harbor also serves as the maritime travelway for material that is not allowed on the Mackinac Bridge.

There are approximately 12,000 feet of maintained channel in the harbor. The outer channel is approximately 21 feet deep, 18.5 feet deep in the turning basin, and 8.5 feet deep above the State Street bridge.

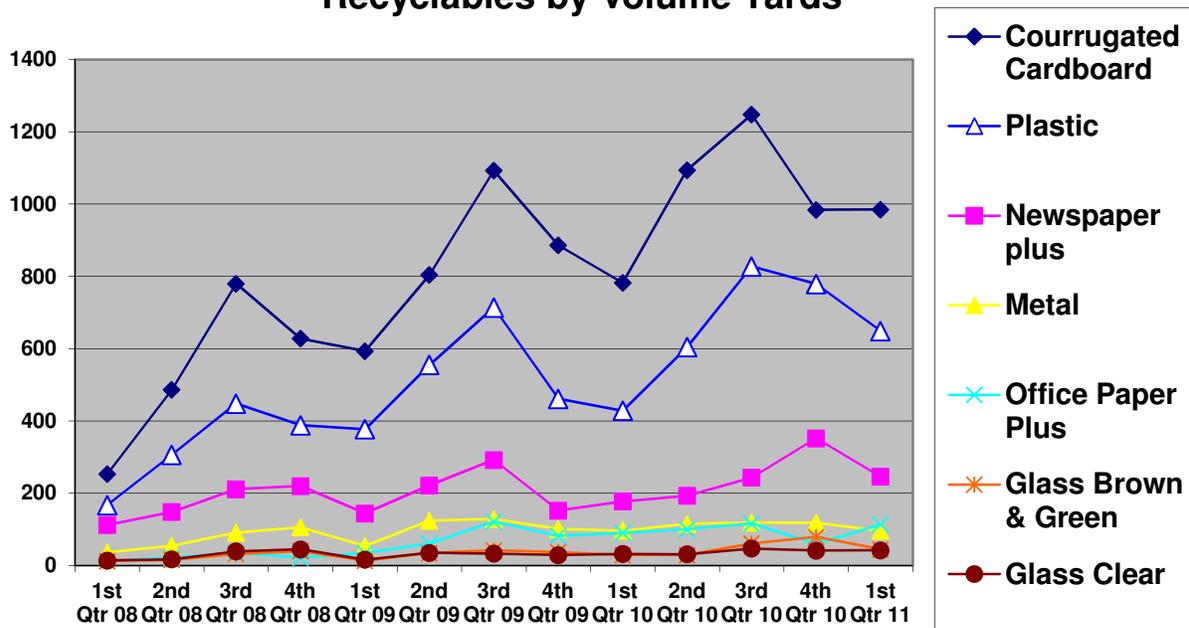
A recycling coordinator was hired part time to take care of the Department. In 2009 sites were added in Aloha Township, east Burt Township, and what is now the McLaren Northern Michigan Medical Center. The County also started a Wednesday Hazardous Household pickup at the Fairgrounds and Commercial Recycling. The workload had significantly increased with these additions so starting the first of 2010 The recycling coordinator's position was changed to a full time position. In 2010 the Burt West site was added and a new cement slab for the bins at the Cheboygan site was constructed.

The 2010 recycling report showed that the program began by preventing 23,708 bags of trash from reaching a landfill. In 2010 that had increased to 44,370 bags of trash.

There are currently no solid waste landfills open for public use in Cheboygan County. All solid waste is exported out of the county. There continues to be more than adequate capacity at the sites Cheboygan County solid waste haulers export to, which are the Elk Ridge Landfill in Presque Isle County, Montmorency-Oscoda-Alpena Solid Waste Facility in Atlanta, and the Waste Management Landfill in Waters. Other solid waste destinations include the Emmet County Resource Recovery Facility and Type A Transfer facility. There are Type B transfer stations in Cheboygan County located in the townships of Benton, Burt (2), Forest, Inverness, Koehler, Waverly, and Wilmot.

Figure 48 - Graph of Recyclables by Volume

Recyclables by Volume Yards



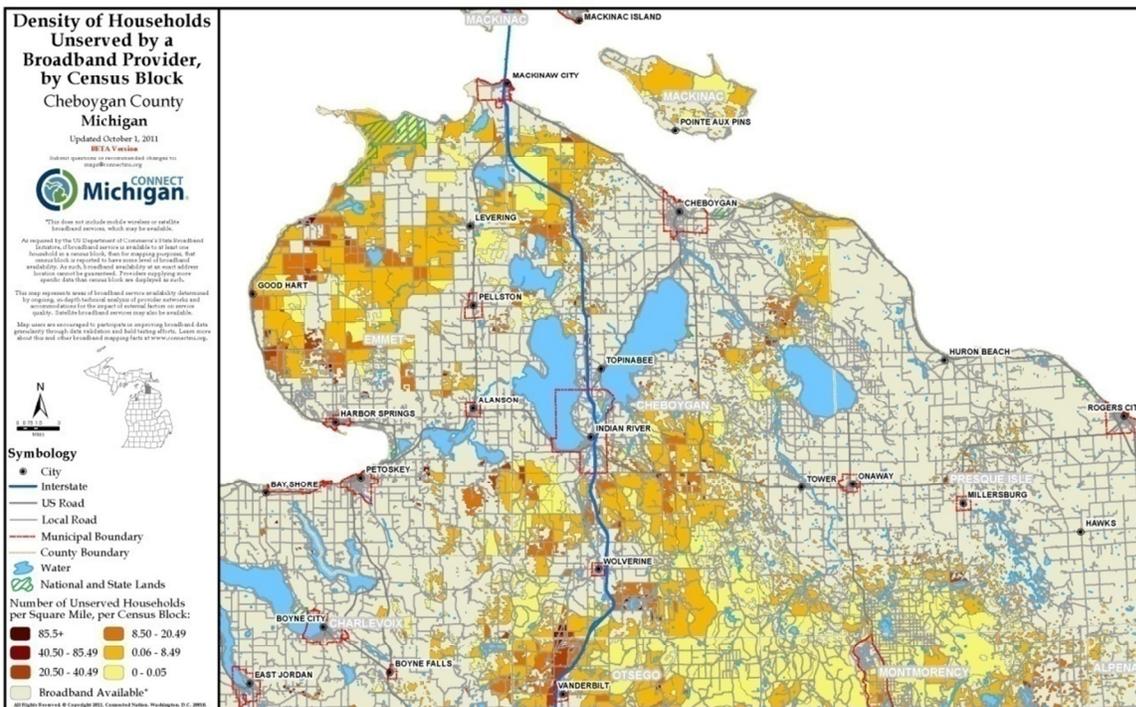
Broadband

Broadband coverage in rural areas such as Cheboygan County is very limited at this time. MERIT Network, Inc. is a non-profit which recently received an award of federal stimulus

money to implement broadband in rural areas across Michigan. Cheboygan County will benefit from fiber optic installations by MERIT in 2013. This project is called a middle mile installation that will allow Internet Service Providers (ISP) to connect more affordably. Since this makes more broadband options available for ISP's, it is expected that this will create lower costs of entry for ISP's and more options and lower costs for end users.

Connect Michigan, a nonprofit that is working with the Michigan Public Service Commission, maps the broadband connections in the State using information provided by ISPs for census block. As of October of 2011, the map shows a large area of Cheboygan County covered by some form of broadband service of at least 3Mbps. However, Connect Michigan representatives explain that this data is provided by the ISP and only by census blocks. They inform us that if one person is connected to broadband in that census block that the whole census block is considered to be covered by broadband.

Figure 49 - Estimated Broadband Service Map



School Districts

Nearly all of Cheboygan County residents are served by the Cheboygan-Otsego-Presque Isle Intermediate School District's public schools, while some are served by various private parochial schools located in the area. The Cheboygan Area Schools service the city of Cheboygan and its outlying townships. Kindergarten through sixth grade education is also provided by the Bishop Baraga Catholic School and the Cornerstone Christian School in the city of Cheboygan. The Mackinaw City Public Schools System covers the northern tip of the Lower Peninsula including the village of Mackinaw City. The Inland Lakes Community Schools includes residents living near Burt and Mullett lakes and the community of Indian River. The Wolverine Community

Schools extend from the Otsego and Cheboygan County borders north to the Inland Lakes Community School system. The southeastern portion of Cheboygan County is served by the Onaway Area Community School System in Presque Isle County.

Table 10 - 2011 Enrollment at Cheboygan County Schools

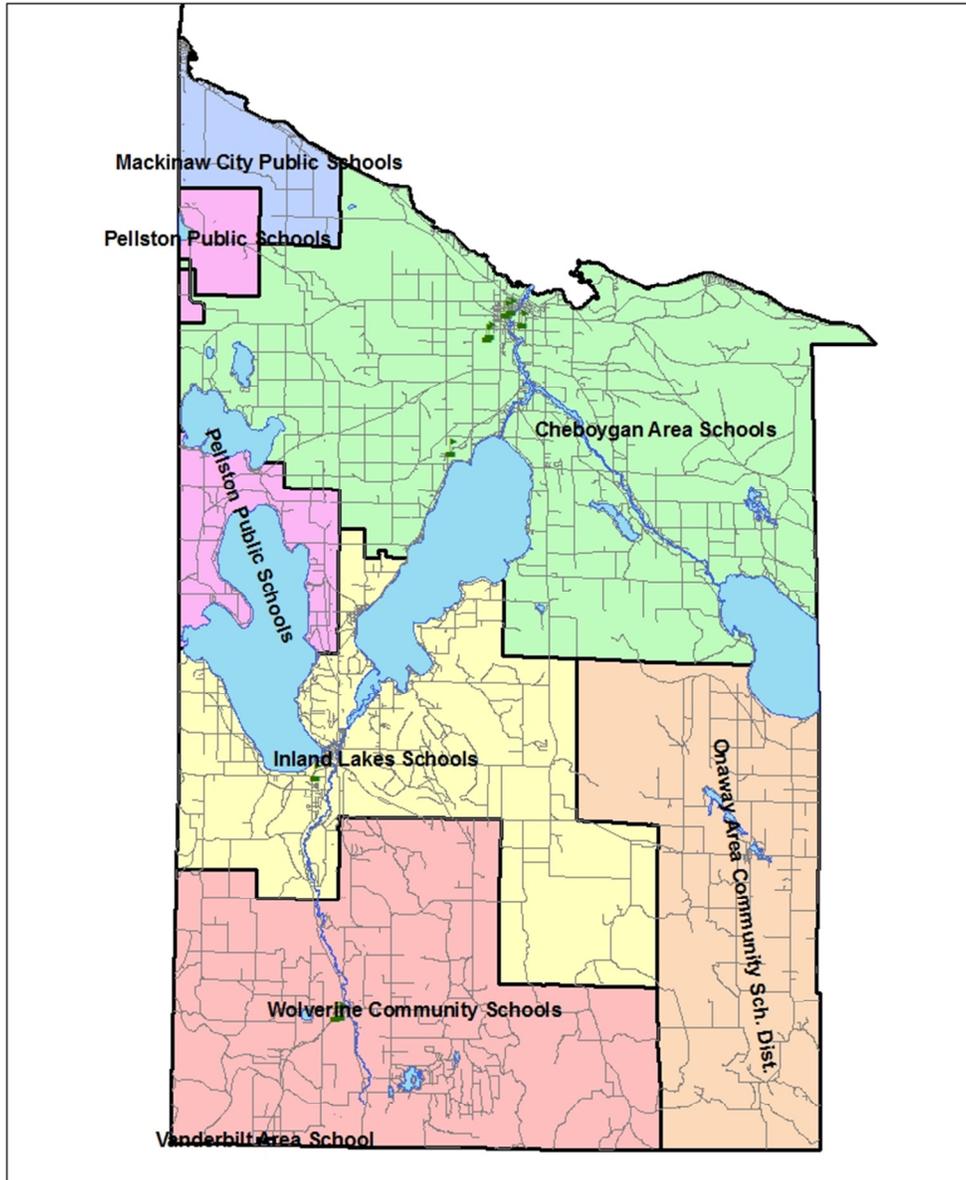
School District	Students	Instructors	Buildings
Cheboygan Area Schools	1943	106	5
Inland Lakes Public Schools	873	41	3
Mackinaw Area Schools	206	19	2
Wolverine Community Schools	348	23	2

Source: November, 2011 inquiry of School Superintendents and COPESD

Figure 50 - Map of School Districts



Cheboygan County School Districts



North Central Michigan College

North Central Michigan College has been offering classes in Cheboygan County since 1973. In 1998, the college opened an office in Cheboygan offering an array of student services, including academic advising and assistance with the application/registration process. In 2000, a second office space with a small computer lab was created to give students an area to conduct writing and research in a lab setting.

Beginning with less than a dozen classes, Cheboygan once averaged a little over 100 students taking classes at the Cheboygan site. All courses were offered at the Cheboygan High School in the evenings and primarily focused on general education courses. By 2007, course offerings more than doubled with daytime, evening and weekend courses scheduled. In 2011, North Central designed a Certificate of Development in Business Development exclusively offered at the Cheboygan Site. Courses include topics covering business methods, communication and entrepreneurship.

Today North Central in Cheboygan produces over 1000 credit hours per semester, with enrollment just topping 400 each winter and fall. In addition to utilizing the Cheboygan Area Schools, the college has also partnered with the McLaren Northern Michigan Medical Center, the Cheboygan Public Library, Cheboygan Opera House and the Cheboygan Michigan Works to host a variety of courses. The current NCMC Cheboygan schedule of classes continues to maintain the general education courses, in addition to classes in the area of nursing clinicals, paramedic, business and computers.

Chambers of Commerce

There are three local Chambers of Commerce with offices in Cheboygan County. These entities are supportive of their member businesses. In Cheboygan County the Mackinaw Area Chamber of Commerce, the Indian River Chamber of Commerce, and the Cheboygan Area Chamber of Commerce have offices that serve Cheboygan County.

Mackinaw City is also served by a separate entity called the Mackinaw Area Visitors Bureau. Cheboygan also maintains a Cheboygan Area Tourist Bureau, which is served by the staff of the Cheboygan Area Chamber of Commerce. These are established under the Convention Marketing Act, Public Act 59 of 1984, and are financed through the collection of assessment revenue from owners, operators, and managers of its members.

Downtown Development

Besides the Chambers of Commerce which support business throughout the community, there are entities which specifically support those businesses and development in downtowns. They are called Downtown Development Authorities (DDA). These DDA's are established under Public Act 197 of 1975, the Downtown Development Authority Act. Any city, village, or township can establish an area within which the land uses are primarily for business.

The DDA provides leadership and funding options to make improvements and create employment opportunities in a community's downtown district. Funding options include tax increment financing and the ability to levy a limited millage for administrative expenses. Special assessments, revenue bonds, donations, revenue from leased property owned by the DDA, and contributions from local units of government are also financing mechanisms to pay for DDA services. DDA's sometimes have staff that can provide event coordination and many other small business support services.

In Cheboygan County there are three DDA's and they are in Mackinaw City, city of Cheboygan, and Tuscarora Township. Cheboygan has a full time employee who is the Downtown Coordinator and has part of her services are to support the DDA.

Libraries

Cheboygan County has five libraries, each with its own jurisdictional management.

The Indian River Area Library is a 5,000 square foot facility located in the Tuscarora Township municipal building. As of December 30, 2011 it holds 51,526 physical units for circulation, including everything from new fiction/non-fiction to a broad array of children's materials, books on cassette and compact disc, films on VHS and DVD, a large music collection (books, films, CDs), large print books and over 100 magazine subscriptions. It also has public computers with a T1 connection, which will be changing to fiber-optic in late fall 2012. The library has a real-time website where materials can be researched, reserved, and renewed once (www.indianriverarealibrary.michlibrary.org/). The township served free of charge is Tuscarora. A non-resident card is available for \$20.00 and it is useable for one year.

The Cheboygan Area Public Library, located in the city of Cheboygan, expanded to a 27,000 square foot building in June 2006. The library, formally established in Cheboygan in 1913, started in a Carnegie building still located at Elm and Huron streets. The library moved to the current site on Pine and Bailey streets in 1966, was expanded in 1974, and underwent a major expansion in 2005. The new library occupies two floors. The main level houses the library functions. The lower level has four public meeting rooms, including an art studio and gallery. The library has over 60,000 volumes in its holdings, 24 public workstations, and open Wi-Fi access. The library accommodates over 900 events and meetings each year.

The 2,500 square foot village of Wolverine's public library was constructed in 1992. It contains 14,000 volumes and offers one public workstation. The library's staff has Internet access but no public Internet access is presently available.

The Topinabee library is located in the town's old railroad depot, which was constructed in 1881. No expansions have been or plan to be made in the near future. The library contains nearly 7,000 volumes and does not allow public access to the Internet.

The library in the village of Mackinaw City is the main branch of four district libraries in the region, none of the previously mentioned. Along with three other libraries, located in Pellston, Bliss Township (Emmet County), and Levering, the main library in Mackinaw City is part of a library district. The district has its own separate taxing authority. The main library expanded its facilities in 1994 to include a wing to the main building. It contains no public computers; rather two staff computers have access to the Internet. The main library in the village of Mackinaw City contains over 40,000 volumes. It also boasts the second highest per capita circulation rate in northern Michigan. Forest and Waverly Townships are served by the Presque Isle District Library.

Senior Services

Cheboygan County Council on Aging

The Cheboygan County Council on Aging provide many services to senior citizens in Cheboygan County at two locations near both the city of Cheboygan and village of Wolverine. Their primary programs include:

- Sand Castles Adult Day Center – Sand Castles offers a caring place that your loved one will enjoy while providing respite to the family.
- MMAP program – offers Medicare/Medicaid Assistance.
- Home Delivered Meals – available to those who qualify.
- Congregate Meal Program – Open to Senior Citizens and the public, offering nutritionally balanced menus for a suggested donation for those citizens 60 years and over and for those under 60 years, the meals are available for a fee. Soup & salad bar, as well as dessert are also available for a small fee.
- Each senior center, Cheboygan and Wolverine, provides an opportunity for seniors to socialize and participate in various programs and parties for all occasions.
- Fitness Center – treadmills, elliptical, bicycle and weights are available at both Centers. Free of charge.

Housing and Homelessness Services

There exists a Cheboygan County Housing and Homeless Coalition that has a goal to end homelessness in Cheboygan County. This coalition includes the Department of Human Services, Please see the Data Book chapter on Housing for more information on this topic.

Animal Rescue

The Cheboygan County Humane Society’s mission is to prevent cruelty to animals by providing rescue, housing, food and medical attention for lost, stray, injured or abandoned animals. The Animal Control Department investigates complaints of cruelty and animal neglect. They also enforce all local and State Animal Control laws and ordinances. The Humane Educator provides programs to local school children and civic groups to teach children how to stay safe around animals.

The animal shelter is located on Hackleburg Road, about 12 miles south of Cheboygan, just off of M-33. The shelter houses approx. 25 dogs and 35 cats. Occasionally there are other pets such as birds, rabbits, guinea pigs and pet mice available for adoption. They also operate a “Pet Food” pantry where area residents can pick up free pet food for their animals. In 2011, the Humane Society helped fund the spaying or neutering of over 1200 dogs and cats for area residents.

Also serving Cheboygan County is the Second Chance Animal Rescue and Sanctuary (SCARS). This is a private non-profit operating near Indian River. The group’s mission is to provide a safe location for abandoned, stray and neglected animals.

Public Safety

Emergency 911 services

Emergency 911 telephone service is provided to Cheboygan County through a multi-county 911 system for Cheboygan, Emmett and Charlevoix Counties. It is a state-of-the art enhanced 911 system, which provides emergency dispatch for all calls to the police, fire departments and ambulance service for the entire three county area. Police cruisers are equipped with laptop

“mobile data terminals” for direct communications between the 911 dispatch and the officers in the field. The mapping system used by the 911 system was developed through the use of satellite technology through a GPS (global positioning system) unit.

Michigan State Police

In 2011, the Michigan State Police closed the post that was in Cheboygan County, located in the city of Cheboygan. State Police officers operate out of their vehicle primarily and use an office in Petoskey as their main offices.

Sheriff’s Department

Divisions

The Cheboygan County Sheriff Department mans a Road Patrol Division, Detective Division, K-9 Division, Marine/Snowmobile/ATV Division, Dive Team and Search And Rescue Division as well as the operation of the county jail.

Road Patrol

The Cheboygan County Sheriff Department Road Patrol’s main emphasis is the protection of life and property and the preservations of the public peace by adherence to policies, pro active enforcement for the prevention of crime, enforcement of laws, the apprehension of offenders and assisting the Prosecutor’s Office with due process of those accused.

Detective Division

The Cheboygan County Sheriff Department Detective Division consists of investigations of felony crimes, drug crimes, undercover operations, fire investigations and school investigations.

K-9

The Cheboygan County Sheriff Department K-9 unit is utilized for the detection of illegal drugs and narcotics, apprehension of fleeing offenders, search and rescue, community education and the deterrence of criminal activity in the schools.

Marine/Snowmobile/ATV

The Cheboygan County Sheriff Department operates a Marine/Snowmobile/ATV Division within the county which encompasses all inland lakes and waterways including the Lake Huron border as well as several hundred miles of trails and roads. The division has two main purposes; patrolling of the waterways, trails and roads to ensure safe recreation and in search and rescue operations.

Search and Rescue and Dive Team

The Cheboygan County Sheriff Department Search and Rescue and Dive Team though two separate entities have the same mission; to assist those in need in the preservation of life. The Cheboygan County Sheriff Department receives several calls a year for assistance in land and water rescue and search operations

Correctional Facility

Under the Michigan Constitution the Sheriff is required to administer the county jail, including booking, supervision and care of inmates. The Cheboygan County Sheriff Department operates

an 80 bed jail facility for those sentenced on misdemeanor and felony crimes with sentences of one year or less.

Community Safety Education Classes

The Cheboygan County Sheriff Department provides not only safety education but also public safety programs within the county to provide a better quality of life and security in our community. These programs include:

Amber Alert: This program is designed to assist law enforcement when a child has been abducted or is missing by utilizing all media avenues to quickly disseminate information about the child to the public to assist law enforcement.

A Child Is Missing: This program is designed to assist law enforcement when a child, disabled person or the elderly is missing through mapping and satellite systems utilizing phone services to place up to 1000 calls to the public in the area last seen, to assist law enforcement in the search and rescue operations.

National Child Identification Program: A child identity kit provided by the Cheboygan County Sheriff Department which includes fingerprints, photos and the description of the child. This program allows parents to have with them all necessary information about their child ready for law enforcement without having to take time to gather it saving precious time during an investigation.

Boater Safety, Snowmobile and ATV Classes: The Cheboygan County Sheriff Department has certified trainers to properly teach classes. Several times a year the Sheriff Department puts on Boater Safety, Snowmobile and ATV classes to educate and certify citizens in the safe operation of these vessels and vehicles.

Assisting Our Seniors

Several times a year the Cheboygan County Sheriff Department puts on seminars for senior citizens at all Senior Centers in cooperation with the Council on Aging to educate them on scams, identity theft, and protection around the home.

Mackinaw City Police Department

Mackinaw City has a year-round population of just over 800 people. However, they can have over 10,000 people stay overnight and many more visit during the summer tourism season. This creates some unique challenges for public safety. The Mackinaw City Police Department has a staff of 1 Police Chief, 1 Sergeant, 3 full-time Patrol Officers, 2 Seasonal Bicycle Patrol Officers, and 1 part-time Code Enforcement Officer. They provide road patrol, bicycle patrol in the summer tourism season, and snowmobile trail patrol in the winter. The Department handles between 900 and 1150 formal complaints each year.

City of Cheboygan Police Department

The Cheboygan Public Safety Department consists of a Director/Chief of Police, 1 full-time Sergeant, 5 full-time officers, a pool of part-time public safety officers, and 1 part-time secretary. The Fire Division consists of a Fire Chief, Assistant Chief, two additional Command Officers,

and twenty volunteer Fire Fighters. The department provides Police and Fire services for the city of Cheboygan and provides mutual aid for Police and Fire for the townships in Cheboygan County.

The Department provides road patrol and snowmobile patrol in the winter. The police division handles between 1100-1500 complaints each year and approximately 3000-5000 calls from the regional 911 service. The Fire Department handles approximately 40-50 fire calls each year and an average of 10 structure fires.

Tuscarora Township Police Department

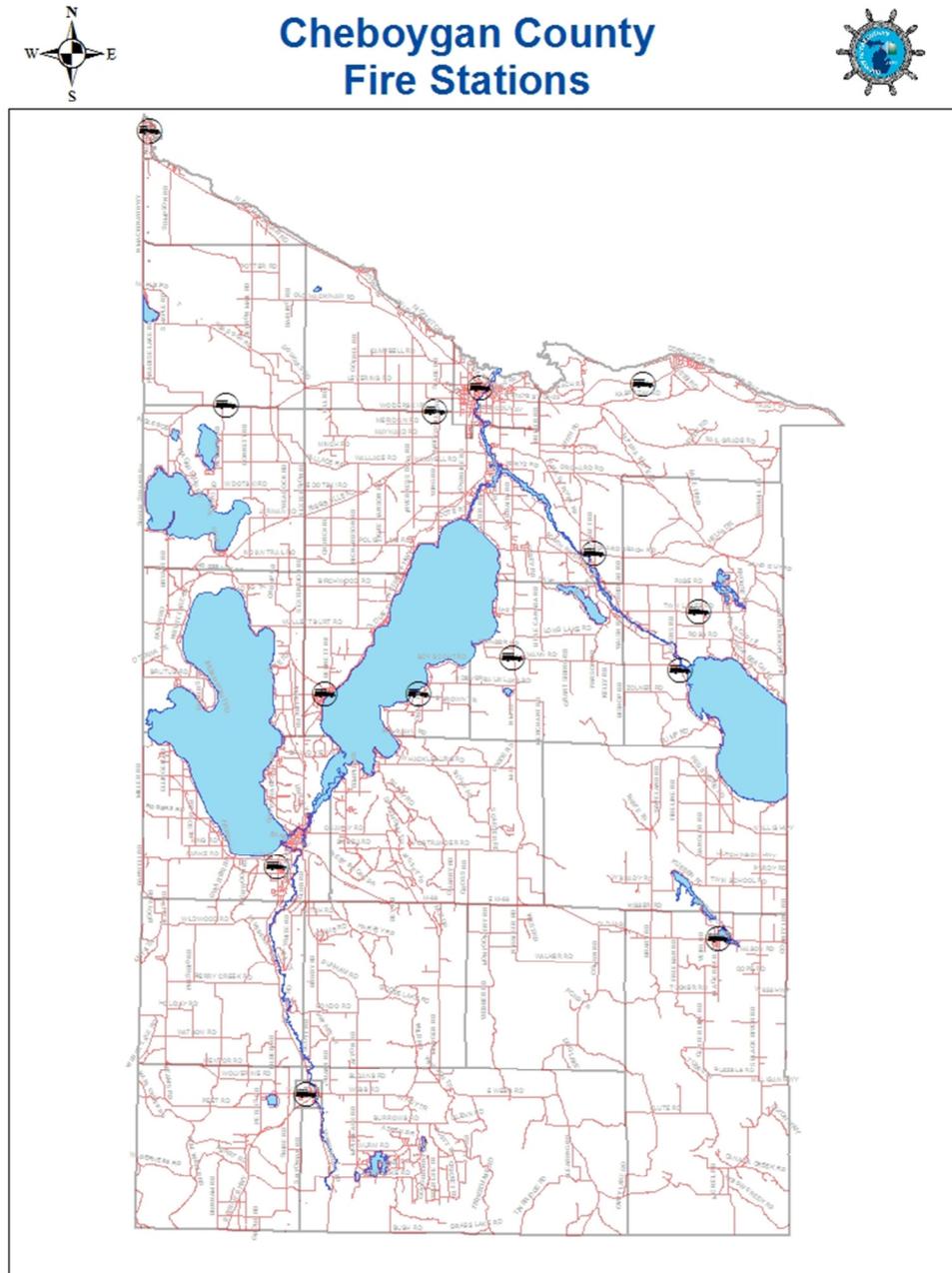
The Tuscarora Township Police Department was established in 1965 and consists of a Police Chief, Sergeant, 5 full time and 2 part time patrolmen, and one full time office administrator. These officers provide many services to the community including road patrol, safety training in guns, snowmobile operation and training for hunters. Some officers are certified in child safety seat installation.

There are 6 fully trained evidence technicians. There are two trained child safety seat inspectors and give child safety seats to those in need. There are two trained firearms instructors. The department has two advanced accident investigators. The Chief and Sergeant along with one Patrolman have been appointed as Medical Examiner Investigators by the County Medical Examiner. The department does Vacation Property Check which during the winter months can be as many as 125 residences to check. Officers handle many calls for service that most other departments in the area no longer respond to. Department members conduct patrol duties in patrol vehicles, on snowmobiles, and on foot.

Fire Departments

Cheboygan County is served by a mix of public and private non-profit fire departments throughout the county. The following map shows the locations of those fire departments.

Figure 51 - Map of County Fire Stations



Veterans' Administration

Cheboygan County has an Office of Veteran's Services within the County building which assists veterans and their families. The Office evaluates veterans and/or their family members for possible Federal benefits due them because of the veteran's service to this country. The benefits include health care, education, non-service connected pension, service connected disability compensation, death and burial benefits, vocational rehabilitation, retrieval and/or correction of

military records, assistance in accessing 1 or more of the 3 veteran's assistance funds, and referral to other agencies as appropriate. The Office also conducts educational sessions and outreach to the public about the services provided.

In 2010, \$10.2 million in veterans' benefits were given to veterans in Cheboygan County. In 2011, there were 672 appointments scheduled and many others were handled without appointments by walk-ins or phone calls. A VA medical clinic opened in Cheboygan County, just outside of Mackinaw City in 2011.

In 2011, there was \$23,705 in assistance given to veterans and/or their families through the Veterans Assistance Fund, emergency food & shelter, Soldier's Relief Fund, and Michigan Veterans Trust Fund.

Health Care Systems

Cheboygan Hospital

Cheboygan's Health Care system is centered around McLaren-Northern Michigan, Cheboygan Campus (McLaren). This facility has a long tradition of providing personalized, quality health care services to the community. Originally named Community Memorial Hospital when it opened in 1942, the facility became known as Cheboygan Memorial Hospital in 2001 and received Critical Access designation in 2010.

Figure 52 - McLaren-Northern Michigan, Cheboygan Campus



McLaren campus in Cheboygan currently includes:

- Blood Draw Services
- 24/7 Emergency Services
- Imaging Services
- Outpatient/Ambulatory Surgical Services
- Cheboygan Patient appointments with General Practitioners and other specialists
- Vitalcare Services
- Patient Mediport Flushing

The only facility located off campus is the Indian River Medical Center, located 20 miles south of Cheboygan. It offers two primary care providers and has x-ray facilities on site.

SOCIAL SERVICE AGENCIES SERVING CHEBOYGAN COUNTY

- Alcoholics Anonymous has local branches which seek to help those recovering from alcohol or drug abuse.
- Bay Area Substance Education Services is a local organization providing drug and substance abuse prevention services for teens in northern Michigan.
- Catholic Human Services provides mental health, substance abuse, prevention, pregnancy counseling, open adoption, social services and senior services.
- Wawatam Area Senior Citizens, Inc., which operates the Mackinaw City Senior Center and provides meals on wheels, health care, transportation, classes, clubs, and organized activities for area senior citizens.
- Cheboygan County Council on Aging provides services to area elderly with locations in city of Cheboygan and Wolverine.
- Cheboygan County Department of Human Services provide a variety of social services which include adoption and foster care, adult and child abuse protective services, and services to the elderly.
- Cheboygan County Emergency Management Department provides disaster response services.
- Cheboygan County United Way supports member agencies that offer care, guidance, education, comfort and a range of human services to those people in our community who want and need them.
- Cheboygan Housing Commission was established under PA 18 of 1933 by the city of Cheboygan to administer Section 8 Vouchers, and the Low Income Housing Program within the City.
- Child and Family Services of Michigan offers individual, family and pregnancy counseling as well as domestic violence, substance abuse, juvenile delinquency, foster care, adoption and elderly assistance programs.
- The Domestic Violence Shelter provides counseling and other services to those seeking assistance with issues of domestic violence.
- Habitat for Humanity constructs homes for families unable to afford decent housing, with an office in Cheboygan.
- Meals on Wheels provides hot, nutritious meals to homebound seniors in the region.
- North Country Community Mental Health Services (Cheboygan and Emmet Counties) provides mental health services to the region.
- Northeast Michigan Community Service Agency is a community action agency providing grant funding information and programs to the poor and disadvantaged of northern Michigan.
- Women's Resource Center of Northern Michigan is a nonprofit community-based organization dedicate to serving women and families and to provide domestic violence prevention work, child care, rape & sexual assault services, youth educational programs, and counseling services.

Chapter 7 Appendix

Master Planning Process

The planning process is an extensive and time-consuming process but very necessary and rewarding. A great deal of effort was made to seek public input from all around the county and let the people of Cheboygan County direct the process and create the goals. The following is an outline of the various meetings that were held around the county. You'll see that the draft future land use map was taken around the county to various township halls where multiple neighboring townships were invited to one location to discuss the map and share their goals for their own as well as their neighboring communities.

A Master Plan Advisory Group (MPAG) assisted in the planning process by meeting periodically to provide guidance from their unique perspectives. Members of the MPAG were chosen by the Planning Commission and representation gained in the areas of farming, educating, health, natural resources, city & township government, downtown development, business, economic development, construction trades, and marketing.

List of Master Plan related public meetings

Date	Meeting Type	Location	Topic
12/15/2010	Regular	Commissioners Room	Discussion Of Draft Outline For Master Plan Process
1/19/2011	Regular	Commissioners Room	Review of Master Plan notice of intent to plan and timeline
3/2/2011	Regular	Commissioners Room	Selection Of Members For The Master Plan Advisory Group
3/16/2011	Regular	Commissioners Room	Selection of Committee Members For Master Plan Advisory Group
8/29/2011	Special Meeting	Inland Lakes Schools	Visioning Session
8/30/2011	Special Meeting	Cheboygan Middle School	Visioning Session
9/21/2011	Regular	Commissioners Room	Visioning Sessions Update
1/18/2012	Regular	Commissioners Room	Appointment of two (2) representatives from the Planning Commission for the January 24, 2012 Cheboygan County Master Plan special topic meeting on farming.
1/24/2012	Special Meeting	Commissioners Room	Agriculture & Farming - Special Topics Meeting
4/11/2012	Special Meeting	Doris Reid Center	Master Plan Special Topic - Discussion of Natural Resources in Cheboygan County
4/11/2012	Special Meeting	Doris Reid Center	Natural Resources - Special Topics Meeting
4/11/2012	Special Meeting	Cheboygan Library	Future of Youth in Cheboygan - Special Topics Meeting
4/18/2012	Regular	Commissioners Room	Master Plan - Follow Up On Natural Resources Discussion and Process Update
5/16/2012	Regular	Commissioners Room	Master Plan Update
6/6/2012	Regular	Commissioners Room	Master Plan Update

6/20/2012	Regular	Commissioners Room	Master Plan Update
7/11/2012	Regular	Commissioners Room	Master Plan Update
7/23/2012	Special Meeting	Doris Reid Center	Master Plan Update
8/15/2012	Regular	Commissioners Room	Master Plan Update
9/19/2012	Regular	Commissioners Room	Master Plan Update
10/3/2012	Regular	Commissioners Room	Master Plan Discussion of Draft Future Land Use Discussion and review of the draft future land use map for the Cheboygan County Master Plan
10/15/2012	Special Meeting	Mullett Township Hall	Discussion and review of the draft future land use map for the Cheboygan County Master Plan
10/22/2012	Special Meeting	Wolverine Community Center	Discussion and review of the draft future land use map for the Cheboygan County Master Plan
10/23/2012	Special Meeting	Munro Township Hall	Discussion and review of the draft future land use map for the Cheboygan County Master Plan
10/24/2012	Special Meeting	Cheboygan City Hall	Discussion and review of the draft future land use map for the Cheboygan County Master Plan
10/25/2012	Special Meeting	Tuscarora Township Hall	Discussion and review of the draft future land use map for the Cheboygan County Master Plan
10/29/2012	Special Meeting	Walker Township Hall	Discussion and review of the draft future land use map for the Cheboygan County Master Plan
10/30/2012	Special Meeting	Aloha Township Hall	Discussion and review of the draft future land use map for the Cheboygan County Master Plan
11/7/2012	Regular	Commissioners Room	Discussion of Master Plan
12/5/2012	Regular	Commissioners Room	Discussion Regarding Master Plan
12/19/2012	Regular	Commissioners Room	Discussion and Review of Master Plan Goals and Objectives
1/2/2013	Regular	Commissioners Room	Discussion Regarding Master Plan Update/Draft Future Land Map Review
1/16/2013	Regular	Commissioners Room	Discussion of Master Plan Goals and Objectives
2/6/2013	Regular	Commissioners Room	Review of Master Plan and Draft Future Land Use Map – Townships of Mentor, Ellis, Walker, Forest, Nunda, Wilmot, Waverly, village of Wolverine
2/14/2013	Special Meeting	Mackinaw City Village Hall	Discussion and Review of County Master Plan and Draft Future Land Use Map
2/20/2013	Regular	Commissioners Room	Review of Master Plan and Draft Future Land Use Map – Townships of Tuscarora, Koehler, Burt, Mullett, Aloha, Grant
3/6/2013	Regular	Commissioners Room	Review of Master Plan and Draft Future Land Use Map – Townships of Mackinaw, Hebron, Beaugrand, Munro, Inverness, Benton, city of Cheboygan, village of Mackinaw City
3/20/2013	Regular	Commissioners Room	Discussion of Master Plan- Including Draft Future Land Use Map and Discussion of Draft Zoning Plan
4/3/2013	Regular	Commissioners Room	Discussion of Master Plan - Including Draft Goals and Objectives and Recreation Plan

5/15/2013	Regular	Commissioners Room	Discussion of Master Plan - Including Draft Goals and Objectives
6/20/2013	Regular	Commissioners Room	Master Plan Discussion
7/17/2013	Regular Board of Commissioners	Commissioners Room	Master Plan Update – Request authorization from Board of Commissioners for distribution of draft plan
9/10/2013	Finance Meeting	Commissioners Room	Board of Commissioners authorize distribution of draft plan to the public.

Airport Plans

The Zoning Enabling Act (PA 110 of 2006) requires zoning to be based on a plan, and that plan shall incorporate the airport layout plan or airport approach plan that has been submitted. These airport plans should be referenced when any changes are made to the zoning near these airports.

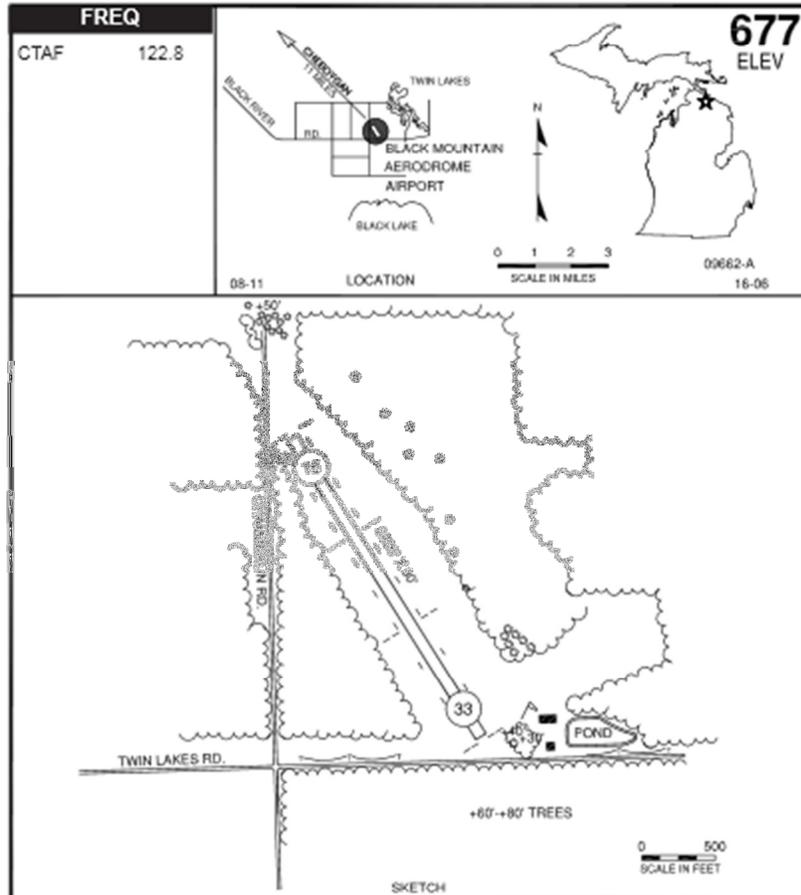
For those airports that have submitted plans to Cheboygan County Planning and Zoning office, they are referenced here and a plan drawing is included. The following are airports located in Cheboygan County:

- A. Cheboygan Airport Authority Approach Plan, Cheboygan; submitted September, 2010.
- B. Hoffman’s Black Mountain Aerodrome, Cheboygan; submitted May, 2002.
- C. Pbeaaye Airport Approach Plan, Topinabee; submitted May, 2002.
- D. Calvin Campbell Airport, Indian River; no plans on file.

Hoffman's Black Mountain Aerodrome, Cheboygan

(The complete plan submitted is on file at the County Planning & Zoning Office, the following drawing from MDOT, Office of Aeronautics website)

CHEBOYGAN, HOFFMAN'S BLACK MT (2M7)



C

RWY LENGTH BEYOND DISPLACED THR
 15/ 1600
 33/ 1900

COORDINATES
 45° 31.85'N
 084° 18.44'W

License
 Basic Utility

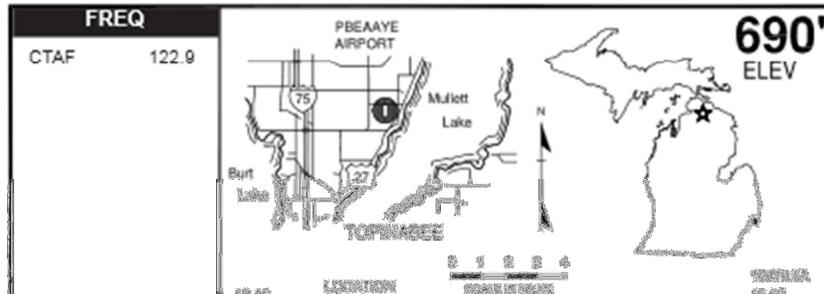
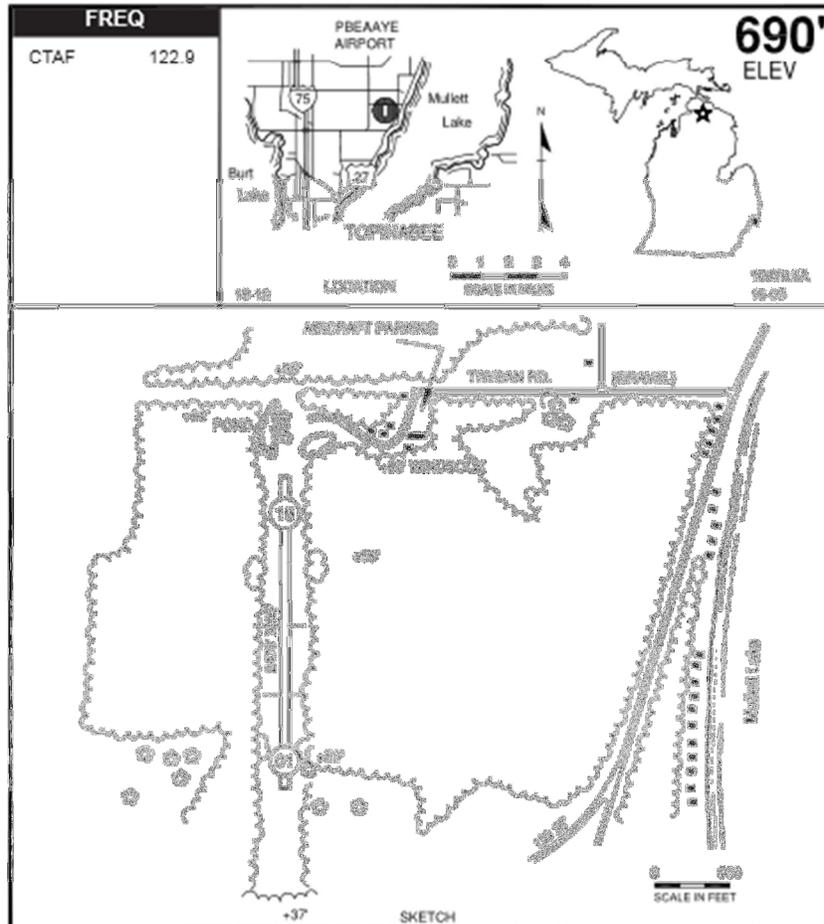
FM CITY: 11 SE
LG: None
MGR: Allen D. Hoffman, Sr.
PH: 231-825-2418 (Mgr Res)
FBO: Hoffman's Flying Svc
ATND: Ireg May 1 - Oct 31 (Mgr resides at arpt)
 Closed Nov. 1 - late Apr vfy cond

NAV AIDS: 111.8 (PLN) 115° 16 NM to fld
FUEL: None
RPR: Major A&P
WX: None
SNW RMVL: yes, vfy cond
TRNSP: Yes
MEALS: 1 mi
RON: On arpt

Pbeaaye Airport, Topinabee

(The complete plan submitted is on file at the County Planning & Zoning Office)

TOPINABEE, PBEAAYE (Y30)



RWY LENGTH BEYOND DISPLACED THR
 19/ 1870'
 01/ 2020'

COORDINATES
 45° 31.87'N
 084° 33.42'W

License
 Basic Utility

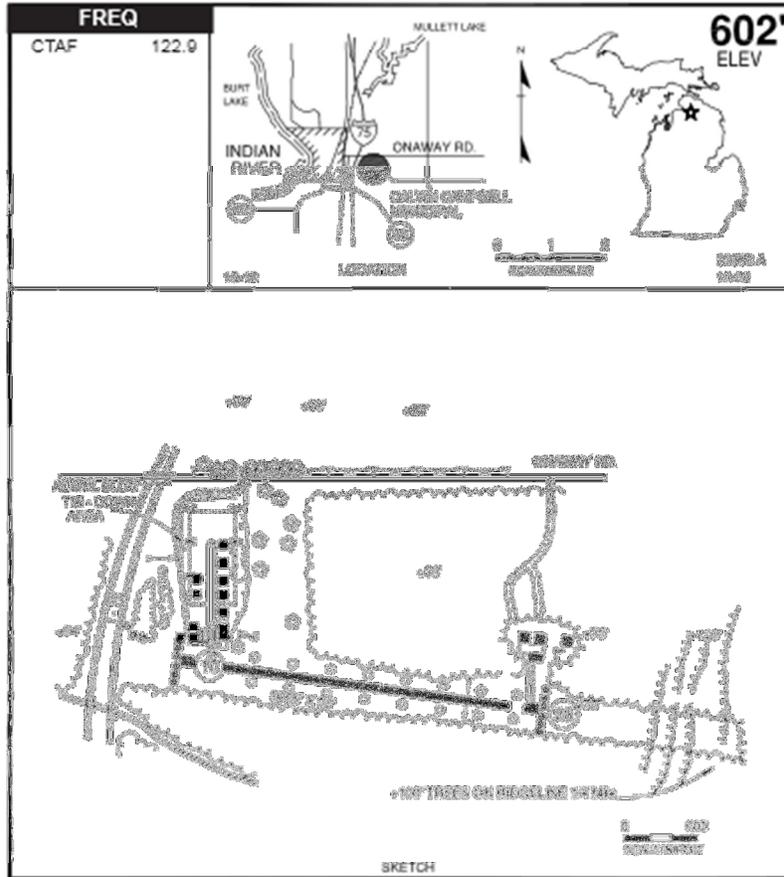
FM CITY: 3.0 NE
LGT: None
MGR: Earl Kirchoff
 Jeff Passeno (Contact person)
PH: 231-287-1048 (Mgr res)
 231-288-8985 (Mgr cell)
 231-288-8042 (Jeff Passeno)
FBO: None
ATND: Ireg

NAV AIDS: 111.8 (PLN) 151° 8.0 NM to fld.
FUEL: None
RPR: None
WX: None
SNW RMVL: None, ski opns only
TRNSP: No
MEALS: In town, 3.0 mi
RON: In town, 3.0 mi

Calvin Campbell, Indian River

(No plans on file with Cheboygan County, drawing from MDOT, Office of Aeronautics website)

INDIAN RIVER, CALVIN CAMPBELL (Y65)



RWY LENGTH BEYOND DISPLACED THR

10/ —
28/ 2408'

COORDINATES

45° 24.50'N
084° 36.00'W

License Class
Basic Utility

FM CITY: 1.0 mi E
LGT: LIRL 122.9 5X PCL CTAF.
MGR: Norman F. Pratt
Christian Kindsvatter, Asst
PH: 231-373-2070 (Mgr cell)
517-202-9926 (Asst cell)
FBO: None
ATND: Intmt - mgr lives adj

NAV AIDS: 111.8 (PLN) 175° 13.6 NM to fld.
FUEL: Yes*
RPR: None
WX: None
SNW RMVL: Intmt-vfy cond
TRNSP: By arngmt w/ arpt Mgr
MEALS: In town, 0.75 mi
RON: In town, 0.75 mi

Cheboygan County Master Plan Future Land Use Map Adopted: January 15, 2014

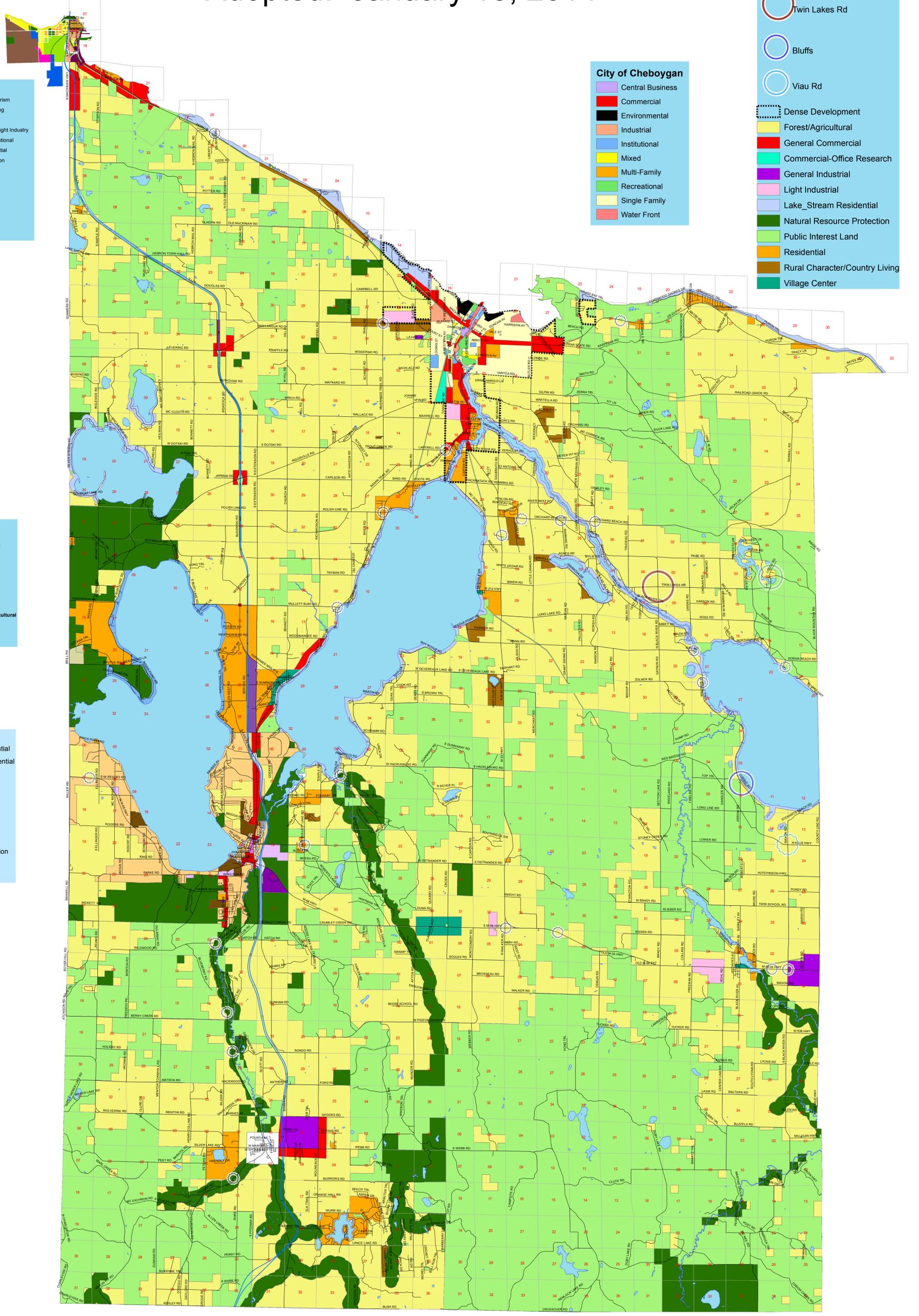
- Village of Mackinaw**
- Commercial Downtown Tourism
 - Commercial/Tourism Lodging
 - General Commercial
 - High Tech Research/Very Light Industry
 - Institutional/Business Institutional
 - Mixed Commercial Residential
 - Natural Resources Protection
 - Public/Recreational
 - Residential - Large Lot
 - Residential - Open Space
 - Residential Buffer
 - Residential-Lakefront
 - Residential Multi Family
 - Residential Neighborhood

- Burt Township**
- Conservation - Parkland
 - Light Industrial
 - General Residential
 - Local Commercial
 - Mixed Residential
 - Rural Residential - Agricultural
 - Waterfront Residential
 - WATER

- Tuscarora Township**
- Single Family Residential
 - Multiple Family Residential
 - Village Mixed Use
 - General Commercial
 - Industrial
 - Public/Quasi-Public
 - Agricultural Forestry
 - Parks & Recreation
 - Conservation Recreation
 - I-75 Right-of-Way
 - WATER

- City of Cheboygan**
- Central Business
 - Commercial
 - Environmental
 - Industrial
 - Institutional
 - Mixed
 - Multi-Family
 - Recreational
 - Single Family
 - Water Front

- Cheboygan County**
- Rural Commercial Node
 - UAW
 - Black Mtn Lodge
 - Twin Lakes Rd
 - Bluffs
 - Viau Rd
 - Dense Development
 - Forest/Agricultural
 - General Commercial
 - Commercial-Office Research
 - General Industrial
 - Light Industrial
 - Lake_Stream Residential
 - Natural Resource Protection
 - Public Interest Land
 - Residential
 - Rural Character/Country Living
 - Village Center



Note: This map is designed to supplement the future land use category descriptions outlined in the text of the master plan document. Any interpretation of the map prior to review of the text will likely result in misunderstanding the intent of the future land use plan.

**CHEBOYGAN COUNTY
PLANNING COMMISSION
Bylaws**

1. **PURPOSE.** These Bylaws are adopted to provide for the efficient and uniform administration of the Cheboygan County Planning Commission.
2. **MEMBERSHIP.** The Planning Commission shall be composed of nine (9) members as provided in Cheboygan County Ordinance No. of 2009.
3. **OFFICERS AND COMMITTEES.**
 - 3.1 **Officers.** The officers of the Planning Commission shall be a Chairperson, Vice Chairperson, and Secretary/Recording Secretary.
 - 3.2 **Election of Officers.** The officers of the Planning Commission shall be chosen from its members by the Planning Commission at its annual meeting held in January of each year. The County Board liaison to the Planning Commission shall not be eligible to serve as Chairperson or Vice Chairperson. The term of office for each officer shall be one (1) year, or until his or her successor is chosen and assumes office.
 - 3.3 **Chairperson.** The Chairperson shall preside over all meetings of the Planning Commission.
 - 3.4 **Vice Chairperson.** The Vice Chairperson shall perform the duties of the Chairperson during the absence or disability of the Chairperson.
 - 3.5 **Secretary/Recording Secretary.** The Secretary/Recording Secretary shall assure that the minutes of all meetings of the Planning Commission are properly recorded and that notices for all meetings are duly given. He or she shall also perform such other duties as may be assigned by the Chairperson or the Planning Commission.
 - 3.6 **Vacancies.** If a vacancy occurs in the office of Chairperson, the Vice Chairperson shall assume the office of Chairperson for the remainder of the term. All other vacancies in offices shall be filled by the Planning Commission from its members for the unexpired term of the office.
4. **MEETINGS**
 - 4.1 **Regular Schedule.** The regular meetings of the Planning Commission shall be scheduled at the annual meeting in January each year and posted as required by the Open Meetings Act, as amended. If any regularly scheduled meeting falls on a legal holiday, the Planning Commission shall select an alternate date in the same month for the regular meeting. Notice of this alternate date shall be given as provided in Section 5.3.

- 4.2 Special Meetings.** Special meetings of the Planning Commission shall be held at the call of the Chairperson or upon written request of two (2) of the members of the Planning Commission filed with the Secretary/Recording Secretary. No less than eighteen (18) hours before the scheduled special meeting, the Secretary/Recording Secretary or his/her designee shall provide each member of the Planning Commission with a written notice of the special meeting, specifying the date, time, place, and purpose of the special meeting. This written notice shall be mailed to each member of the Planning Commission, given personally to each member, or left at the member's usual place of residence.
- 4.3 Place of Meeting.** Meetings of the Planning Commission shall be held at the Cheboygan County Building in Room #135, Commissioner's Room. Whenever the Chairperson determines that the place of the meeting will likely have inadequate space for members of the public, the location of the meeting may be changed to a larger meeting facility. A notice of the change in meeting location shall be prominently posted at the County Building so that it is visible from outside and shall be published in a newspaper of general circulation within the county, if such publication can be accomplished prior to the meeting.
- 4.4 Time of Meetings.** Meetings of the Planning Commission shall begin at 7:00 p.m., unless the Planning Commission, by a vote of a majority of its members, specifies a different starting time. The Planning Commission shall not begin considering any matter on the agenda after 10:30 p.m., except by unanimous consent of the members present. Matters on the agenda which have not been considered may be heard at an adjourned meeting/hearing, provided a motion specifies the time, date, and place of the adjourned meeting/hearing, or shall be placed on the agenda of the next regular meeting, or on the agenda of a special meeting, if one is called.
- 4.5 Change in Schedule.** Changes in the schedule of a regular meeting shall not be made except by a vote of a majority of the entire Planning Commission. If a quorum is not present at a regular meeting, the meeting shall be rescheduled, and a notice of the rescheduled regular meeting shall be posted as required in Section 5.3.
- 4.6 Meeting Attendance.** Each member of the Planning Commission shall attend all regular and special meetings of the Planning Commission, unless excused by the Chairperson for good cause. A member of the Planning Commission with three (3) consecutive unexcused absences may be removed from office by the County Administrator, subject to the approval of the County Board, following notice and a hearing before the County Board.

4.7 Adjournment of Rezoning Request or Administrative Proceeding. A property owner or applicant who has requested a rezoning of property or a property owner or applicant who has an application pending before the Planning Commission for a special use permit, planned unit development, site plan, or other administrative proceeding shall be entitled to no more than two (2) adjournments of the matter pending. Any request for an adjournment shall be received by the Planning and Zoning Department no less than four (4) business days before the matter is scheduled for consideration by the Planning Commission. Any written request for an adjournment shall also include a future date of a regularly scheduled meeting of the Planning Commission for future consideration of the matter. The failure of a property owner or applicant to comply with these procedural requirements shall result in the Planning Commission considering the matter as scheduled, or shall require the property owner or applicant to withdraw the pending matter. Any such withdrawal shall require the payment of a new fee in the event the matter is resubmitted.

5. PUBLIC NOTICE OF MEETINGS

5.1 Public Notice of Meetings. The Secretary/Recording Secretary or his/her designee shall be responsible for providing the proper notice of all meetings of the Planning Commission. Notices shall comply with the Open Meetings Act, as amended, the Michigan Zoning Enabling Act, as amended, and the Cheboygan County Zoning Ordinance, as amended.

5.2 Regular Meetings. The Secretary/Recording Secretary or his/her designee shall post at the County Building so that it is visible from outside a notice within ten (10) days after the first meeting of the Planning Commission in each calendar year indicating the dates, times, and places of regular meetings.

5.3 Schedule Change. Whenever the Planning Commission changes its schedule of regular meetings, the Secretary/Recording Secretary or his/her designee shall, within three (3) days after the regular meeting at which the change was made, post at the County Building so that it is visible from outside a public notice stating the dates, times, and places of the new schedule of regular meetings.

5.4 Special Meetings. No less than eighteen (18) hours before any scheduled special meeting, the Secretary/Recording Secretary or his/her designee shall post at the County Building so that it is visible from outside a notice of the special meeting, including the purpose for which the special meeting is called.

6. QUORUM AND VOTING

6.1 Quorum. A majority of the members of the Planning Commission shall constitute a quorum for the transaction of business at all meetings of the Planning Commission.

6.2 Voting. An affirmative vote of a majority of the entire Planning Commission shall be necessary to approve the county master plan and any amendment to the master plan. Unless the Cheboygan County Zoning Ordinance requires otherwise, an affirmative vote of a majority of the Planning Commission members present shall be necessary to decide in favor of the applicant on any matter before the Planning Commission and to make all other decisions.

6.3 Conflict of Interests. A member of the Planning Commission shall declare a conflict of interest in connection with a matter pending before the Planning Commission and shall disqualify himself or herself from deliberating and voting on the matter when any of the following circumstances exist:

- a. The applicant is the child, grandchild, great-grandchild, parent, grandparent, great-grandparent, brother, sister, nephew, niece, aunt, or uncle of the Planning Commission member or the member's spouse.
- b. The Planning Commission member or the member's spouse, parent, child, or any relative residing in the member's household has a pecuniary interest in the outcome of the matter.
- c. The Planning Commission member or the member's spouse resides on or has an ownership interest in land within 300 feet of the parcel regarding which the decision is to be made.
- d. The Planning Commission member has made statements or taken any action outside the formal decision-making process that would suggest that he or she has prejudged the matter before the Planning Commission or would in any way preclude him or her from affording the applicant and the public a fair hearing.
- e. The Planning Commission member concludes in good faith that because of prior business or personal relationships with the applicant or with other participants in the public hearing process, or for other reasons, he or she cannot afford the applicant and the public a fair hearing.

7. REGULAR MEETING AGENDA.

7.1 Regular Meeting Agenda. The agenda for a regular meeting of the Planning Commission shall be as follows:

- a. Call to order.
- b. Roll call.
- c. Approval of minutes.
- d. New business, including scheduled public hearings.
- e. Unfinished business.
- f. Correspondence/Reports.
- g. Public comments
- h. Adjournment.

The Planning Commission reserves the right to alter the agenda by a majority vote of the members present at the meeting.

7.2 Special Meeting Agenda. Whenever the Planning Commission meets in a special meeting, the matters to be considered shall be stated in the notice of the special meeting. No other matters shall be considered, except when all members of the Planning Commission are present and concur.

8. CONDUCT OF MEETINGS.

8.1 Public Hearing Procedure. The procedure for a public hearing of the Planning Commission shall be as follows:

- a. The Chairperson shall open the public hearing by announcing the matter to be heard and by summarizing the standards or other regulations of the zoning ordinance on which the Planning Commission's decision must be based.
- b. Determination by the Chairperson whether a time limitation will be imposed on members of the public wishing to address the Planning Commission during the public hearing.
- c. Staff report, if applicable.
- d. Compilation of list of all exhibits to be considered by the Planning Commission when making its decision.
- e. Presentation by the applicant or applicant's attorney or other agents.
- f. Correspondence and/or persons speaking in favor of the application.
- g. Correspondence and/or persons speaking in opposition to the application.
- h. Rebuttal comments by the applicant or applicant's attorney or other agents.
- i. Chairperson declares public hearing portion of the case closed.
- j. The Planning Commission begins its deliberations on the case.
 1. During deliberations the Planning Commission may solicit information from the applicant, applicant's attorney or other agents, or from members of the public. However, the solicitation of additional information shall not be construed as the reopening of the public hearing, unless so declared by the Chairperson. If the public hearing portion of the case is reopened, then the procedures for the original public hearing shall be followed.
 2. During deliberations the Planning Commission shall also specify in writing the findings of fact on which it bases its decision.
 3. If during deliberations the Planning Commission determines that additional information is needed to make its decision, it may adjourn the case to a specific time, date, and place to receive that additional information. At the adjourned time, date, and place, the public hearing portion of the case shall be reopened, but only to receive the requested additional information and other information relevant to that issue.
- k. At the conclusion of its deliberations, the Planning Commission shall adopt a motion documenting its decision.

8.2 Members of the Public. Members of the public wishing to address the Planning Commission during the meeting or during a public hearing shall first be recognized by the Chairperson, and each person who speaks shall state his or her name and shall address the entire Planning Commission.

8.3 Opportunity for Public Comment. Each member of the public desiring to address the Planning Commission (outside public hearings) shall be given an opportunity to speak equal to the time allotted for public comments divided by the number of speakers desiring to address the Planning Commission during the public comment period, or five (5) minutes, whichever is less.

- 8.4 Limitation of Public Comments during Public Hearings.** Prior to opening a public hearing, the Chairperson may establish a reasonable time limitation for each member of the general public when addressing the Planning Commission during the public hearing. Members of the general public expressing a desire to address the Planning Commission may transfer their allotted time to another individual, who may act as a spokesperson for the group. The time limitation imposed pursuant to this section, however, shall not apply to the applicant or the applicant's attorney or other agents, since the applicant has the burden of proof on the matter before the Planning Commission.
- 8.5 Written Statements Submitted by the Public.** All written statements (both during public hearings and outside public hearings) should be given to the Secretary/Recording Secretary or his/her designee prior to the commencement of the meeting or public hearing. All written statements and documents presented to the Planning Commission by an individual are considered public documents and shall be retained in the public record of the meeting.
- 8.6 Disorderly Conduct at Meetings.** Individuals addressing the Planning Commission (both during public hearings and outside public hearings) should take into consideration the rules of common courtesy. The comments by members of the public cannot be used to make personal attacks against members of the Planning Commission or county staff. The Chairperson may call out of order any person who is being disorderly by speaking or otherwise disrupting the meeting, failing to be germane, speaking longer than the allotted time, yelling, shouting or speaking vulgarities. Such person shall thereupon be seated until the Chairperson determines whether the person is in order. If a person is called out of order, he or she shall not be permitted to continue to speak at the same meeting or public hearing, except by a majority vote of the Planning Commission members present. If the person continues to be disorderly to the extent that the Planning Commission cannot continue to conduct business, the Chairperson shall consider the person to be in breach of the peace and may request the assistance of a law enforcement officer to remove the person from the meeting. The Planning Commission shall have the right to adjourn the meeting if it is interrupted due to the disorderly conduct of any person. No person shall be removed from a public meeting, except for an actual breach of the peace committed at the meeting.
- 8.7 Rehearings.**
- a. Except as provided in this subsection and the Cheboygan County Zoning Ordinance, a decision of the Planning Commission shall be final. The Planning Commission may grant a rehearing under exceptional circumstances for any decision made by it. Exceptional circumstances shall mean any of the following:
 1. The applicant who brought the matter before the Planning Commission made misrepresentations concerning a material issue which was relied upon by the Planning Commission in reaching its decision.
 2. There has been a material change in circumstances regarding the Planning Commission's findings of fact which occurred after the public hearing.
 3. The county attorney by a written opinion states that in the attorney's professional opinion the decision made by the Planning Commission or the procedure used in the matter was clearly erroneous.
 - b. A rehearing may be requested by the applicant or by the Zoning Administrator, or a rehearing may be granted by the Planning Commission on its own motion, pursuant to the following procedure:

1. A request for a rehearing which is made by an applicant or the Zoning Administrator must be made within twenty-one (21) days from the date of approval of the Planning Commission's minutes regarding the decision for which the rehearing is being requested.
2. A request for a rehearing made by the Zoning Administrator or a rehearing granted by the Planning Commission on its own motion may be granted at any time as long as the applicant has not been prejudiced by any delay.
3. Whenever the Planning Commission considers granting a rehearing, it shall provide written notice to the applicant that a rehearing will be considered. The notice may be served upon the applicant by first class mail at the applicants' last known address, or may be served personally on the applicant. The notice must be served at least nine (9) days before the time set for the hearing if served by mail, or at least seven (7) days before the time set for the hearing if served by personal service. Service by mail shall be complete upon mailing. In addition to serving the above notice on the applicant, all other notice requirements for the type of decision being heard shall be completed before the Planning Commission holds a hearing at which it considers whether to grant a rehearing.
4. If the Planning Commission grants a rehearing, then the rehearing on the merits shall not be held until all notice requirements for the type of decision being reheard have been satisfied.

8.8 Robert's Rules of Order. Except as modified by these Bylaws and state or federal law, the Planning Commission shall follow Robert's Rules of Order, as Revised, for all procedural questions.

9. RECORD OF MEETINGS.

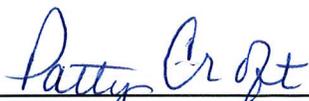
9.1 Recording Responsibility. The Secretary/Recording Secretary or his/her designee shall be responsible for maintaining the official records and minutes of each meeting of the Planning Commission. The minutes shall include all the actions of the Planning Commission with respect to motions. The minutes shall include the names of Planning Commission members who present motions and Planning Commission members who second motions as well as the vote of the Planning Commission on such motions. If a roll call vote is taken, the record shall show the "yes" and "no" votes. However, if all members vote "yes" or "no", the minutes may then reflect motion carried or defeated by unanimous vote.

9.2 Voting. Whenever a question is put by the Chairperson, every Planning Commission member present shall vote on the question. If a member has a conflict of interest, such conflict of interest shall be fully stated on the record. If a question exists whether the circumstances actually present a conflict of interest, the Planning Commission may, by majority vote of the members present, adjourn the case to a specific time, date, and place in order to obtain a written opinion from the county attorney. Once the conflict of interest is declared or confirmed, the Planning Commission member with the conflict of interest shall abstain from participating and voting in the case.

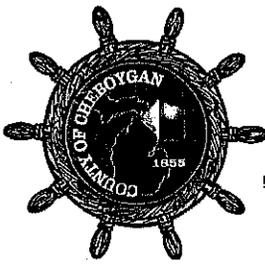
- 9.3 Requests for Remarks to be Included.** Any Planning Commission member may request to have his or her comments printed as part of the minutes. If there are no objections by any Planning Commission member, the comments may be included. If there is an objection to including the requested comments in the minutes, the Planning Commission shall decide the matter by a majority vote of the Planning Commission members present.
- 9.4 Public Access to Meeting Records.** The Secretary/Recording Secretary or his/her designee shall make available to the public the minutes of official meetings in accordance with the Freedom of Information Act. Minutes prepared by the Secretary/Recording Secretary or his/her designee but not approved by the Planning Commission shall be available for public inspection not more than eight (8) business days following the meeting. Minutes approved by the Planning Commission shall be available within five (5) business days after the meeting at which they were approved. The Secretary/Recording Secretary or his/her designee shall promptly mail copies of minutes to persons who have subscribed and paid the required fee as determined by the County Board.
- 10. AMENDMENTS.** These Bylaws may be added to, amended or repealed in whole or in part. Proposed changes to these Bylaws must be submitted in writing to the members of the Planning Commission at least one (1) month in advance of the meeting at which the proposed changes will be considered. A majority vote of the entire Planning Commission members shall be required to amend these Bylaws.
- 11. SEVERABILITY.** If any section, provision or clause of these Bylaws or the application thereof to any person or circumstance shall be invalid, such invalidity shall not effect any remaining portion or application of these Bylaws which can be given effect without the invalid portion or application.

These Bylaws were adopted by the Cheboygan County Planning Commission on September 16, 2009 and amended by adding section 4.7. on August 8, 2013.

CHEBOYGAN COUNTY PLANNING COMMISSION

By: 
Its: Chairperson

By: 
Its: Secretary



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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MEMO

Date: January 18, 2017
To: County Board of Commissioners
CC: Jeff Lawson
From: Steve Schnell
Re: Education of Planning Commissioners

It was requested that I provide an update on the training of members of the Planning Commission. It has been a practice of the County to have all of its appointed Planning Commissioners attend and complete the Citizen Planner training series offered by MSU Extension services. So far, except for John Jazdzyk, all Planning Commissioners have completed that training.

Although this specific training was never a requirement, in 2009, by resolution of the County Board, standards were established for County Planning Commissioners' education. Every year, Planning Commissioners are to receive 4 hours of appropriate zoning or land use training each year. This training can be done as a group in a regular or special Planning Commission meeting or as individuals.

Most years since then there have been training sessions of various types during meetings. Some have been provided by staff and some by legal counsel. In 2017 we plan on providing soil erosion training among other topics.