



CHEBOYGAN COUNTY PLANNING COMMISSION

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CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, JUNE 5, 2019 AT 7:00 P.M. ROOM 135 - COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Johnson, Delana
ABSENT: Lyon
STAFF: Jen Merk, Mike Turisk
GUESTS: Larry Wood, Eric Boyd, John F. Brown, Carl Muscott, Russell Crawford, Cheryl Crawford, Cal Gouine, C. Maziasz, John Moore

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

PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

APPROVAL OF AGENDA

The meeting agenda was presented. Ms. Croft stated that Burt Township Amendments will be added to the agenda under Unfinished Business. **Motion** by Mr. Borowicz, seconded by Mr. Kavanaugh, to approve the agenda as amended. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Johnson, Delana), 0 Nays, 1 Absent (Lyon)

APPROVAL OF MINUTES

The May 15, 2019 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, Johnson, Delana), 0 Nays, 1 Absent (Lyon)

PUBLIC HEARING AND ACTION ON REQUESTS

Larry Wood - Requests a special use permit to construct an Indoor Storage Facility (Section 6.3.16). The properties are located at 9867 N. Straits Hwy. and 9879 N. Straits Hwy., Inverness Township, section 18, parcels #092-018-200-005-00 and #092-018-200-007-00 and are zoned Commercial Development (D-CM) and Agriculture and Forestry Management (M-AF). The proposed Indoor Storage Facility will be located in the Commercial Development Zoning District (D-CM).

Ms. Merk reviewed the background information contained in the staff report.

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

The Planning Commission reviewed and approved the General Findings, 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 subject to meeting Department of Building Safety requirements. Motion carried unanimously.

U.A.W./Union Building Corp. - Requests a special use permit for a convenience store and covered addition per Section 10.3.4 (Retail Stores and Shops). The property is located at 2124 Maxon Road, Waverly Township, section 14, parcel #182-014-200-002-02 and is zoned Lake and Stream Protection (P-LS).

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

Mr. Freese stated that there were two problems identified in the staff report regarding wall signs and the parking requirements for the designation of a loading zone and parking spaces oriented such that they would be required to back directly into a street. Ms. Johnson stated that she didn't feel the signs were wall signs but rather canopy signs. Mr. Freese

agreed that they should be considered canopy signs, but that the parking and loading zone problems still had to be addressed.

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

The Planning Commission added "Roof mounted signs are considered canopy signs." to the General Findings. The Planning Commission reviewed and approved the General Findings, the Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to approve the special use permit based on the General Findings, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 subject to

1. Approval of variances on parking requirements and loading zone requirements of the regulation
2. Meet Department of Buildings Safety Requirements on any future expansions
3. Meet District Health Department #4 Requirements on any future expansions

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

UNFINISHED BUSINESS

Adoption of Planning Commission Bylaws

Motion by Mr. Freese, seconded by Mr. Kavanaugh, to adopt Planning Commission Bylaws. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Johnson, Delana), 0 Nays, 1 Absent (Lyon)

Continuing Discussion on Zoning for Tiny Homes and Accessory Dwelling Units

Discussion held. Mr. Freese stated that the six questions mentioned in the "Practice Tiny Houses" manual should guide further discussion of this subject:

1. Do we want to allow the installation of tiny houses for long-term occupancy, and if so, in what parts of our community?
2. Do we want to accommodate only those tiny houses that meet our current building code or the federal manufactured home standards, or do we want to create exceptions for other tiny houses that can be made safe for long-term occupancy in other ways?
3. Do all tiny houses need to be installed on foundations and with connections to our electric, water, and sewer systems, or are there some areas (maybe rural areas) where we would allow them under other circumstances?
4. Are there areas of the community where they should be permitted as primary dwelling units?
5. Are there areas of the community where they should not be permitted as primary dwelling units, but would be acceptable as accessory dwelling units?
6. What changes to our building code, zoning ordinance, and subdivision regulations need to be made to achieve those results?

NEW BUSINESS

Zoning Ordinance Amendment #153 -- Deletion of Subsection 18.7.e. from the list of Standards for Special Land Use Approval

Discussion held. Ms. Johnson stated that this section should be reworded rather than being deleted. Mr. Freese stated that 18.7.e is too subjective. Mr. Turisk stated that legal counsel had suggested it be deleted. It was decided to reword this paragraph to decide if it should be changed or deleted.

Burt Township Zoning Ordinance Amendments

Mr. Kavanaugh stated that the cargo container amendment will not have an impact on the rest of the County. Mr. Borowicz noted that the sign amendment is more mind numbing than the Cheboygan County sign regulation. The Planning Commission questioned if cargo containers are completely banned or if they will be allowed on a temporary basis for periods of construction. Mr. Turisk stated he will discuss this with Burt Township. Discussion was held.

STAFF REPORT

No comments.

PLANNING COMMISSION COMMENTS

No comments.

PUBLIC COMMENTS

Commissioner Gouine asked for an update on an enforcement issue. Discussion was held.

Mr. Muscott stated that deleting subsection 18.7.e at this time might open the County to additional litigation in view of the Heritage Cove Farm case still being in litigation.

ADJOURN

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



Charles Freese
Planning Commission Secretary