



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, JUNE 15, 2016 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

PUBLIC HEARING AND ACTION ON REQUESTS

- 1.) **Rae Bontekoe** – Requests a Special Use Permit for an Event Venue (Section 9.3.22.). The property is located at 8739 Brudy Road, Ellis Township, section 18, parcel #210-018-400-002-01 and is zoned Agriculture and Forestry Management (M-AF).
- 2.) **Burt Lake Marina/Carl Drayton** – Requests a Site Plan Review for 3 Boat Ports (Section 6.2.2). The property is located at 7118 Bunker Road, Tuscarora Township, section 35, parcels 161-035-200-019-00 and 161-035-200-019-01 and is zoned Commercial Development (D-CM).
- 3.) **Brandon Kolo** – Requests a Site Plan Review for a Restaurant (Section 13B.2.8). The property is located at 3448 S. Straits Hwy./3450 S. Straits Hwy., Tuscarora Township, section 24, parcels 161-131-013-003-01 and 161-131-013-005-00 and is zoned Village Center Indian River Overlay (VC-IR-O).
- 4.) **John Petre** – Requests a Site Plan Review for sale of Premade Storage Buildings (Section 6.2.19). The property is located at 556 S. Straits Hwy., Tuscarora Township, section 1, parcels 161-001-400-002-00 and 161-001-200-005-04 and is zoned Commercial Development (D-CM).
- 5.) An Ordinance to amend the Cheboygan County Zoning Ordinance #200 to add definitions for Camping Cabin, Gardening and Portable Sawmill, update the definitions for Campground and Motel or Motor inn, repeal use classifications for Temporary Mobile Homes, Cabin Colonies, Any development on seasonal roads that requires public services or utilities , Accessory buildings and uses customarily incidental to any of the forgoing and to add requirements for use of Portable Sawmills in the Rural Character/Country Living zoning district.
- 6.) An Ordinance to amend the Cheboygan County Zoning Ordinance #200 to provide definitions for Non-Residential Use, Planned Project and Residential Use and provide standards and approval requirements for Planned Project uses in zoning districts where Planned Projects are allowed.

UNFINISHED BUSINESS

- 1.) 2017 Capital Improvement Program – Review Of Project Summary And Prioritization Of Proposed Projects.

NEW BUSINESS

STAFF REPORT

- 1.) Presentation of Community Development Department 2015 Annual Report by Community Development Director Steve Schnell.

PLANNING COMMISSION COMMENTS

PUBLIC COMMENTS

ADJOURN

CHEBOYGAN COUNTY PLANNING COMMISSION

Rae Bontekoe – Revised 06/08/16

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Notice of Planning Commission Meeting (1 Page)
4. Special Use Permit Application (8 Pages)
5. Photos (4 Pages)
6. Boundary Survey With Topographic Detail (1 Page)
7. Site Plan (1 Page)
8. Mailing List (1 Page)

The following items were added to the exhibit list on 06/08/16:

9. E-mail dated 05/31/16 from David Carpenter, Tuscarora Township Fire Chief (1 Page)
10. E-mail from Duane McDougall to Steve Schnell (1 Page)
- 11.
- 12.
- 13.

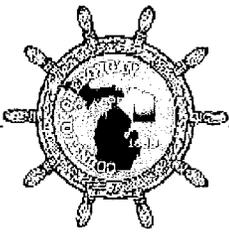
Note: Planning Commission members have exhibits 1 and 2.

NOTICE
CHEBOYGAN COUNTY PLANNING COMMISSION MEETING AND PUBLIC HEARING
WEDNESDAY, JUNE 15, 2016 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721

- 1.) **Rae Bontekoe – Requests a Special Use Permit** for an Event Venue (Section 9.3.22.). The property is located at 8739 Brudy Road, Ellis Township, section 18, parcel #210-018-400-002-01 and is zoned Agriculture and Forestry Management (M-AF).
- 2.) **An Ordinance to amend the Cheboygan County Zoning Ordinance #200** to add definitions for Camping Cabin, Gardening and Portable Sawmill, update the definitions for Campground and Motel or Motor inn, repeal use classifications for Temporary Mobile Homes, Cabin Colonies, Any development on seasonal roads that requires public services or utilities , Accessory buildings and uses customarily incidental to any of the forgoing and to add requirements for use of Portable Sawmills in the Rural Character/Country Living zoning district.
- 3.) **An Ordinance to amend the Cheboygan County Zoning Ordinance #200** to provide definitions for Non-Residential Use, Planned Project and Residential Use and provide standards and approval requirements for Planned Project uses in zoning districts where Planned Projects are allowed.

Please visit the Planning and Zoning office or visit our website to see the proposed rezoning and the associated drawings and documents. These documents and staff report may be viewed at www.cheboygancounty.net/planning/. Comments, questions, and correspondence may be sent to planning@cheboygancounty.net or Planning & Zoning Department, PO Box 70, 870 South Main St., Rm. 103, Cheboygan, MI 49721, or presented at the meeting

Persons with disabilities needing accommodations for effective participation in the public hearing should contact the Community Development Director at the above address one week in advance to request mobility, visual, hearing or other assistance.



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

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

This will be an event venue using the existing barn, with improvements to bring it up to code, an property.

Site Plan Standards.

PLEASE EXPLAIN HOW YOUR REQUEST MEETS EACH OF THE FOLLOWING STANDARDS

a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

I plan to keep the barn & land looking as natural as possible and also bring up to code. Parking will be in a field accessed on Brady Road.

b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.

yes. I plan on creating a handicap accesible pathway up to barn using stamped concrete to blend to barn + yard/garden.

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

N/A

d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

Barnd's shall be used only inside of barn.

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

Driveway will remain clear of any parked vehicles

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

yes. There will be walkway from barn to driveway to Brady Road.

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

N/A

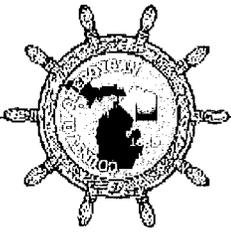
h. Exterior lighting shall be arranged as follows:

i. It is deflected away from adjacent properties. yes

ii. It does not impede the vision of traffic along adjacent streets. N/A in Country setting.

iii. It does not unnecessarily illuminate night skies. Lighting will be aimed down.

SPECIAL LAND USE PERMIT APPLICATION



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

SPECIAL LAND USE PERMIT APPLICATION

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.

yes

- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.

yes

3. Size of property in sq. ft. or acres: 15.9 acres

4. Present use of property:

Residential

5. SUP Standards:

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

yes?

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

- c. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public highway or seen from any adjoining land owned by another person? **Explain.** Music can be heard by neighbors.

I have spoken with all adjoining property owners. They have all given positive feed back to having this venue open.

- d. Will the proposed special land use be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned? **Explain.** yes

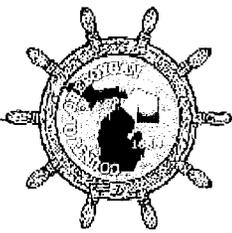
- e. Will the proposed special land use place demands on fire, police, or other public resources in excess of current capacity? **Explain.**

No.

- f. Will the proposed special land use be adequately served by public or private streets, water and sewer facilities, and refuse collection and disposal services? **Explain.** Yes. Water is current well.

I will put in septic system for barn restrooms.

Garbage will be placed in large garbage cans & disposed of thru waste management company.



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SPECIAL LAND USE PERMIT APPLICATION

g. Will the proposed special land use comply with all specific standards required under this Ordinance applicable to it (i.e. parking, setbacks, etc)? yes

6. Does the proposed use of the property include or involve either:

- Junk or salvage yard (Section 3.6) YES NO
- Mineral extraction (Section 17.17) YES NO

If YES, this application must include a written plan as described in the Zoning Ordinance.

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

8. Attach a copy of certified Property Survey or dimensioned property land plat.

AFFIDAVIT

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

Applicant's Signature Rae Bontkoe Date 5/8/16

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

Yes No

Owner's Signature Rae Bontkoe Date 5/8/16

FOR PLANNING/ZONING DEPT. USE ONLY

Date Received:	<u>5/13/16</u>	Notes:
Fee Amount Received:	<u>\$ 228.00</u>	
Receipt Number:		
Public Hearing Date:	<u>6/15/16</u>	

Planning/Zoning Administrator Approval:

[Signature]

Signature

5/16/16

Date

SPECIAL LAND USE PERMIT APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

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

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

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
✓		a. North arrow, scale and date of original submittal and last revision. Site plan is to be drawn at a scale of 1 inch = 100ft. or less.
✓		b. Seal of the registered engineer, architect, landscape architect, surveyor, planner, or other site plan preparer. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations.
✓		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
	✗	d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
	✓	e. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, stormwater controls, flood plains, and wetlands.
✓		f. Location of existing and proposed buildings and intended uses thereof.
✓		g. Details of entryway and sign locations should be separately depicted with an elevation view.
✓		h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
✓ <i>Driveway</i>		i. Location, size, and characteristics of all loading and unloading areas.
✓		j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
✓		k. Location of all other utilities on the site including but not limited to wells, septic systems, stormwater controls, natural gas, electric, cable TV, telephone and steam and proposed utility easements.
	N/A	l. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

SPECIAL LAND USE PERMIT APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
✓		m. Location and specifications for all fences, walls, and other screening features.
✓		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
✓		o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
✓		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
✓		q. Elevation drawing(s) for proposed commercial and industrial structures.
	✓	r. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well
✓		s. Floor plans, when needed to determine the number of parking spaces required.

PLEASE LIST THE REQUIREMENT FOR WHICH A WAIVER IS BEING REQUESTED. ALSO PROVIDE AN EXPLANATION/REASON FOR THE WAIVER REQUEST.

SECTION

REASON FOR WAIVER REQUEST

e.	not applicable - Project Prevalence

AFFIDAVIT

I CERTIFY THAT ALL SITE PLAN REQUIREMENTS (A THROUGH S) ARE DRAWN ON THE SITE PLAN, ATTACHED TO THIS APPLICATION AND/OR I AM REQUESTING A WAIVER. I CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS SPECIAL LAND USE PERMIT APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Rae Bontekoe
SIGNATURE

5/8/16
DATE

I am hoping to turn my barn into an event venue to host weddings, graduation parties, family reunions, dances, etc. I plan to be open from mid-May to the end of October every year.

I would hold 1 wedding per weekend initially. I plan on asking music to end by 11:00 p.m. with everyone vacating property by 11:30 -12. Weekday events would end by 10:00 p.m.

Parking will be in a field just north of the barn. It will be accessed off of Brudy road. There will be signage indicating parking for the event. I would hire a contract employee to be a parking attendant. That person would show people where to park and also walk them to their car with flashlight as needed. For people who cannot safely walk thru the field, I will allow them to use my blacktopped driveway for drop off near the barn and handicapped accessible walkway .

Employees would include contract employees only. I plan on hiring up to 5-7 as needed. Their duties would include but is not limited to: yard maintenance people, handyman , assistance for set up and take down, cleaning, fire pit , and parking attendants.

Lighting will be mostly inside the barn, however, I will have some yard lighting. This would include a large light on the front and side of the barn, string lighting around the yard and barn , lighting along pathways , and possibly other solar lights as needed.

Restrooms: There will be 1 women's and 1 men's restroom. They will both be accessible from both ends of the barn and be handicapped accessible. There will be 2 stalls in each restroom.

Garbage collection will be in large plastic garbage cans and be disposed of thru the owner's current garbage collector. It will be stored in the garage until garbage collection day on Wednesdays.

Food and alcohol: All food and alcohol will be required to be served by a licensed caterer.

Insurance: business owner will carry business liability insurance. Clients will also be required to carry an event liability coverage of their own.

Structure: I am planning on re- modeling the barn somewhat, to bring it up to code, accessibility, and safety requirements. This will include adding support beams and posts to support floor, replacing main level floor, making the upper level handicap accessible by adding a deck and concrete walkway to the front of the barn, adding restrooms/septic/ plumbing to lower level, rewiring the entire barn for commercial use, adding lighting and windows.

Over the next few years, I will add improvements as able. This would include landscaping, seating areas, gardens, and a firepit area. There is a large flat area for use if clients desire to set up a tent.

I plan to allow 150 to 250 guests.

Overall, I would like to keep the barn and grounds looking as authentic and natural as possible while providing a beautiful setting for events.

Mary Ellen Tryban
Cheboygan County Clerk/Register of Deeds
 231-627-8866

870 South Main Street
P.O. Box 70
Cheboygan, Michigan 49721

1/28/2015 10:05 AM

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1/28/2016 10:05 AM

Indexes available 1/2/1935 thru 2/26/2016. Data uploaded 10:05PM 2/28/2016.

Shopping Cart

To view document images (if available), your web browser must allow popup windows from this web site.

MORTGAGE

Liber/Page **01259 / 00849**

Pages **19**

Recorded **6/9/2014 3:40:11 PM**

Signed

Returned **6/18/2014**



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READER*

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Add to Cart

Party Type	Party Name
MORTGAGOR	BONTEKOE, RAE
MORTGAGEE	STRAITS AREA FEDERAL CREDIT UNION

Property Description
ELLIS T34N R2W SECTION 18 TOWNSHIP 34N RANGE 02W [UNDEFINED]

Ref To:	Recorded	Instrument Type (Click reference to view details)

Ref From:	Recorded	Instrument Type (Click reference to view details)

Amount Type	Amt	Comment
RECORDING FEE	\$68.00	
MORTGAGE AMOUNT	\$118,400.00	

Return Address
 ATTORNEYS TITLE AGENCY
 31440 NORTHWESTERN HWY STE 100

 FARMINGTON HILLS MI 48334

Comments

8739 BRUDY ROAD
 WOLVERINE, MI 49799

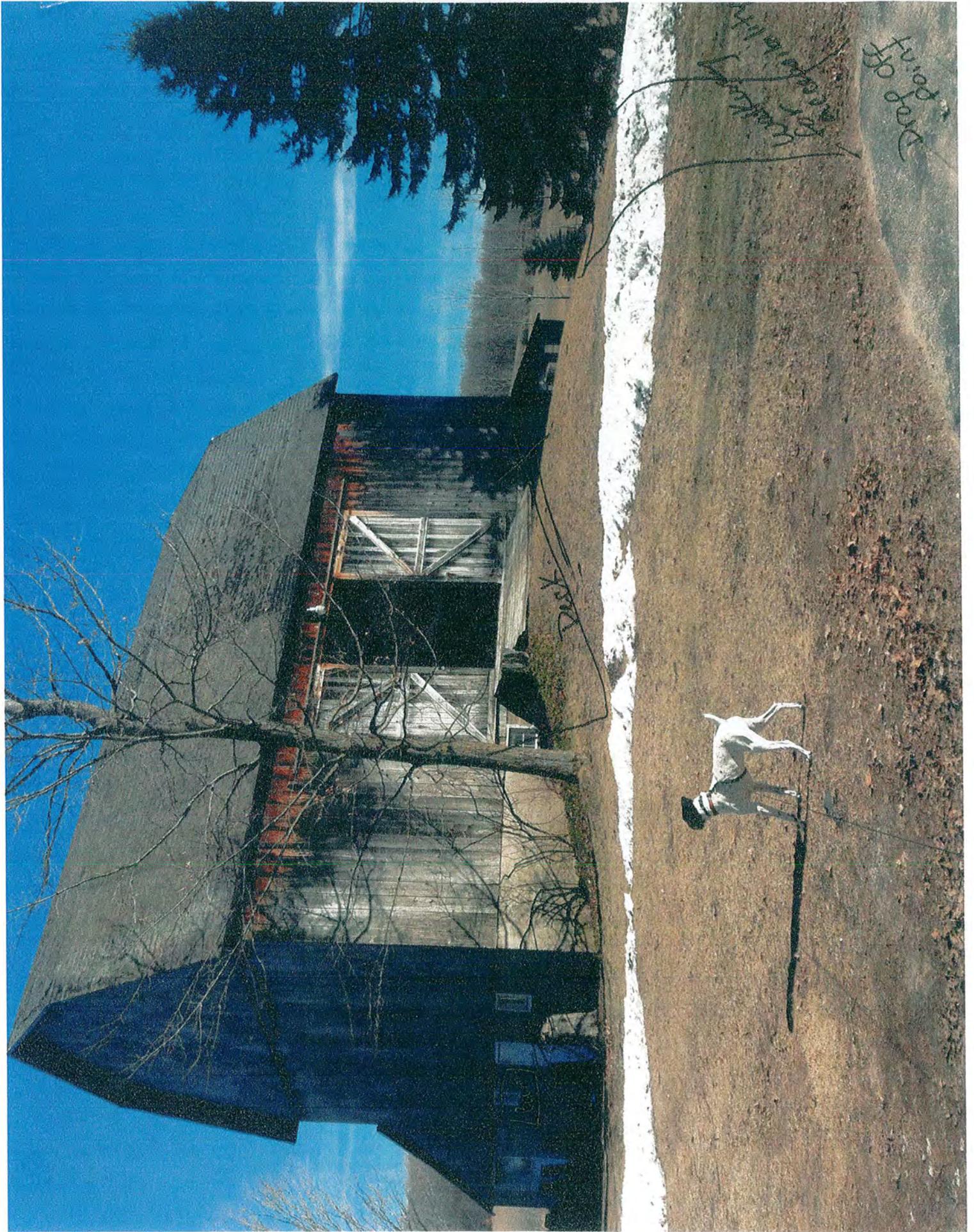


← parking
Tent

Barn

table





Dog off

Katie

Katie



Tent area

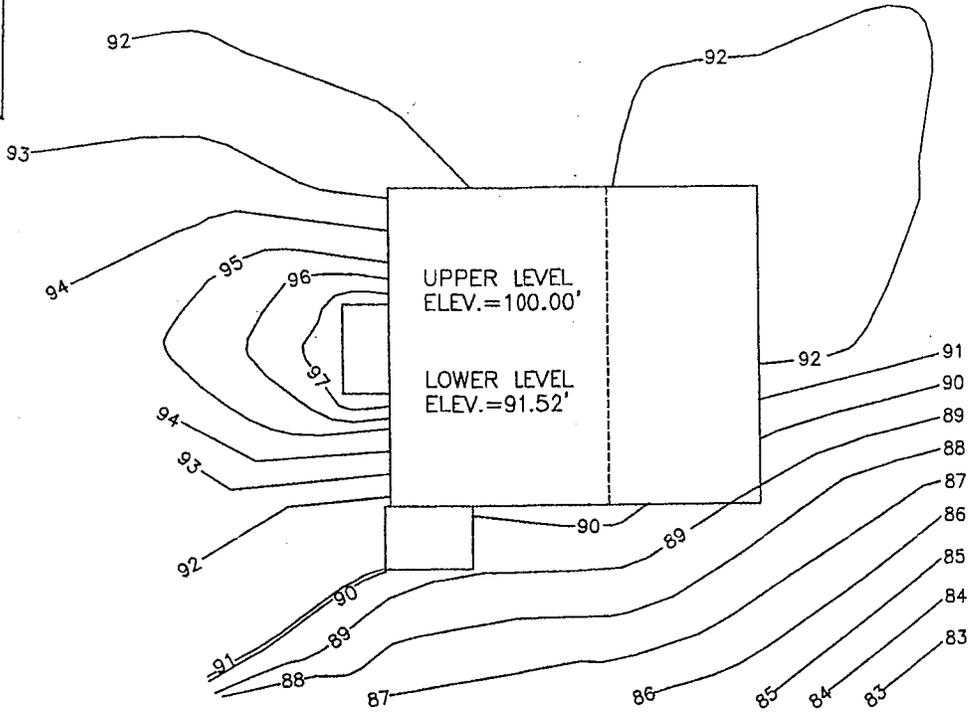
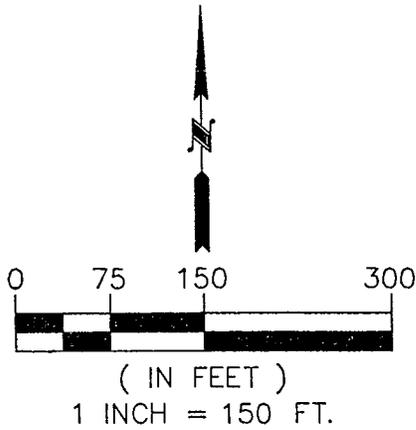
Parking

Barn were →

SECTION 18, T34N, R2W,
CHEBOYGAN COUNTY, MICHIGAN

SOUTHEAST
CORNER OF
DRIVEWAY
ELEV.=92.62'

S00°03'30"E 659.93'(M) S00°06'00"E 660.00'(R)



BARN TOPOGRAPHIC DETAIL
SCALE: 1"=30'

- FD IRON W/CAP #27463
- SET 1/2" REBAR W/CAP #52460
- ✱ POWER POLE W/TELEPHONE BOX
- ⊗ BURIED GAS MARKER
- ⊕ WELL

BEARINGS BASED ON THE DEED
OF RECORD.

PROPERTY AS SURVEYED RECORDED
IN LIBER 1273, PAGE 13,
CHEBOYGAN COUNTY RECORDS.



Alan J. Granger

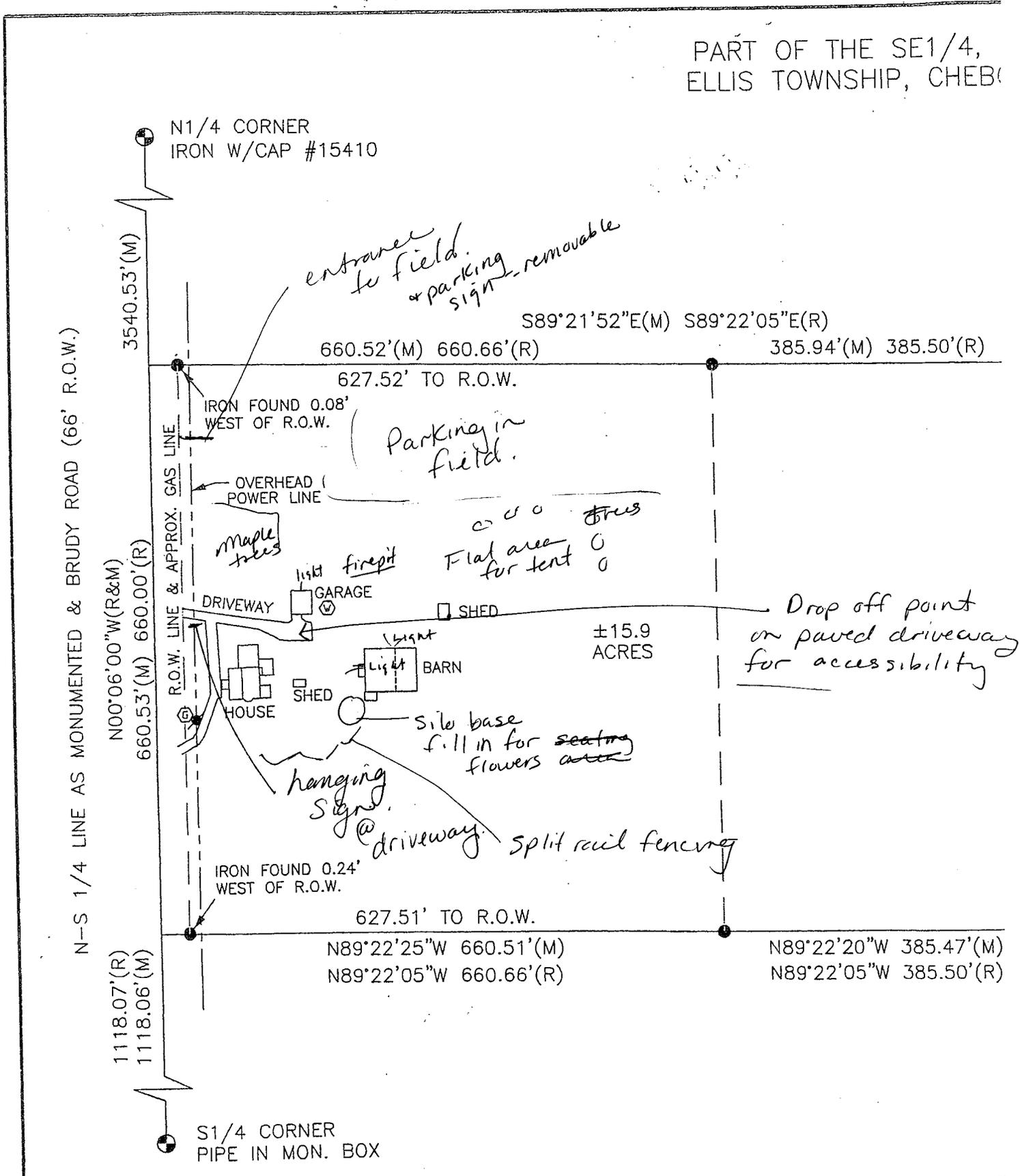
Granger and Associates, Inc.
Engineers • Surveyors
224 S. Main St., Cheboygan, MI 49721
Email: grangerandassociates@gmail.com
231-627-2763

TITLE:
BOUNDARY SURVEY
WITH TOPOGRAPHIC DETAIL

SCALE: 1" = 150'
SHEET 1 OF 1
DRAWN BY: JSD
JOB NO.: C7373-00

60

PART OF THE SE1/4,
ELLIS TOWNSHIP, CHEB



DATE	REVISIONS	CLIENT: RAE BONTEKOE 8739 BRUDY ROAD WOLVERINE, MI 49799
APRIL 01, 2016	ORIGINAL ISSUE	

16-210-018-300-002-04
SHANN, MATTHEW D
8800 BRUDY RD
WOLVERINE MI 49799

16-210-018-300-002-04
OCCUPANT
8800 BRUDY RD
WOLVERINE, MI 49799

16-210-018-300-002-06
MCDOUGALL, DUANE & CYNTHIA
8610 BRUDY RD
WOLVERINE MI 49799

16-210-018-300-002-06
OCCUPANT
8610 BRUDY RD
WOLVERINE, MI 49799

16-210-018-313-121-00
OBOYLE, DARREN & BRIDGET H/W
8914 BRUDY RD
WOLVERINE MI 49799

16-210-018-313-121-00
OCCUPANT
8914 BRUDY RD
WOLVERINE, MI 49799

16-210-018-400-002-01
BONTEKOE, RAE
8739 BRUDY RD
WOLVERINE MI 49799

16-210-018-400-002-01
OCCUPANT
8739 BRUDY RD
WOLVERINE, MI 49799

16-210-018-400-006-00
FLOCK, FRANKLYN JR & SUSAN H/
8829 BRUDY RD
WOLVERINE MI 49799

16-210-018-400-006-00
OCCUPANT
8829 BRUDY RD
WOLVERINE, MI 49799

16-210-018-400-008-00
BLUEMENTHAL, DAVID & JAMIE H/
8475 BELLAVIEW DR
FENTON MI 48430

16-210-018-400-008-00
OCCUPANT
8565 BRUDY RD
WOLVERINE, MI 49799

16-210-018-400-010-00
SANTANGELO, VICTOR &
5229 DUNHAM RD
WOLVERINE MI 49799

16-210-018-400-010-00
OCCUPANT
5229 DUNHAM RD
WOLVERINE, MI 49799

Deborah Tomlinson

From: Dave Carpenter [<mailto:dpcarpenter@voyager.net>]
Sent: Tuesday, May 31, 2016 3:45 PM
To: Deborah Tomlinson
Subject: Re: 06/01/16 PC Packet

Hi Deb,

The right click worked, and I don't see any major concerns in regards to the fire department for the following projects. 1) Toni Wilson's retail shop, restaurant, and salon. 2) Jackie Hanel & Toni Wilson restaurant. 3) Tuscarora Township playground project. 4) Rae Bontekoe barn project on Brudy Rd. 5) John Petre storage barn display at 536 S. Straits Hwy.

If you have any questions please feel free to contact me anytime at my office at 231-238-9338.

Respectfully,

David Carpenter
Fire Chief

Deborah Tomlinson

Subject: Special use permit, event
From: Duane M <dumcd@hotmail.com>
To: Steve Schnell <steve@cheboygancounty.net>
CC:

Dear sir, hopefully I'm sending this email to the correct person/address. Perhaps you can confirm this? I did not see a dedicated email link, on the planning web site, for zoning comments.

I've received a letter from the county, informing us of our neighbor, Rae Bontekoe, requesting a special use permit for an event venue. This is coming up June 15, 2016. We won't be attending.

My wife, Cynthia and I, live directly across the street at 8610 Brudy rd.

We are opposed to the permit. We bought here because of its country charm, its serene atmosphere and wildlife, and we would not like to see "events" along with the noise, traffic, (alcohol?) and other things brought on by zoning this area as an event venue.

There are halls for rent for venues not far away. The eagles, and mason lodges come to mind. I believe the VFW hall also is available. So a permit would not be filling any "need". These halls are all within 15 minutes from here.

So count us against this proposal, and let me know if I can help further.

Duane McDougall
8610 Brudy rd
Wolverine Mi 49799

Dumcd@hotmail.com



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

STAFF REPORT

Item: A Special Use Permit application for an Event Venue in Agriculture and Forestry Management zoning district.	Prepared by: Scott McNeil
Date: June 2, 2016	Expected Meeting Date: June 15, 2016

GENERAL INFORMATION

Applicant: Rae Bontekoe

Contact person: Rae Bontekoe

Phone: 231-445-2610

Requested Action: Approval of a Special Use Permit for an Events Venue pursuant to Section 9.3.22.

BACKGROUND INFORMATION

Introduction:

The applicant is seeking approval of a Special Use Permit to allow an Events Venue on approximately 16.3 acres of property zoned Agriculture and Forestry Management District (M-AF) and Lake and Stream Protection District (P-LS). The applicant has provided a detailed description of activity and improvements for the site with the application. The site includes a barn structure which the applicant proposes to convert for the use in conjunction with the events venue. (see exhibit 4) The applicant also proposes to use portions of the site for setting up tents and parking (see exhibit 7)

The applicant is seeking a special use permit under Section 9.3.22 which reads as follows;

9.3.22. Uses which are not expressly authorized in any zoning district, either by right or by special use permit, or uses which have not been previously authorized by the Planning Commission pursuant to this subsection or corresponding subsections in other zoning districts may be allowed in this zoning district by special use permit if the Planning Commission determines that the proposed use is of the same general character as the other uses allowed in this zoning district, either by right or by special use permit, and the proposed use is in compliance with the applicable requirements of the Cheboygan County Comprehensive Plan for this zoning district.

I have added proposed findings relative to Section 9.3.22. into the Findings of Fact draft document for your review and consideration.

Current Zoning:

Agriculture and Forestry Management (M-AF)

Surrounding Land Uses:

Residential and agricultural uses surround the site on large parcels.

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

Historic buildings/features:

The applicant is seeking to convert an existing barn and surrounding site into an events venue. There known historic building or historic features on this site.

Traffic Implications

This project will have minimal effect on current traffic conditions.

Parking

There are no regulations or standards found in Section 17.6 relative to the proposed use. The site plan provides for a general parking area at the northwest portion of the site. The Planning Commission will need to make an adequate parking determination per section 17.4.1. regarding the use. The applicant indicates that up to seven (7) “contract” employees will be used. Section 17.6. requires 1 parking space for each employee. The site plan provides for ample space for required employee parking.

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

Access to the site is facilitated by an existing driveway and will not be changed.

Signs

The applicant proposes one (1) “hanging” sign. Maximum sign surface area allowed per section 17.91.8. for a free standing sign is 18 s.f.

Fence/Hedge/Buffer

No hedges or other buffers are proposed.

Lighting

The applicant proposes lighting located on the barn and path lighting .

Stormwater management

No changes are proposed to the natural features of the land or to the current drainage on the site.

Review or permits from other government entities:

Approval of assembly/event venue structure by the Department of Building Safety and Health Department.

Recommendations (proposed conditions)

Approval by Health Department

Approval by Department of Building Safety

CHEBOYGAN COUNTY PLANNING COMMISSION
SPECIAL USE PERMIT REQUEST
Wednesday, June 15, 2016, 7:00 PM

Applicant

Rae Bontekoe
8739 Brudy Rd.
Wolverine Mi. 49799

Owner

Rae Bontekoe
8739 Brudy Rd.
Wolverine Mi. 49799

Parcel

8739 Brudy Rd.
Ellis Township
210-018-400-002-01

GENERAL FINDINGS

1. The subject lot is located in an Agriculture and Forestry Management (M-AF) zoning district.
2. The applicant is seeking a special use permit under section 9.3.22. for an Events Venue use.
3. The applicant is seeking a waiver from the topographic survey requirement for site plans.
- 4.
- 5.

DETERMINATION UNDER SECTION 9.3.22. OF THE ZONING ORDINANCE

Section 9.3.22. of the Zoning Ordinance states as follows;

Uses which are not expressly authorized in any zoning district, either by right or by special use permit, or uses which have not been previously authorized by the Planning Commission pursuant to this subsection or corresponding subsections in other zoning districts may be allowed in this zoning district by special use permit if the Planning Commission determines that the proposed use is of the same general character as the other uses allowed in this zoning district, either by right or by special use permit, and the proposed use is in compliance with the applicable requirements of the Cheboygan County Comprehensive Plan for this zoning district.

The Planning Commission makes the following determination as required by section 9.3.22 of the Zoning Ordinance;

1. The Planning Commission finds that Entertainment and eating establishments are uses requiring a special use permit in the M-AF zoning District per section 9.3.5.
2. The Planning Commission finds that the subject lot is designated as Forest/Agriculture land use on the Cheboygan County Master Plan Future Land Use Map.
3. The Planning Commission finds that the Forest/Agriculture land use is described in the Cheboygan County Master Plan as follows:

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.

4. The Planning Commission finds that an Events Venue use is of the same general character as campgrounds and/or tourist lodging uses.

5. The Planning Commission determines that an Events Venue is a use not expressly authorized in any zoning district, either by right or by special use permit, and a use which has not been previously authorized by the Planning Commission pursuant to this subsection or corresponding subsections in other zoning districts may be allowed in this zoning district by special use permit and the Planning Commission determines that an Events Venue as describes by the applicant in the special use permit application is of the same general character as the other uses allowed in this zoning district, either by right or by special use permit, and the proposed use is in compliance with the applicable requirements of the Cheboygan County Comprehensive Plan for this zoning district.

Or;

1. The Planning Commission finds that the subject lot is designated as Forest/Agriculture land use on the Cheboygan County Master Plan Future Land Use Map.
2. The Planning Commission finds that the Forest/Agriculture land use is describes in the Cheboygan county Master Plan as follows:

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.

3. The Planning Commission determines that an Events Venue use is not in conformance with the Forest/Agriculture future land use as described in the Cheboygan County Master Plan.

FINDINGS OF FACT UNDER SECTION 18.7 OF THE ZONING ORDINANCE

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

- a. The property subject to the application is located in a zoning district in which the proposed special land use is allowed.
 - 1. See Planning Commission determination under Section 9.3.22.

- b. The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole.
 - 1. The applicant is seeking a special use permit under section 9.3.22. for an Events Venue us
 - 2. No changes are proposed for the site. (see exhibit 3)
 - 3. The applicant will renovate an existing barn structure where activities will take place. (see exhibit 4)
 - 4.
 - 5. Standard has been met.

Or,

 - 1.
 - 2. Standard has not been met

- c. The proposed special land use will not involve uses, activities, processes, materials, or equipment, or hours of operation that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public or private highway or seen from any adjoining land owned by another person.
 - 1. The applicant states that music will end at 11:00 P.M. with everyone vacating the property by 12:00 A.M.
 - 2. The applicant state that weekday events will end at 10:00 P.M. (see exhibit 3)
 - 3.
 - 4. Standard has been met.

Or,

 - 1. The hours of operation stated by the applicant will create a substantially negative impact on other conforming properties in the area by reason of noise and traffic.
 - 2.
 - 3. Standard has not been met.

- d. The proposed special land use will be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
 - 1. The applicant proposes to use the north portion of the lot for tents and parking related to the Events Venue. (see exhibit 7)
 - 2. The applicant will renovate an existing barn structure where activities will take place. (see exhibit 4)
 - 3. The subject lot contains 16.3 acres.
 - 4. The applicant states that music will end at 11:00 P.M. with everyone vacating the property by 12:00 A.M.
 - 5. The applicant state that weekday events will end at 10:00 P.M. (see exhibit 3)
 - 6.
 - 7.
 - 8. Standard has been met.

Or,

 - 1. The applicant states that music will end at 11:00 P.M. with everyone vacating the property by 12:00 A.M.
 - 2. The applicant state that weekday events will end at 10:00 P.M. (see exhibit 3)
 - 3. The applicant proposes to use the north portion of the lot for tents and parking related to the Events Venue. (see exhibit 7)
 - 4. The special land use will not be designed and/or operated so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
 - 5.
 - 6. Standard has not been met.

- e. The proposed special land use will not place demands on fire, police, or other public resources in excess of current capacity nor increase hazards from fire or other dangers to the subject property or adjacent properties.
 - 4. The applicant is seeking a special use permit under section 9.3.22. for an Events Venue. (see exhibit 3)
 - 5. The applicant states that music will end at 11:00 P.M. with everyone vacating the property by 12:00 A.M.
 - 6. The applicant state that weekday events will end at 10:00 P.M. (see exhibit 3)
 - 7.
 - 8. Standard has been met.
 - Or,
 - 1.
 - 2. Standard has not been met.

- f. The proposed special land use shall not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity. Adequate access to the site shall be furnished either by existing roads and highways or proposed roads and highways. Minor residential streets shall not be used to serve as access to uses having larger area-wide patronage. Signs, buildings, plantings, or other elements of the proposed project shall not interfere with driver visibility or safe vehicle operation. Entrance drives to the use and to off-street parking areas shall be no less than 25 feet from a street intersection (measured from the road right-of-way) or from the boundary of a different zoning district.
 - 1. Access to the site is provided from Brudy Rd. which is a paved County Local Road. (see exhibit 7)
 - 2.
 - 3. Standard has been met.
 - Or,
 - 1.
 - 2. Standard has not been met.

- g. The proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
 - 1. The applicant shall comply with applicable requirements of the Health Department.
 - 2.
 - 3. Standard has been met.
 - Or,
 - 1. The applicant has not provided adequate information which indicates that this standard has been met.
 - 2.
 - 3. Standard has not been met.

- h. The proposed special land use will comply with all specific standards required under this Ordinance applicable to it.
 - 1. The proposed special land use will comply with all specific standards required under this Ordinance applicable to it. (see exhibits 1 and 3)
 - 2.
 - 3. Standard has been met.
 - Or,
 - 1. See determination under section 9.3.22.
 - 2. Standard has not been met.

SPECIFIC FINDINGS OF FACT UNDER SECTION 20.10 OF THE ZONING ORDINANCE

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

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 - 1. No change to topography or natural contours is proposed. (see exhibit 4)
 - 2. A topographic detail drawing has been provided. (see exhibit 6)
 - 3.
 - 4. Standard has been met.Or,
 - 1.
 - 2. Standard has not been met.

- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
 - 1. No trees will be removed.
 - 2. No soil removal is proposed (see exhibit 4)
 - 3.
 - 4. Standard has been met.Or,
 - 1.
 - 2. Standard has not been met.

- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
 - 1. Current drainage will not be affected or altered. (see exhibit 3)
 - 2.
 - 3. Standard has been metOr,
 - 1.
 - 2. Standard has not been met.

- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
 - 1. The existing dwelling unit is owned by the applicant.
 - 2. The applicant states that music will end at 11:00 P.M. with everyone vacating the property by 12:00 A.M.
 - 3. The applicant state that weekday events will end at 10:00 P.M. (see exhibit 3)
 - 4.
 - 5. Standard has been met.Or,
 - 1.
 - 2. Standard has not been met.

- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
 - 1. All buildings are arranged to permit emergency vehicle access via an existing driveway from Brudy Rd. (see exhibit 7)
 - 2. Adequate space is provided onsite for emergency vehicles. (see exhibit 7)
 - 3.
 - 4. Standard has been met

- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
 - 1. All structures and dwelling unit has access to Brudy Rd. which is a County Local Road.
 - 2.
 - 3. Standard has been met.

- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
 - 1. Not applicable. No subdivision plats and subdivision condominiums are proposed.

- h. Exterior lighting shall be arranged as follows: a. It is deflected away from adjacent properties, b. It does not impede the vision of traffic along adjacent streets and c. It does not unnecessarily illuminate night skies.
 - 1. Exterior lighting shall be pointed downward and deflected away from adjacent properties. (see exhibit 3)
 - 2.
 - 3. Standard has been met.

Or,

 - 1.
 - 2. Standard has not been met.

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.
 - 1. Not applicable. No public or common ways for vehicular and pedestrian circulation are proposed

- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.
 - 1. The site plan conforms to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan as conditioned for approval.
 - 2.
 - 3. Standard has been met.

Or,

 - 1.
 - 2. Standard has not been met.

DECISION

TIME PERIOD FOR JUDICIAL REVIEW

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

DATE DECISION AND ORDER ADOPTED

Wednesday, June 15, 2016

Patty Croft, Chairperson

Charles Freese, Secretary

CHEBOYGAN COUNTY PLANNING COMMISSION

Burt Lake Marina / Carl Drayton

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Site Plan Review Application (6 Pages)
4. 1999 Zoning Commission Approval and Building Permit To Add 3 Service Bays to Existing Service Shop (6 Pages)
5. Site Plan (1 Page)
- 6.
- 7.
- 8.
- 9.
- 10.

Note: Planning Commission members have exhibits 1 and 2.



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

PROPERTY LOCATION

Address <u>7118 Bunker Rd</u>	City / Village <u>Indian River</u>	Twp / Sec. <u>TUSCARORA Sec. 35</u>	Zoning District <u>D-UM</u>
Property Tax I.D. Number <u>161-035-200-019-00 161-035-200-019-01</u>	Plat or Condo Name / Lot or Unit No. <u>NA</u>		

APPLICANT

Name <u>Burt Lake Marina</u> <u>CARL DRAYTON</u>	Telephone <u>231-891-6729 231-238-9315</u>	Fax <u>231-238-7385</u>
Address <u>4879 S. Straits Hwy</u>	City, State & Zip <u>Indian River MI 49749</u>	E-Mail <u>sales@burtlakemarina.com</u>

OWNER (If different from applicant)

Name <u>Ty & Lisa LaPmirie</u>	Telephone <u>231-290-6013</u>	Fax
Address <u>3269 N. Fisher Dr Drive</u>	City, State & Zip <u>Indian River MI 49749</u>	E-Mail <u>lisa@burtlakemarina.com</u>

PROPOSED WORK

Type (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Change in Use or Additional Use <input type="checkbox"/> Reconstruction <input type="checkbox"/> Relocated Building <input type="checkbox"/> Sign, Type: _____ <input type="checkbox"/> Other: _____	Building/Sign Information Overall Length: <u>24</u> feet } <u>3 Boat Ports</u> Overall Width: <u>36</u> feet } Floor Area: <u>1728</u> sq. feet Overall Building Height: <u>12</u> feet Sign Area: _____ sq. feet Sign Height _____ feet
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PROPOSED USE (check all that apply)

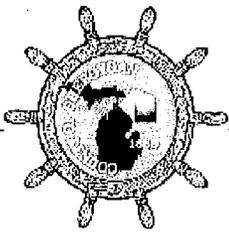
<input type="checkbox"/> Single-Family Residence	<input type="checkbox"/> Expansion / Addition	<input type="checkbox"/> Office	<input type="checkbox"/> Agricultural
<input type="checkbox"/> Duplex	<input type="checkbox"/> Garage or Accessory	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/>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

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

If YES, date of approval: 1999 Approved Use: Commercial/Boat Repair

Directions to site: Access from Cheboygan County Road Commission on Bunker Road

SITE PLAN REVIEW APPLICATION



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

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

This is for a Marina with hours 8:30-5:30 M-S. We employ 12 people at this location

2. Site Plan Standards.

PLEASE EXPLAIN HOW YOUR REQUEST MEETS EACH OF THE FOLLOWING STANDARDS

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

There will be no excavating, so the landscape remains the same.

- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.

No grade change needed, no excavating.

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

No change in topography so drainage remains the same.

- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

The addition should add to the overall appearance of building.

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

The addition has 12' ceiling so should not interfere.

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

New structure will have no change to access.

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

This is not a subdivision

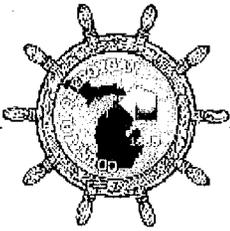
- h. Exterior lighting shall be arranged as follows:

i. It is deflected away from adjacent properties. *No change in lighting*

ii. It does not impede the vision of traffic along adjacent streets. *No walls on structure*

iii. It does not unnecessarily illuminate night skies. *No change*

SITE PLAN REVIEW APPLICATION



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.

NA

j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.

Yes

3. Size of property in sq. ft. or acres: 1.8 Ac.

4. Present use of property:

Boat Repair

5. Does the proposed use of the property include or involve either:

- Junk or salvage yard (Section 3.6) YES NO
- Mineral extraction (Section 17.17) YES NO

If YES, this application must include a written plan as described in the Zoning Ordinance.

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

7. Attach a copy of certified Property Survey or dimensioned property land plat.

AFFIDAVIT

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

Applicant's Signature

Paul Dreyton

Date

5-31-16

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

Yes No

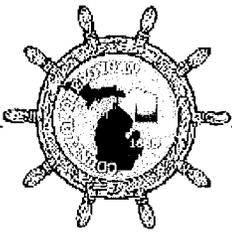
Owner's Signature

Asia Rainie

Date

5-31-16

SITE PLAN REVIEW APPLICATION



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

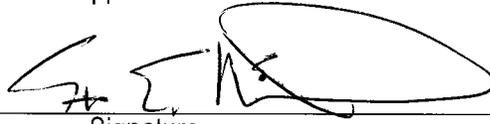
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PHONE: (231)627-8489 ■ FAX: (231)627-3646

FOR PLANNING/ZONING DEPT. USE ONLY

Date Received:	5/31/14
Fee Amount Received:	\$110.00
Receipt Number:	8050
Public Hearing Date:	6/15/14

Notes:

Planning/Zoning Administrator Approval:


Signature

6/4/16
Date

SITE PLAN REVIEW APPLICATION

SITE PLAN REVIEW APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

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

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

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
X		a. North arrow, scale and date of original submittal and last revision. Site plan is to be drawn at a scale of 1 inch = 100 ft. or less.
X		b. Seal of the registered engineer, architect, landscape architect, surveyor, planner, or other site plan preparer. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations.
X		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
	X	d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
NA		e. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, stormwater controls, flood plains, and wetlands.
X		f. Location of existing and proposed buildings and intended uses thereof.
X		g. Details of entryway and sign locations should be separately depicted with an elevation view.
X		h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
X		i. Location, size, and characteristics of all loading and unloading areas.
NA		j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
X		k. Location of all other utilities on the site including but not limited to wells, septic systems, stormwater controls, natural gas, electric, cable TV, telephone and steam and proposed utility easements.
N/A		l. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

SITE PLAN REVIEW APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

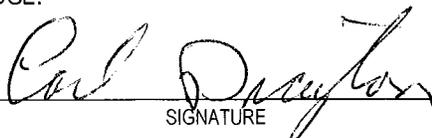
INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
X		m. Location and specifications for all fences, walls, and other screening features.
X		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
X		o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used. <i>No BUILDING</i>
<i>NO</i>		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
<i>NO</i>		q. Elevation drawing(s) for proposed commercial and industrial structures.
<i>NO</i>		r. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well
<i>NO</i>		s. Floor plans, when needed to determine the number of parking spaces required.

PLEASE LIST THE REQUIREMENT FOR WHICH A WAIVER IS BEING REQUESTED. ALSO PROVIDE AN EXPLANATION/REASON FOR THE WAIVER REQUEST.

<u>SECTION</u>	<u>REASON FOR WAIVER REQUEST</u>
<i>d</i>	<i>No CURBING - Flat Top</i>

AFFIDAVIT

I CERTIFY THAT ALL SITE PLAN REQUIREMENTS (A THROUGH S) ARE DRAWN ON THE SITE PLAN, ATTACHED TO THIS APPLICATION AND/OR I AM REQUESTING A WAIVER. I CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS SPECIAL LAND USE PERMIT APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



 SIGNATURE

5-31-16

 DATE

**INDEX FOR 1999
ZONING COMMISSION BOARD MEETINGS**

AGENDA

5-19-99 CONT.

HOWE MARINE BY J. HATFIELD requests a SUP to construct a pole bldg. for boat storage at 3241 Nabanois Trail, Section 19 of Tuscarora Twp. The property is zoned Lake and Stream.

BIG BEAR ADVENTURE BY WADE TRIM requests a site plan review for additional parking and new construction at the Big Bear Adventure site. The new site plan includes the previous proposed go-kart track, relocation of garage, new restrooms and office space/storage, addition to the existing retail store. Additionally, they are proposing new retail space, a new deli area, additional storage space and an activity center. Property is located in Section 25 of Tuscarora Twp. and is zoned Commercial.

5-26-99 UPPER LAKES TIRE BY CARL BALL requests site plan review for a new building located at 9661 N. Straits Hwy., Section 18 of Inverness Twp. The property is zoned Commercial.

6-16-99 UPPER LAKES TIRE (CARL BALL) requests site plan review for a new building located at 9661 N. Straits Hwy. in Section 18 of Inverness Twp. The property is zoned Commercial.

7-21-99 GARY BEEBE requests site plan review for mini-storage buildings. The property is located at 5782 S. Straits Hwy, Section 35 of Tuscarora Twp. and is zoned Commercial.

✓ LARRY RENAUD requests site plan review to add (3) service bays to existing service shop. The property is located at 7118 Bunker Rd., Section 35 of Tuscarora Twp. and is zoned Commercial.

ACTION

Letters read from utilities pertaining to planting greenbelt as recommended. A motion was made by Wodek, supported by Reichlin, to approve construction of building with use of outdoor storage obscured or inside. Motion carried.

A motion was made by Reichlin, supported by Wodek to send to ZBA the go-kart request. Motion carried. All other uses proposed are permitted uses in this District. Comments heard from the audience. Motion by Reichlin, supported by Wodek, to approve relocation of garage for commercial storage use only. Motion carried. Motion was amended to include no commercial deliveries on Rainbow Trail. Motion carried. Board reviewed parking requirements. It shows 90 parking spaces, plus employee parking. A motion was made by Reichlin, supported by Wodek, to approve site plan as submitted with the following stipulations; Parking - retail store and offices is 15, deli and party store is 14, activity center is 8, watercraft rental and sales is 15, miniature golf is 36, bungee trampoline and human gyroscope is 2, a total of 90 parking spaces plus employee spaces, as indicated on site plan. Loading and unloading operations - Detail #1 240 sq. ft., Detail #2 380 sq. ft., Detail #3 300 sq. ft., a total of 920 sq. ft. Garage as previously stated and that MDOT requirements are met per their letter of 4-22-99, including the suggestions made. Motion carried.

Carl Ball appeared. He presented additional information. A motion was made by Carlson, supported by Goodrich, stating basic plan is there to make decision, if an adequate site plan is submitted within a week, complying with Article 20.3.1 Discussion held. Reichlin stated the Board can not vary from conditions of Ordinance. Freese commented on site plan detail. Yeas, 3 - Nay, 3. Motion failed. Owner to resubmit request.

Carl Ball appeared for Upper Lakes Tire and explained his request and presented additional drawings of building for a site plan review for a new building. There will be three passenger and a truck bay. He has three employees, possibly five in the future. A motion was made by Freese, supported by Carlson, to approve site plan, as submitted. Motion carried.

Gary Beebe explained his request. Board reviewed the site plan. The ordinance does not address parking for mini-storage. Section 17.4.8 reviewed. A motion was made by Reichlin, supported by Pietrangelo, to approve 17.4.8 (1), as submitted with signage, that meets ordinance. Motion carried, unanimously.

Renaud explained his site plan to add 3 service bays to existing service shop. There will be no added lighting and he has left a greenbelt. a motion was made by Carlson, supported by LaChapelle, to approve site plan, as submitted. 17.4.8 and table of minimum parcel requirements. Motion carried, unanimously.

Cheboygan County

Building Permit No: PC99-0592

Construction Code Department
870 S. Main Street, P.O. Box 70
Cheboygan, Michigan 49721

Phone: (616) 627-8813
Fax: (616) 627-8881/8408
Hours: Monday - Friday 8:00 a.m. - 5:00 p.m.

Location: 7118 Bunker Rd 161-035-200-019-01	Twp./Sec. TU-35
---	--------------------

Owner: Renaud, Larry Et Ux P.o. Box 550 Indian River MI 49749
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Issued: 07/30/99

Contractor: Owner Of Property

Building Permits Issued 8:00 a.m. to 10:00 a.m.
All Other Permits Issued 8:00 a.m. to 5:00 p.m.
Please Call (616) 627-8813 for an Inspection

Work Description: Burt Lake Marina Addition

Paid	Permit Item	Work Type	Fee Basis	Item Total
At Issue	Commercial 100,000 to 500,000	Commercial	150,000.00	\$375.00



Code Official

Fee Total: \$375.00
Amount Paid: \$375.00
Balance Due: **\$0.00**

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code.
I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.
Payment of permit fee constitutes acceptance of the above terms.

PAID
CK. NO. 013485
DATE 7/30/99 *Regina*

Payment Validation

CHEBOYGAN COUNTY CONSTRUCTION CODE DEPARTMENT

870 South Main Street, Room 114 • P.O. Box 70
Cheboygan, Michigan 49721
Telephone: (616) 627-8813
FAX: (616) 627-8408

BUILDING PERMIT APPLICATION

Building
Permit
Number _____

JOB SITE LOCATION	NUMBER <u>7118</u> STREET <u>BUNKER RD</u>	
	TOWNSHIP, CITY OR VILLAGE <u>TUSCARORA</u>	SECTION <u>35 T 35</u>
	Between <u>M-27</u> CROSS STREET and <u>DEAD END</u> CROSS STREET	
	Property Tax I.D. No. <u>161-035-200-019-01</u>	SUB. LOT/UNIT NO. _____ SUBDIVISION NAME _____

OWNER INFORMATION	NAME <u>LARRY J. RENAUD</u>
	MAILING ADDRESS <u>Box 550 INDIAN RIVER, MICH. 49749</u>
	CITY, STATE, ZIP CODE _____
	TELEPHONE NUMBER <u>616-238-9315</u> FAX NUMBER <u>616-238-7385</u>

ARCHITECT/ ENGINEER INFORMATION	NAME <u>DONALD E. MORGRIDGE ARCHITECT, P.C.</u> LICENSE NUMBER <u>20510</u>
	MAILING ADDRESS <u>970 N. CENTER AVE.</u>
	CITY, STATE, ZIP CODE <u>GAYLORD MICHIGAN</u> EXPIRATION DATE _____
	TELEPHONE NUMBER <u>517-732-6218</u> FAX NUMBER _____

LICENSED BUILDER INFORMATION	NAME <u>BIDDING IN PROCESS</u> LICENSE NUMBER _____ EXPIRATION DATE _____	
	MAILING ADDRESS _____ M.E.S.C. NUMBER _____ TAX I.D. NUMBER _____	
	CITY, STATE, ZIP CODE _____ WORKERS COMP. CARRIER _____	
	TELEPHONE NUMBER _____ FAX NUMBER _____	
	I hereby certify that the proposed work described on this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent. All of the information submitted on this application is accurate to the best of my knowledge, including the site plan information.	
	Signature: _____ Date: _____	

HOMEOWNER CERTIFICATION	I hereby certify that the work described on this application shall be installed by myself in my own single family dwelling in which I am living or are about to occupy. Section 23A of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being section 125.1523A of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23A are subject to civil fines. The site plan is accurate as drawn and/or dimensioned.
	Signature: _____ Date: _____

OTHER REQUIRED PERMITS AND APPROVALS

The permits identified below as being applicable to this construction project must be applied for and issued prior to the issuance of the building permit by the Cheboygan County Construction Code Department.

PERMIT	NUMBER	DATE	APPROVED BY
<input type="checkbox"/> Zoning	_____	_____	_____
<input type="checkbox"/> Septic	_____	_____	_____
<input type="checkbox"/> Well	_____	_____	_____
<input type="checkbox"/> Drive/Culvert	_____	_____	_____
<input type="checkbox"/> Soil Erosion	_____	_____	_____
<input type="checkbox"/> H.R. Erosion	_____	_____	_____
<input type="checkbox"/> Wetlands	_____	_____	_____
<input type="checkbox"/> Variance	_____	_____	_____

TYPE OF IMPROVEMENT

<input type="checkbox"/> New Building	<input type="checkbox"/> Setting
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Foundation Only
<input type="checkbox"/> Alteration/Remodel	<input type="checkbox"/> Moving/Relocation
<input type="checkbox"/> Repair/Replacement	<input type="checkbox"/> Other: _____

PROPOSED USE OF BUILDING

<p>RESIDENTIAL</p> <input type="checkbox"/> One Family, No. Bedrooms: _____ <input type="checkbox"/> Multi-Family, No. Units: _____ <input type="checkbox"/> Hotel/Motel, No. Units: _____ <input type="checkbox"/> Mobile Home/HUD Sectional <input type="checkbox"/> BOCA Modular <input type="checkbox"/> Garage: <input type="checkbox"/> Attached or <input type="checkbox"/> Unattached <input type="checkbox"/> Pole Building or <input type="checkbox"/> Storage Building <input type="checkbox"/> Other: _____	<p>NON-RESIDENTIAL</p> <input type="checkbox"/> Assembly <input checked="" type="checkbox"/> Business <input type="checkbox"/> Educational <input type="checkbox"/> Factory <input type="checkbox"/> Institutional <input checked="" type="checkbox"/> Mercantile <input checked="" type="checkbox"/> Storage <input type="checkbox"/> Utility/Miscellaneous	<p>ESTIMATED COST OF PROJECT</p> <p><u>\$150,000.</u></p>
---	--	--

NON-RESIDENTIAL/COMMERCIAL USE: (Describe the proposed uses of the building.)
REPAIR BOATS AND PARTS DEPT. SALES AND STORAGE

BUILDING INFORMATION AND DATA

<p>DIMENSIONS No. of Stories <u>1 1/2</u></p> <p>Foundation Dimensions: <u>81'4" x 58'</u></p> <p>1st Floor Dimensions: <u>81'4" x 58'</u></p> <p>2nd Floor Dimensions: <u>81'4" x 286 3/4</u></p> <p>Other: <u>ADDITION 3767 UPPER 1562</u></p> <p>Total Area: <u>EXISTING 3783 TOTAL 9112</u></p>	<p>FOUNDATION AREA</p> <input type="checkbox"/> Crawl Space <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Piers <input type="checkbox"/> Basement: <input type="checkbox"/> Full or <input type="checkbox"/> Partial
--	---

BUILDING PERMIT APPROVAL

<p>Building Permit No.: _____</p> <p>Building Permit Fee = \$ _____</p> <p>Zoning Fee = \$ _____</p> <p>_____ = \$ _____</p> <p>TOTAL AMT. DUE = \$ _____</p>	<p>Construction Type: _____</p> <p>Use Group: _____</p> <p>Zoning District: _____</p> <p>Approved by: _____</p> <p>Date: _____</p>
--	--

DATE 7/30/99
NAME Barry Renaud
BY _____
ADD 7118 Bunker Rd
PARCEL CODE 161-035-200-019-01
PERMIT # PC99-0592
TYPE CONST Burt Lake Man. Add
SIZE 81'4" x 58' 81'4" x 28'6 3/4"

PLANS IN RACK



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

STAFF REPORT

Item: Site Plan Review Amendment for additions to an existing boat repair structure.	Prepared by: Scott McNeil
Date: June 8, 2016	Expected Meeting Date: June 15, 2016

GENERAL INFORMATION

Introduction:

The applicant is seeking an amendment to a site plan approved by the Zoning Commission on July 21, 1999 (see exhibit 4). The site plan amendment is for three (3) structural additions to an existing boat repair facility measuring 36 ft. wide and 24 ft. deep each. The subject is located in a Commercial Development (D-CM) zoning district. Boat repair is a permitted use in a D-CM zoning district per section 6.2.2.

The additions exceed the 20% floor area limitation for an amendment by the zoning administrator per section 20.14.a.4.

Applicant:

Carl Drayton

Contact person:

Carl Drayton

Phone:

231-8816728

Requested Action:

Approval of amendment to site plan to allow for 3 carport type additions to an existing boat repair facility measuring 36 ft. wide and 24 ft. deep each in a D-CM Zoning District.

BACKGROUND INFORMATION

Current Zoning:

Current zoning is Commercial Development District (D-CM)

Surrounding Land Uses:

Surrounding land uses are commercial the west and south and residential to the north and east.

Environmentally Sensitive Areas (steep slopes, wetlands, woodlands, stream corridor, floodplain): No environmentally sensitive areas have been identified.

Historic buildings/features:

There are no historic buildings in the subject area.

Traffic Implications

The site is located on South Straits highway. The site plan amendment is for additions to an existing boat repair facility. No change to traffic conditions is anticipated.

Parking

The applicant indicates 12 full time employees in the application which requires 2 parking spaces per Section 17.6. The site plan provides 13 parking spaces. There are no regulations or standards found in Section 17.6 relative to the proposed use. The site plan provides for a general parking area at the northwest portion of the site. The Planning Commission will need to make an adequate parking determination per section 17.4.1. regarding the use.

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

Street access to this site is provided from Bunker Road. There are no changes proposed to the access driveways.

Signs

No sign changes or additions are proposed

Fence/Hedge/Buffer

No fence, hedge or buffer is proposed. None are required.

Lighting

Existing overhead lighting exists. No additional lighting is proposed

Stormwater management

No changes to stormwater facilities are proposed.

Review or permits from other government entities:

Construction permits will be required from the Department of Building Safety.

Public comments received

None

Recommendations (proposed conditions)

Subject to requirements of Department of Public Safety.

CHEBOYGAN COUNTY PLANNING COMMISSION

SITE PLAN REVIEW

Wednesday, June 15, 2016 7:00 PM

Applicant

Carl Drayton
8355 Sturgeon Valley Dr.
Indian River , Mi. 49749

Owner

Ty and Lisa LaPrairie
3269 N. Fisher Dr.
Indian River, Mi. 49749

Parcel

7118 Bunker Rd.
Tuscarora Township
161-035-200-019-00
161-035-200-019-01

GENERAL FINDINGS

1. The property is located in a Commercial Development Zoning Distirct (D-CM)
2. The applicant is requesting an amendment to a site plan for three (3) boat port additions measuring 24 ft x 36 ft. each to a structure with an existing boat repair use.
3. Boat repair is a permitted use in a D-CM zoning district pursuant to section 6.2.2.
4. The Cheboygan County Zoning Board approved the original site plan on July 21, 1999.
5. The applicant requests a waiver from the topography and elevation drawing requirement.
- 6.

SPECIFIC FINDINGS OF FACT UNDER SECTION 20.10 OF THE ZONING ORDINANCE

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

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 1. The site plan indicates that there is no change in overall natural contours of the site and no reshaping of the site. (see exhibit 3)
 2. The site plan indicates that it will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance. (see exhibit 5)
 - 3.
 4. Standard has been met.

Or.

 - 1.
 2. Standard has not been met.
- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
 1. No change will take place to the landscape. (see exhibit 3)
 2. No soil or tree removal is proposed. (see exhibit 3)
 - 3.
 4. Standard has been met.

Or.

 - 1.
 2. Standard has not been met.

- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
 - 1. Stormwater drainage will not change relative to the proposed structure additions. (see exhibit 3)
 - 2.
 - 3. Standard has been met.

Or.

 - 1.
 - 2. Standard has not been met.
- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
 - 1. Not applicable. No dwelling units are proposed.
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means
 - 1. Emergency vehicle access is provided to all buildings via Bunker Rd. (see exhibit 5)
 - 2.
 - 3. Standard has been met.

Or.

 - 1.
 - 2. Standard has not been met.
- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
 - 1. The site is located on, and has access to Bunker Road and South Straits Hwy. (see exhibit 5)
 - 2.
 - 3. Standard has been met.

Or.

 - 1.
 - 2. Standard has not been met.
- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
 - 1. This is not applicable. No subdivision condominiums or subdivision plats are proposed.
- h. Exterior lighting shall be arranged as follows: a. It is deflected away from adjacent properties, b. It does not impede the vision of traffic along adjacent streets and c. It does not unnecessarily illuminate night skies.
 - 1. No new exterior lighting is proposed. (see exhibit 3)
 - 2.
 - 3. Standard has been met.

Or.

 - 1.
 - 2. Standard has not been met.
- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.
 - 1. Not applicable. No public or common ways are proposed.

- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.
 - 1. This site plan will conform to the Master Plan and any applicable state and federal laws.
 - 2.
 - 3. Standard has been met.
- Or.
 - 1.
 - 2. Standard has not been met.

DECISION

TIME PERIOD FOR JUDICIAL REVIEW

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

DATE DECISION AND ORDER ADOPTED

Wednesday, June 15, 2016

Patty Croft, Chairperson

Charles Freese, Secretary

CHEBOYGAN COUNTY PLANNING COMMISSION

Brandon Kolo

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Site Plan Review Application (6 Pages)
4. Site Plan (2 Pages)
- 5.
- 6.
- 7.
- 8.
- 9.

Note: Planning Commission members have exhibits 1 and 2.



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

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

Food truck on the patio of existing food service business. Food truck will serve hot foods, while existing structure will serve cold food. Truck will add three additional employees and maintain same seasonal hours as existing business

2. Site Plan Standards.

PLEASE EXPLAIN HOW YOUR REQUEST MEETS EACH OF THE FOLLOWING STANDARDS

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
There will be no change to the topography, size and type of lot, and character of adjoining buildings.
Site to be developed for same use as existing building on site.
- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
There will be no change to topography.
- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
Site will not have a topography change. New structure will connect to city sewer.
- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
Site will not be used for dwelling
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
Access shall exist
- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
No structure will not impeded access to public street
- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
NA
- h. Exterior lighting shall be arranged as follows:
- i. It is deflected away from adjacent properties. Yes
- ii. It does not impede the vision of traffic along adjacent streets. Yes
- iii. It does not unnecessarily illuminate night skies. Yes

SITE PLAN REVIEW APPLICATION



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

SITE PLAN REVIEW APPLICATION

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.

Plan does not include change to any street or drive

- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.

Yes

3. Size of property in sq. ft. or acres: 7828.1 sq ft

4. Present use of property:
Ice Cream Store and out door patio

5. Does the proposed use of the property include or involve either:

- Junk or salvage yard (Section 3.6) YES NO
- Mineral extraction (Section 17.17) YES NO

If YES, this application must include a written plan as described in the Zoning Ordinance.

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

7. Attach a copy of certified Property Survey or dimensioned property land plat.

AFFIDAVIT

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

Applicant's Signature

Bruce Paul

Date

6-1-16

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

Yes No

Owner's Signature

Melissa Brazz

Date

6-1-16



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

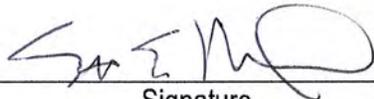
870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646

FOR PLANNING /ZONING DEPT. USE ONLY

Date Received:	6/2/16
Fee Amount Received:	\$ 165.00
Receipt Number:	5062
Public Hearing Date:	6/15/16

Notes:

Planning/Zoning Administrator Approval:



Signature

6/2/16

Date

SITE PLAN REVIEW APPLICATION

SITE PLAN REVIEW APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

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

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

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
x		a. North arrow, scale and date of original submittal and last revision. Site plan is to be drawn at a scale of 1 inch = 100 ft. or less.
x		b. Seal of the registered engineer, architect, landscape architect, surveyor, planner, or other site plan preparer. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations.
x		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
	x	d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
NA		e. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, stormwater controls, flood plains, and wetlands.
x		f. Location of existing and proposed buildings and intended uses thereof.
NA		g. Details of entryway and sign locations should be separately depicted with an elevation view.
x		h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
x		i. Location, size, and characteristics of all loading and unloading areas.
x		j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
x		k. Location of all other utilities on the site including but not limited to wells, septic systems, stormwater controls, natural gas, electric, cable TV, telephone and steam and proposed utility easements.
x		l. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

SITE PLAN REVIEW APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

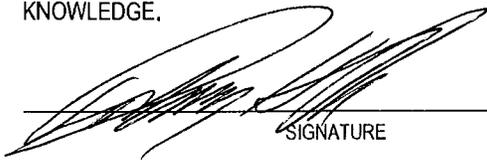
INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
x		m. Location and specifications for all fences, walls, and other screening features.
x		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
x		o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
x		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
<i>NA</i>		q. Elevation drawing(s) for proposed commercial and industrial structures.
<i>NA</i>		r. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well
<i>NA</i>		s. Floor plans, when needed to determine the number of parking spaces required.

PLEASE LIST THE REQUIREMENT FOR WHICH A WAIVER IS BEING REQUESTED. ALSO PROVIDE AN EXPLANATION/REASON FOR THE WAIVER REQUEST.

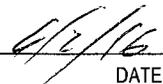
<u>SECTION</u>	<u>REASON FOR WAIVER REQUEST</u>
D	Topography of site not changing

AFFIDAVIT

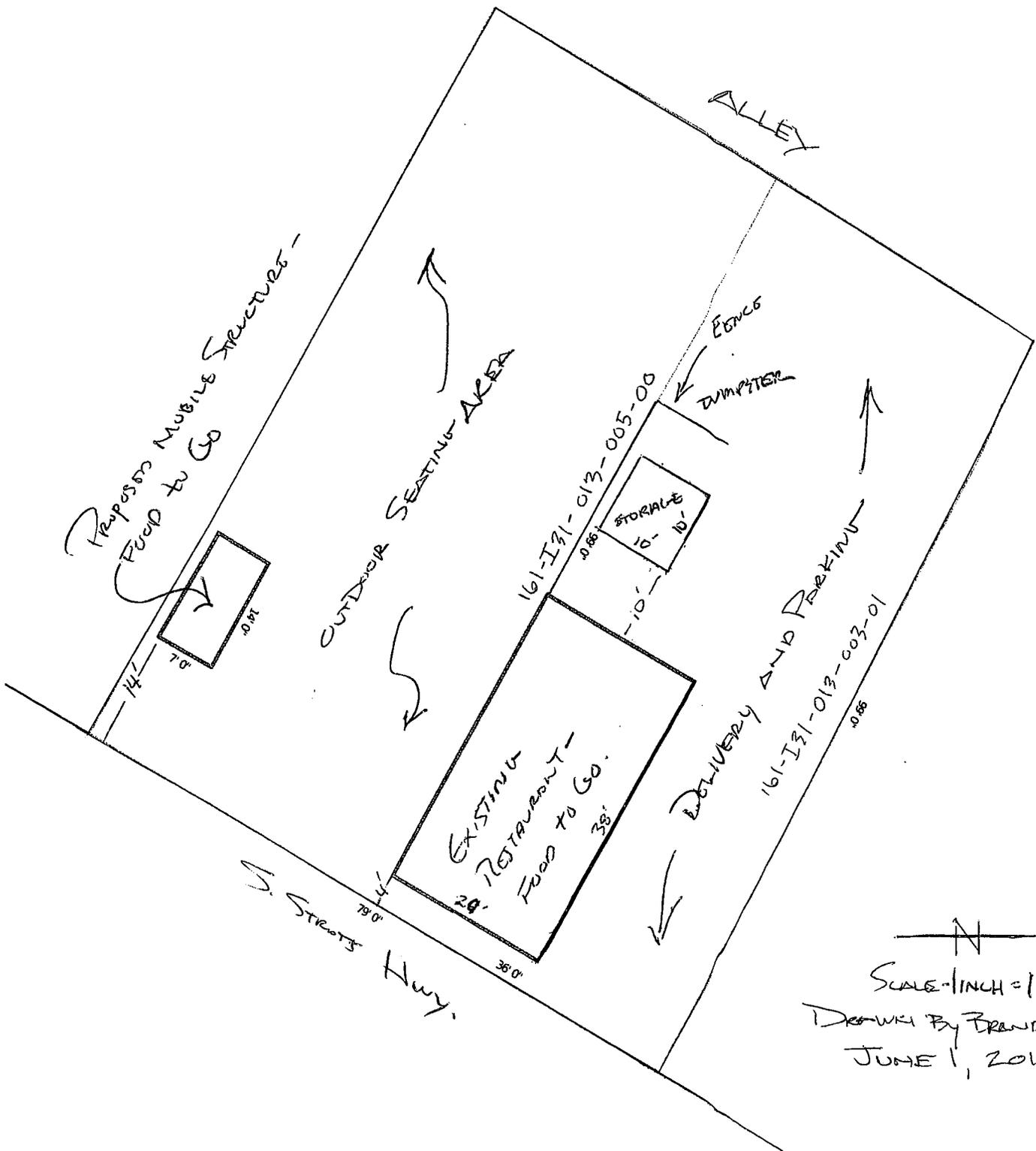
I CERTIFY THAT ALL SITE PLAN REQUIREMENTS (A THROUGH S) ARE DRAWN ON THE SITE PLAN, ATTACHED TO THIS APPLICATION AND/OR I AM REQUESTING A WAIVER. I CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS SPECIAL LAND USE PERMIT APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



 SIGNATURE



 DATE



Proposed Mobile Structures -
Food to Go

OUTDOOR SEATING AREA

EXISTING RESTAURANT -
Food to Go

STORAGE
10' x 10'

DELIVERY AND PARKING

ENCLOSURE
DUMPSTER

ALLEY

S. STREETS Hwy.

161-131-013-005-00

161-131-013-003-01



SCALE: 1 INCH = 16.45 FT.

DRAWN BY BRANDON KOLO
JUNE 1, 2016



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

STAFF REPORT

Item: Consideration of site plan review for a new facility to an existing Restaurant use in the Indian River Village Center Overlay zoning district.	Prepared by: Scott McNeil
Date: June 6, 2016	Expected Meeting Date: June 15, 2016

GENERAL INFORMATION

Applicant: Brandon Kolo

Contact person: Brandon Kolo

Phone: 248-756-3031

Requested Action: Approval of site plan review for restaurant use pursuant to Section 13B.2.8.

BACKGROUND INFORMATION

Introduction:

The applicant is seeking an approval of a site plan for a restaurant use. The applicant is proposing to serve food to-go from a mobile structure at an existing restaurant business (Dairy Mart).

The subject site is located between River Street and Lake Street at 3450 South Straits Highway which includes existing restaurant business serving food and frozen dairy products to go with existing outdoor seating. The lot is located at in Tuscarora Township and is zoned Village Center Indian River Overlay (VC-IR-O). Restaurant is a permitted use per section 13B.2.8.

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

Surrounding Land Uses: Commercial uses surround the subject.

Environmentally Sensitive Areas (steep slopes, wetlands, woodlands, stream corridor, and floodplain): The subject lot is located on the Indian River. There are no other known environmentally sensitive areas on the subject site.

Historic buildings/features:

There are no buildings or historic features on this site.

Traffic Implications:

The site is located on South Straits Hwy. The applicant proposes an additional facility at an existing food to-go restaurant use. This project will have minimal effect on current traffic conditions.

Parking:

The applicant proposes a new facility at an existing Restaurant use within the Village Center Indian River Overlay zoning District. No onsite parking spaces are required pursuant to Section 13B.4.1. which states as follows:

There shall be no parking requirements for those uses which are permitted by right or by special use permit in the VC-IR-O zoning district except residential uses, which must comply with the following:

- a. Two (2) off-street parking spaces shall be required for each dwelling unit.
- b. The required parking space(s) shall be provided on site or on leased land within 300 feet of the property.
- c. The required parking spaces shall be maintained as long as each dwelling unit is occupied.

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

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

Signs.

No new signs are proposed.

Fence/Hedge/Buffer

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

Lighting: No new lighting is proposed.

Stormwater management;

No changes to existing stormwater management is proposed.

Review or permits from other government entities

Review by the Department of Building Safety will be required. Health Department approval will be required.

Recommendations (proposed conditions)

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

CHEBOYGAN COUNTY PLANNING COMMISSION

SITE PLAN REVIEW

Wednesday, June 15, 2016, 7:00 PM

Applicant

Brandon Kolo
108 5th St. Unit D
Royan Oak, Mi. 48067

Owner

Melissa Brazier
PO Box 275
Indian River, Mi. 49749

Parcel

3450 S. Straits Hwy.
Tuscarora Twp.
161-131-013-003-01
161-131-013-005-00

GENERAL FINDINGS

1. The subject property is zoned Village Center Indian River Overlay District (VC-IR-O).
2. The applicant is seeking a site plan review approval for a mobile structure placed on site for serving food at an existing restaurant use.
3. Restaurant is a permitted use in a VC-IR-O district per section 13B.2.8.
4. The applicant requests a waiver from the topography survey requirement.
- 5.
- 6.

SPECIFIC FINDINGS OF FACT UNDER SECTION 20.10 OF THE ZONING ORDINANCE

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

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 1. The site plan provides for no change in the overall natural counters of the site. (see exhibit and)
 2. The site is developed to allow use of surrounding property as permitted by the zoning ordinance. (see exhibit 3 and 4)
 - 3.
 4. Standard has been met.

Or,

 - 1.
 2. Standard has not been met.

- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
 1. The applicant proposes to place a mobile structure on the lot to be used for preparing and serving food. (See exhibit 3 and 4)
 - 2.
 3. Standard has been met.

Or,

- 1.
2. Standard has not been met.

- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
 - 1. The applicant proposes to place a mobile structure on the lot to be used for preparing and serving food.(see exhibit 3 and 4)
 - 2. No changes are proposed for storm water removal.
 - 3.
 - 4. Standard has been met.

Or,

- 1.
- 2. Standard has not been met.

- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

- 1. Not applicable. No dwelling units are proposed.

- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means
 - 1. The site plan provides for a practical means of access for emergency vehicles from South Straits Hwy and from an alley located at the rear of the lot. (see exhibit 4)
 - 2.
 - 3. Standard has been met.

Or,

- 1.
- 2. Standard has not been met.

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

- 1. The site is located on, and has access to South Straits Hwy. (see exhibit 4)
- 2.
- 3. Standard has been met.

Or,

- 1.
- 2. Standard has not been met.

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

- 1. This is not applicable. No subdivision plats and subdivision condominiums are proposed.

- h. Exterior lighting shall be arranged as follows: a. It is deflected away from adjacent properties, b. It does not impede the vision of traffic along adjacent streets and c. It does not unnecessarily illuminate night skies.

- 1. No new exterior lights are proposed. (see exhibit 3)
- 2. The lights shall be deflected away from adjacent properties, shall not impede the vision of traffic along adjacent streets and shall not unnecessarily illuminate night skies. (see exhibit 3)
- 3.
- 4. Standard has been met.

Or,

- 1.
- 2. Standard has not been met.

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.
 - 1. Not applicable. No public common ways are proposed.

 - j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.
 - 1. This site plan will conform to the Master Plan, zoning ordinance, and any applicable state and federal laws. (see exhibit 1, 2, 3 and 4)
 - 2.
 - 3. Standard has been met.
- Or,
- 1.
 - 2. Standard has not been met.

DECISION

TIME PERIOD FOR JUDICIAL REVIEW

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

DATE DECISION AND ORDER ADOPTED

Wednesday, June 15, 2016

Patty Croft, Chairperson

Charles Freese, Secretary

CHEBOYGAN COUNTY PLANNING COMMISSION

John M. Petre – *Revised 06/08/16*

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Site Plan Review Application (6 Pages)
4. Site Plan (1 Page)
5. Detail Drawing (1 Page)

The following items were added to the exhibit list on 06/08/16:

6. E-mail dated 05/31/16 from David Carpenter, Tuscarora Township Fire Chief (1 Page)
- 7.
- 8.
- 9.
- 10.

Note: Planning Commission members have exhibits 1 and 2.



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

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

Sale of Pharmas Storage Buildings - No employees
Display only.

2. Site Plan Standards.

PLEASE EXPLAIN HOW YOUR REQUEST MEETS EACH OF THE FOLLOWING STANDARDS

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

No Changes in contours of site.

- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.

No Changes in Landscape

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

Current drainage is fine - No Changes

- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

N/A

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

Drive Area Between Display - Driveway from S. Straits Hwy.

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

on S. Straits Highway

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

N/A

- h. Exterior lighting shall be arranged as follows: No Extension Lighting

i. It is deflected away from adjacent properties. _____

ii. It does not impede the vision of traffic along adjacent streets. _____

iii. It does not unnecessarily illuminate night skies. _____

SITE PLAN REVIEW APPLICATION



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

SITE PLAN REVIEW APPLICATION

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.

N/A

- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.

YES

3. Size of property in sq. ft. or acres: 3.67 & .92 Acres

4. Present use of property: Proximal for employees of Inverness River Sports

5. Does the proposed use of the property include or involve either:

- Junk or salvage yard (Section 3.6) YES NO
- Mineral extraction (Section 17.17) YES NO

If YES, this application must include a written plan as described in the Zoning Ordinance.

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

7. Attach a copy of certified Property Survey or dimensioned property land plat.

AFFIDAVIT

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

Applicant's Signature [Signature]

Date 5-17-16

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

Yes No

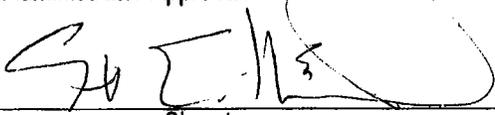
Owner's Signature [Signature]

Date 5-9-16



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

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

[REDACTED]		
Date Received:	5-20-16	Notes:
Fee Amount Received:	\$ 220.00	
Receipt Number:	5033	
Public Hearing Date:	6-15-16	
Planning/Zoning Administrator Approval:		
		5/20/16
Signature		Date

SITE PLAN REVIEW APPLICATION

SITE PLAN REVIEW APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

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

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

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
✓		a. North arrow, scale and date of original submittal and last revision. Site plan is to be drawn at a scale of 1 inch = 100 ft. or less.
✓		b. Seal of the registered engineer, architect, landscape architect, surveyor, planner, or other site plan preparer. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations.
✓		c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
	✓	d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
N/A		e. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, stormwater controls, flood plains, and wetlands.
✓		f. Location of existing and proposed buildings and intended uses thereof.
✓		g. Details of entryway and sign locations should be separately depicted with an elevation view.
✓		h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carpools, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
✓		i. Location, size, and characteristics of all loading and unloading areas.
N/A		j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
✓		k. Location of all other utilities on the site including but not limited to wells, septic systems, stormwater controls, natural gas, electric, cable TV, telephone and steam and proposed utility easements.
N/A		l. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

SITE PLAN REVIEW APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
✓		m. Location and specifications for all fences, walls, and other screening features.
✓		n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
n/a		o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
n/a		p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
n/a		q. Elevation drawing(s) for proposed commercial and industrial structures.
n/a		r. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well
n/a		s. Floor plans, when needed to determine the number of parking spaces required.

PLEASE LIST THE REQUIREMENT FOR WHICH A WAIVER IS BEING REQUESTED. ALSO PROVIDE AN EXPLANATION/REASON FOR THE WAIVER REQUEST.

SECTION

REASON FOR WAIVER REQUEST

d.	Existing topography is flat - No changes to topography

AFFIDAVIT

I CERTIFY THAT ALL SITE PLAN REQUIREMENTS (A THROUGH S) ARE DRAWN ON THE SITE PLAN, ATTACHED TO THIS APPLICATION AND/OR I AM REQUESTING A WAIVER. I CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS SPECIAL LAND USE PERMIT APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



 SIGNATURE

5-17-16

 DATE

977.8'

161-001-200-C05-04

I

I-75
ROW

827.5'

M-27
ROW

SEE DETAIL
DRAWING →

250'

161-001-400-C02-00

200'

438.1'

44.3'



JOHN PEREE (APPLICANT)
PDS#1 DRAWING
SCALE - 1" = 100'

5-17-16

John Perree

161-001-200-005-04

200'

161-001-400-002-00

180'

40' INDIAN RIVER SPORTS
EMPLOYEE PARKING AREA

250'

190'

DISPLAY AREA

LOADING/UNLOADING

CUSTOMER PARKING

ASPHALT SURFACE

DISPLAY AREA

ON GRASS

SOUTH STRAITS HIGHWAY
RIGHT-OF-WAY

JOHN PETRIE (APPLICANT)
DETAIL DRAWING

51 John Petrie 5-17-16

80' X 190'

ASPHALT
SURFACE

N →

SCALE 1" = 50 FT.

NOTE - UP TO 2 BANNER

SIGNS ON BUILDINGS FOR

SCALE UP TO 18" SIGNS

GRAVEL SURFACE
DISPLAY - LOADING/UNLOADING

100'

15' DISPLAY

58'

LOADING/UNLOADING

15'

20 FT. WIDE
DRIVEWAY

Deborah Tomlinson

From: Dave Carpenter [<mailto:dpcarpenter@voyager.net>]
Sent: Tuesday, May 31, 2016 3:45 PM
To: Deborah Tomlinson
Subject: Re: 06/01/16 PC Packet

Hi Deb,

The right click worked, and I don't see any major concerns in regards to the fire department for the following projects. 1) Toni Wilson's retail shop, restaurant, and salon. 2) Jackie Hanel & Toni Wilson restaurant. 3) Tuscarora Township playground project. 4) Rae Bontekoe barn project on Brudy Rd. 5) John Petre storage barn display at 536 S. Straits Hwy.

If you have any questions please feel free to contact me anytime at my office at 231-238-9338.

Respectfully,

David Carpenter
Fire Chief

6



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

STAFF REPORT

Item: Request for site plan review for outdoor retail sales of storage buildings in a Commercial Development zoning district.	Prepared by: Scott McNeil
Date: June 2, 2016	Expected Meeting Date: June 15, 2016

GENERAL INFORMATION

Applicant: John Petre

Contact person: Same

Phone: 231-824-3658

Requested Action: Approval of site plan review for outdoor sales of storage buildings pursuant to Section 6.2.19 (Retail sales establishment, specialty).

BACKGROUND INFORMATION

Introduction:

The applicant is seeking site plan review for outdoor specialty retail sales of storage buildings. The subject site is located at 556 S. Straits Highway and is zoned Commercial Development District (D-CM). Retail sales establishment, Specialty is a permitted use per Section 6.2.19. Retail sales establishment, Specialty is defined as follows;

RETAIL SALES ESTABLISHMENT, SPECIALTY (Rev. 01/28/06, Amendment #53)

Unless otherwise noted in this Ordinance, retail operation establishments that carry goods in one type of line or merchandise and may include but not limited to shoe stores, jewelry stores, antique stores, book stores, clothing stores, and similar stores.

The applicant proposes to display storage building for sale outdoors on an existing site with asphalt and gravel parking surfaces as depicted on the site plan.

This business is currently operating. This site plan review is being brought before the Planning Commission as a result of enforcement.

You by review of the site plan and application you may recall that the subject site has been included in the most recent site plan amendment regarding employee parking for Indian River Sports Center. You will note that the employee parking is relocated on the site plan.

Current Zoning:

Commercial Development District. (D-CM)

Surrounding Land Uses:

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

Environmentally Sensitive Areas (steep slopes, wetlands, woodlands, stream corridor, floodplain): A portion of the subject site displays features related to wetlands. There are no other known environmentally sensitive areas on the subject site.

Historic buildings/features:

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

Traffic Implications

This project is proposed for an existing commercial site which is improved with gravel and asphalt surface parking areas and driveway to S. Straits Highway which is a County Primary Road. This use will have minimal effect on current traffic conditions.

Parking:

Section 17.6 provides for 1 parking space per 2 employees. The applicant indicates that there will be no employees. There is no standard for outdoor retail display use provided in section 17.6. I have computed 22,275 sq. ft. of outdoor display is as indicated on the site plan. Using the outdoor auto sales display standard of 1 space per 5,000 square feet of outdoor display area we find a standard for 5 parking spaces. The site plan provides for an area designated for parking of 120 lineal feet. This area would provide 13 parking spaces based on the required parking space size of 9 ft. x 20 ft. The Planning Commission will need to make a determination of adequate parking per section 17.4.1.

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

Access to the site is facilitated by an existing driveway to S. Straits Highway, which is a County Primary Road. No new access drives are proposed.

Signs

Existing signage on site is to remain. No additional signs are proposed.

Fence/Hedge/Buffer

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

Lighting

No additional lighting is proposed.

Stormwater management

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

Review or permits from other government entities:

The site plan indicates outdoor display area only. No other permits are required unless new signage is requested beyond that indicated on the site plan.

CHEBOYGAN COUNTY PLANNING COMMISSION

SITE PLAN REVIEW

Wednesday, June 15, 2016, 7:00 PM

Applicant

John Petre
5871 North 41 Rd.
Manton , Mi. 49663

Owner

Dan Slanec
1299 Patterson Ave
Topinabee, Mi. 49791

Parcel

556 N. Straits Hwy.
Tuscarora Township
161-001-200-005-04
161-001-400-002-00

GENERAL FINDINGS

1. The subject property is zoned Commercial Development District. (D-CM)
2. The applicant is also seeking site plan review approval for Retail sales establishment, specialty, which is a permitted use in a D-CM zoning district per Section 6.2.19.
3. The applicant proposes outdoor display of storage buildings for retail sale.
4. The applicant is seeking a waiver to the topographic survey requirement for site plans.
- 5.

SPECIFIC FINDINGS OF FACT UNDER SECTION 20.10 OF THE ZONING ORDINANCE

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

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 1. No changes to the overall contours of the site are proposed (see exhibit 4)
 - 2.
 3. Standard has been met.Or.
 - 1.
 2. Standard has not been met.
- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
 1. No trees are proposed to be removed. No topographic modifications are proposed. (see exhibit 4)
 - 2.
 3. Standard has been met.Or.
 - 1.
 2. Standard has not been met.
- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
 1. No changes to site drainage are proposed. (see exhibit 3)
 - 2.
 3. Standard has been met.Or.
 - 1.
 2. Standard has not been met.

- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
 - 1. Not applicable – No dwelling units are located therein. (see exhibits 5 and 6)

- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
 - 1. A practical means for access by emergency vehicle is provided via access driveways from N. Straits Highway. (see exhibits 5 and 6)
 - 2.
 - 3. Standard has been met.Or.
 - 1.
 - 2. Standard has not been met.

- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
 - 1. The structures on the subject lot for sales display have access to N. Straits Highway. (see exhibits 5 and 6)
 - 2.
 - 3. Standard has been met.Or.
 - 1.
 - 2. Standard has not been met.

- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
 - 1. Not applicable. No subdivision plats or subdivision condominiums are proposed.

- h. Exterior lighting shall be arranged as follows: a. It is deflected away from adjacent properties, b. It does not impede the vision of traffic along adjacent streets and c. It does not unnecessarily illuminate night skies.
 - 1. Existing exterior lighting is deflected away from adjacent properties and does not impede vision of traffic and does not unnecessarily illuminate night skies. (see exhibit 3)
 - 2. No new exterior lighting is proposed (see exhibit 3)
 - 3.
 - 4. Standard has been met.Or.
 - 1.
 - 2. Standard has not been met.

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.
 - 1. Not applicable. No public common ways are proposed.

- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.
 - 1. The site plan conforms to applicable requirements of state and federal statutes and the Cheboygan County Master Plan. (see exhibits 1, 2, 4, 5 and 6)
 - 2.
 - 3. Standard has been metOr.
 - 1.
 - 2. Standard has not been met.

DECISION

TIME PERIOD FOR JUDICIAL REVIEW

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

DATE DECISION AND ORDER ADOPTED

Wednesday, June 15, 2016

Patty Croft, Chairperson

Charles Freese, Secretary



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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

Date: June 2, 2016

To: Planning Commissioners

From: Scott McNeil, Planner

Subject: Public Hearing - An Ordinance to amend the Cheboygan County Zoning

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

Included with this memo is the subject draft amendment document. This zoning ordinance amendment is the first of what will be a series of proposed amendments as a result of the Planning Commission adopting a project as recommended for future projects in the Master Plan under Zoning Ordinance Changes which is written as follows:

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.

Sections 1 and 2 of the proposed amendment provides definitions for Camping Cabin, Gardening and Portable Sawmill and updates definitions for Campground and Motel or Motor Inn.

Section 3 of the amendment deletes the following use listings from the zoning ordinance as follows:

Section 9.2.10. Temporary mobile homes and travel trailers maintained in sound running condition with a current vehicle license. (Relative to the Agriculture and Forestry Management zoning district and otherwise covered under section 17.7.)

Section 10.3.3. Cabin colonies. (Relative to the Lake and Stream Protection zoning district and otherwise covered under section 10.3.7. Motels)

Section 12.3.3. Any development on seasonal roads that requires public services or utilities. (Relative to the Resource Conservation zoning district.)

Sections 4.2.9. and 13E.2.9. Accessory buildings and uses customarily incidental to any of the foregoing uses when located on the same lot or parcel of land and not involving the conduct of a business. (Relative to the Residential Development and Village Center Topinabee Residential Overlay zoning districts and otherwise covered under section 3.3)

Section 4 amendments sections 4.2.2, 10.2.2. and 13E.2.2 from, Gardening but not including the raising of animals, except for household pets. Sheltering, raising or stabling of animals shall be a violation of this ordinance, to Gardening. Please note the proposed definition for Gardening.

Section 5 amendments section 14.2.4 from, Existing forest production and forest harvesting operations including portable sawmills, log storage yards and related activities, to Existing forest production and forest harvesting operations, log storage yards and related activities. (Relative to the Rural Character/Country Living zoning district)

Section 6 of the amendment document amends section 14.2.10 by deleting Subdivisions and site condominiums and replacing with Portable sawmill subject to provisions of Section 14.4.2. (Relative to the Rural Character/Country Living zoning district)

Section 7 adds provisions for the use of Portable sawmills in the Rural Character/Country Living zoning district.

Please do not hesitate to contact me with questions or comments.

5/19/16 for PH
CHEBOYGAN COUNTY
Zoning Ordinance Amendment # __

AN ORDINANCE TO AMEND CHEBOYGAN COUNTY ZONING ORDINANCE NO.
200

Section 1. Amendment of Section 2.2.

Section 2.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add the following definitions in their appropriate alphabetical location which shall read in their entirety as follows:

CAMPING CABIN

A cabin located within a campground which is intended for temporary (thirty (30) days or less) shelter and includes sleeping quarters, may include a bathroom, but does not include a kitchen.

GARDENING

Non-commercial production of flowers, fruit, vegetables, and herbs.

**PORTABLE SAWMILL **

Equipment for the purpose of sawing logs into lumber, designed to be conveniently portable rather than permanently fixed in place.

Section 2. Amendment of Section 2.2.

Section 2.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to change the following definitions which shall read in their entirety as follows:

CAMPGROUND

An area of land under the control of a person or other legal entity, in which pre-established sites are offered for the use of the public, private groups, or members of an organization, either free of charge or for a fee, for the establishment of temporary living quarters for two (2) or more camping cabins, tents, travel trailers, motor homes, or other types of recreational vehicles.

MOTEL OR MOTOR INN

A series of attached, semi-detached, or detached rental units containing bedroom, bathroom and closet space to provide lodging for thirty (30) days or less for a fee.

Section 3. Repeal of Sections 9.2.10, 10.3.3, 12.3.3, and 13.E.2.9

Sections 9.2.10, 10.3.3, 12.3.3, and 13E.2.9 of the Cheboygan County Zoning Ordinance No. 200 are hereby repealed and reserved for future use.

Section 4. Amendment of Sections 4.2., 10.2.2. and 13E.2.2.

Sections 4.2.2., 10.2.2. and 13E.2.2. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

4.2.2 Gardening, 10.2.2. Gardening, 13E.2.2. Gardening

Section 5. Amendment of Section 14.2.4

Section 14.2.4. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows;

14.2.4. Existing forest production and forest harvesting operations, log storage yards and related activities

Section 6. Amendment of Section 14.2.10

Section 14.2.10 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows;

14.2.10 Portable sawmill subject to provisions of Section 14.4.2.

Section 7. Amendment of Section 14.4.

Section 14.4. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 14.4.2. to read in its entirety as follows;

14.4.2. The use of Portable sawmills is hereby authorized as a permitted use in the Rural Character/Country Living zoning district when all of the following requirements and standards are met:

- a. This Section shall not apply to, nor shall it prohibit, a portable sawmill used for the purpose of sawing logs into lumber from one's own trees on one's own property.
- b. The location and operation of a portable sawmill shall be located and operated at least one hundred (100) feet from any lot line.
- c. All storage, loading, unloading and other activities related to a portable sawmill shall be set back a minimum of fifty (50) feet from any lot line. The storage of logs, lumber and other materials shall be sufficiently contained and placed so as to prevent any adverse effect upon adjacent property owners.
- d. All activities related to a portable sawmill shall be limited to one hundred and twenty (120) days on a lot.

Section 8. 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 9. Effective Date.

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

By:

Peter Redmond
Its: Chairperson

By:

Mary Ellen Tryban
Its: Clerk



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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

Date: June 2, 2016

To: Cheboygan County Planning Commission

From: Scott McNeil, Planner

Subject: Public Hearing - An Ordinance to amend the Cheboygan County Zoning Ordinance #200 to provide definitions for Non-Residential Use, Planned Project and Residential Use and provide standards and approval requirements for Planned Project uses in zoning districts where Planned Projects are allowed.

Please find a copy of a draft amendment document. This amendment is proposed as a result of the of the Planning Commission adopting a project as recommended for future projects In the Master Plan under Zoning Ordinance Changes which is written as follows:

Update PUD language, consider allowing other uses and PUD rezoning options to provide more flexibility.

The draft amendment provides for a Planned Project use within a specified zoning district with a special use permit. The amendment is intended to promote flexibility where uses allowed in a specified zoning district can mixed in a single development. The amendment proposes provisions for the Planning Commission to allow modifications to parking space, dwelling floor area and width, lot size, and setback requirements. Provisions also include those which limit the amount of residential to non-residential development in order to promote the purpose of the zoning district in which a Planned Project would be proposed. The term Planned Project is offered in order to provide a distinction from a Planned Unit Development as is being considered via a separate amendment.

By review of section of the proposed amendment document you will find new definitions proposed for Residential use, Non-Residential use and Planned Project.

Sections 2 through 5 allow a Planned Project in the Residential Development, Commercial Development, Agriculture and Forestry Management and Rural Character/Country Living zoning districts with a special use permit.

Section 6 of the amendment document provides for a new section 17.28 to be added to the zoning ordinance to provide for t Planned Project provisions, requirements, standards, approval procedure and amendments to an approved Planned Project.

Section 17.28.2. provides that no use will be allowed in a Planned Project which is not allowed in the zoning district where the same is proposed. general requirements which include a method of approval by special use permit, ownership, and minimum parcel size for the development.

Section 17.28.3. provides the general requirement for a Planned Project which include provisions which set standards for residential to non-residential development based on percentage of developable land area depending on zoning district, minimum land area, open space requirements.

Sections 17.28.4. and 17.28.5. provides an opportunity to the applicant for a pre-application conference with the Planning Commission and establishes approval procedure as required for a special use permit.

Section 17.28.6. contains provisions which allow the Planning Commission to reduce parking space, dwelling floor area and width, lot size and setback requirements if the Planning Commission finds that the proposed dimensional regulations will not be detrimental to the public health, safety, or welfare of the future occupants of the Planned Project, the surrounding neighborhood or the county as a whole.

Section 17.28.7. provides for amendments to an approved Planned Project as required for approved special use permits.

Please contact me with questions.

AN ORDINANCE TO AMEND THE CHEBOYGAN COUNTY ZONING ORDINANCE #200 TO PROVIDE DEFINITIONS FOR NON-RESIDENTIAL USE, PLANNED PROJECT AND RESIDENTIAL USE AND PROVIDE STANDARDS AND APPROVAL REQUIREMENTS FOR PLANNED PROJECT USES IN ZONING DISTRICTS WHERE PLANNED PROJECTS ARE ALLOWED.

Section 1. Amendment of Section 2.2.

Section 2.2 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add the following definition in it's appropriate alphabetical location, which new definition shall read in it's entirety as follows:

Non-Residential use.

Any use allowed in the current Cheboygan County Zoning Ordinance which does not provide for a dwelling and is not an Industrial use.

Planned Project.

A development of land which provides mixing residential and non-residential uses which are permitted uses or uses which require a special use permit in the zoning district in which a Planned Project is located. A Planned Project will have specific requirements and may be granted certain exceptions from some development standards.

Residential use.

Any use allowed in the current Cheboygan County Zoning Ordinance which provides for a dwelling

Section 2. Amendment of Section 4.3.

Section 4.3 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 4.3.12. which shall read in its entirety as follows:

4.3.12. Planned Projects subject to provisions of Section 17.28.

Section 3. Amendment of Section 6.3.

Section 6.3 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 6.3.17. which shall read in its entirety as follows:

6.3.17. Planned Projects subject to provisions of Section 17.28.

Section 4. Amendment of Section 9.3.

Section 9.3 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 9.3.25. which shall read in its entirety as follows:

9.3.25. Planned Projects subject to provisions of Section 17.28.

Section 5. Amendment of Section 14.3.

Section 14.3 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 14.3.19. which shall read in its entirety as follows:

14.3.19. Planned Projects subject to provisions of Section 17.28.

Section 6. Amendment of Article 17. Article 17 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Section 17.28., which shall read in its entirety as follows:

Section 17.28. PLANNED PROJECTS

SECTION 17.28.1. PURPOSE The purpose of this section is to permit and encourage design flexibility, encourage innovation in land development and variety in design, layout, and type of structures constructed, achieve economy and efficiency with uses of land, natural resources, energy, and the provision of public services and utilities, encourage useful open space, and provide better housing, employment and shopping opportunities. This section will enable both developers and Cheboygan County officials to propose and review site plans which include a mix of permitted uses that are compatible with the surrounding area and natural environment.

17.28.2. Permitted Uses. No use shall be approved for a Planned Project that is not a permitted use or a use which requires a special use permit in the zoning district in which the Planned Project is proposed.

17.28.3. General requirements. All applications and plans submitted for a Planned Project shall adhere to the following requirements:

1. In the Residential Development, Agriculture and Forestry Management and Rural Character/Country Living zoning districts non-residential uses may not exceed twenty (20) percent of the developable land area of the Planned Project. Non-residential uses may be allowed up to thirty five (35) percent of the developable land area of the Planned Project if the Planning Commission finds that the proposed non-residential uses are compatible with the surrounding land uses.
2. In the Commercial Development zoning district residential uses may not exceed thirty five (35) percent of the developable land area of the Planned Project. Residential uses may be allowed up to fifty (50) percent of the developable land area of the Planned Project if the Planning Commission finds that the proposed residential uses are compatible with the surrounding land uses.
3. Proposed uses shall be designed and located as to promote appropriate interaction between uses and limit or buffer incompatibilities with proposed uses and existing uses. A Planned Project shall be designed to create a single integrated and controlled development at its completion and at the completion of each phase of development, if phased development is approved.
4. All parcels of land within a Planned Project shall be controlled by one owner or the application shall be filed jointly by all property owners.
5. A Planned Project shall consist of five (5) contiguous acres or more in area.
6. Any non-residential use shall maintain a perimeter setback of not less than 30 feet from any adjoining or abutting property with a residential use.

7. A designated common open space comprised of no less than 15% of the total developable area to be used for recreational, park, or environmental amenities for collective enjoyment by occupants of the development shall be required. Open space shall not include public or private streets, driveways, or utility easements: provided, however, that up to 10% of the required open space may be composed of open space on privately owned properties dedicated by easement to ensure that the open space will be permanent.

8. Minimum lot size for a dwelling in a Planned Project proposed in the Commercial Development zoning district shall be the same as required in the Residential Development zoning district.

17.28.4. Pre-application Conference. Prior to the submittal of a Planned Project application, the applicant is encouraged to schedule a pre-application conference with the Cheboygan County Zoning Administrator to discuss the purpose and effect of this Ordinance and the criteria and standards herein. At this pre-application conference, the applicant is encouraged to provide the Zoning Administrator a concept plan. This concept plan should include information on the types and placement of structures, utilities and public facilities, and recreational facilities; minimum lot sizes; densities; landscaping and environmental treatment; pedestrian and auto circulation; the compatibility of the proposed development with surrounding uses; and such other information local administrative agencies and legislative bodies may require to gain a satisfactory understanding of the proposed development. Following this pre-application conference, the Zoning Administrator shall present the concept plan, if any, with a report to the Cheboygan County Planning Commission at their next regular public meeting for their information, review and comment. The applicant may schedule an informal informational meeting with the Planning Commission at a regular meeting of the Planning Commission, but no official action shall be taken at such meeting. A special meeting of the Planning Commission may also be scheduled at the request of the Planning Commission with applicable fees paid by the applicant.

17.28.5. Approval procedure. (see section 17.26)

In addition to meeting the general standards for special use permit approval under Section 18.7. of this Ordinance, a Planned Project shall also meet the requirements of this section and other applicable requirements of the Cheboygan County Zoning Ordinance #200 unless granted an exception by the Planning Commission pursuant to Section 17.28.6.

17.28.6. Exceptions to Parking space, Dwelling floor area, Lot size, and Setback requirements.

Except to the extent that a Planned Project or a portion of a Planned Project is subject to area regulations mandated by a state agency, a Planned Project may be granted exceptions by the Planning Commission to the minimum lot size, minimum yard setbacks, and minimum dwelling floor area requirements of the underlying zoning district required under section 17.1. and minimum number of off-street parking spaces required under Section 17.4. if the Planning Commission finds that the proposed dimensional regulations will not be detrimental to the public health, safety, or welfare of the future occupants of the Planned Project, the surrounding neighborhood or the county as a whole. Exceptions are limited to the following extents:

1. The minimum lot size for a dwelling shall not be reduced by more than thirty (30) percent of that required in the underlying zoning district.
2. Minimum yard setbacks shall not be reduced by more than thirty (30) percent of that required in the underlying zoning district. No exception to the perimeter setback requirement as provided in subsection 17.28.3.6. shall be granted.
3. Required parking spaces shall not be reduced by more than thirty (30) percent of the parking space requirement for each proposed use. In no case shall a dwelling have less

than two (2) parking spaces. In reducing required parking spaces, the Planning Commission may require the reservation of a portion of the Planned Project developable land area for future parking.

4. Minimum dwelling floor area requirements may be reduced by no more than thirty (30) percent of that required in underlying zoning district.

17.28.7. AMENDMENT OF PLANNED PROJECT SPECIAL USE PERMIT

The owner of property for which a Planned Project special land use permit has been approved shall notify the zoning administrator of any desired change to the approved special use permit. Minor changes may be approved by the zoning administrator upon determining that the proposed revision(s) will not alter the basic design and character of the special land use, nor any specified conditions imposed as part of the original approval.

1. Minor changes shall include the following:

- a. Reduction of the size of any building and/or sign.
- b. Movement of buildings by no more than twenty (20) feet. Movement of signs shall be reviewed according to the requirements for a zoning permit as per Section 21.3, provided all applicable provisions of this ordinance are met.
- c. Landscaping approved in the special use permit that is replaced by similar landscaping to an equal or greater extent.
- d. Any change in the building footprint of a building that does not exceed ten percent (10%) of the building footprint of that building as originally approved by the Planning Commission, provided that the proposed addition does not alter the character of the use or increase the amount of required parking more than ten (10%) percent. No more than two (2) approvals shall be granted by the Zoning Administrator under this subsection after the Planning Commission approves a special use permit.
- e. Changes related to subsections a through d above, required or requested by Cheboygan County, or other state or federal regulatory agencies in order to conform with other laws or regulations; provided the extent of such changes does not alter the basic design and character of the special land use, nor any specified conditions imposed as part of the original approval.

2. All amendments to a planned project special land use permit approved by the zoning administrator shall be in writing. After approval by the zoning administrator, the Applicant shall prepare a revised site plan showing the approved amendment. The revised site plan shall contain a list of all approved amendments and a place for the zoning administrator to sign and date all approved amendments.

3. An amendment to an approved Planned Project special use permit that cannot be processed by the zoning administrator under subsection 1 above shall be processed in the same manner as the original Planned Project special use permit application.

Section 7. 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 8. 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:

Peter Redmond
Its: Chairperson

By:

Mary Ellen Tryban
Its: Clerk



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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

Date: June 02, 2016

To: Planning Commissioners

From: Scott McNeil

Re: 2017 Capital Improvement Program (CIP). Review of Project Summary and prioritization of proposed projects.

Attached is a draft 2017 CIP Project Summary which lists the projects proposed for the 2017 CIP and their estimated costs. I have added an "N" and a "D" on the project summary for projects that the Planning Commission has placed in the needed or desirable category previously.

Also attached please find the project descriptions each of the projects proposed for the 2017 CIP which are listed on the summary. This includes new projects from the Cheboygan County Road Commission and the Cheboygan County Marina Fuel Dock and Fuel Tank replacement for your consideration. The project descriptions are placed in the same order as they appear on the summary.

Based on presentations and information provided, the Planning Commission must first decide if the projects should be included in the CIP, and of those, place in the needed or desirable categories. Based on the 2017 CIP Project Timeline I will then prepare a draft 2017 CIP document for review at the next meeting.

Please do not hesitate to contact me with questions or comments.

2017 Cheboygan County Capital Improvements Program

DRAFT 6/2/2016

	2017	2018	2019	2020	2021	2022
Cheboygan County Airport						
N Maintenance Building	320,000					
D Terminal Renovation/Expansion			240,000			
N Terminal Ramp Rehabilitation					635,000	
Department Total	320,000	0	240,000	0	635,000	0
Cheboygan Building Maintenance						
D County Bldg. Energy Efficiency Imps	15,000	15,000	15,000	15,000		
N County Bldg. Panel/Window Replacement		65,000				
N County Bldg. Record Storage	60,000					
Department Total	75,000	75,000	15,000	15,000	0	0
Cheboygan Co. Rd. Commission						
Mullett Burt Rd.	420,000					
South Straits Hwy	420,000					
N E. Mullett Lake Rd. Rehab. Phase 2	668,100					
E. Mullett Lake Rd. Rehab. Phase 3		561,000				
Orchard Beach Rd.		560,000				
Townline Rd.		420,000				
Mann Rd.			561,300			
Department Total	1,508,100	1,541,000	561,300	0	0	0
Cheboygan County Marina						
Fuel Tank and Fuel Dock Replacement	800,000					
Department Total	800,000	0	0	0	0	0
Cheboygan County Council on Aging						
N Sand Road Center Parking Lot Resurfacing	85,000					
N Wolverine Center Parking Lot Resurfacing		45,000				
Department Total	85,000	45,000	0	0	0	0
Capital Improvement Program Total	2,788,100	1,661,000	816,300	15,000	635,000	0

Cheboygan County Capital Improvement Program

Project Description

Project Title: Cheboygan County Airport Maintenance Building

Agency: Cheboygan Airport Authority

Project Type: New Facility

Project Description: The proposed maintenance building would provide additional storage area for existing equipment and other materials used in the airport operation as well as provide need space for year around maintenance activity. The building is proposed to be 60 ft. wide and 100 ft. long with 16 ft. high walls. The building is proposed to be improved with adequate overhead doors with fully insulated walls and ceiling. Proposed utilities include space heaters and adequate electric service.

Year(s) of Project: 2017

Estimated Cost: \$320,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: Terminal Renovation and Expansion

Agency: Cheboygan Airport Authority

Project Type: Facility Addition and Maintenance

Project Description: The terminal renovation project is proposed to expand and upgrade the existing facility as well as incorporate maintenance items. Maintenance items include carpet, windows, heating and doors. The project also proposes to add office and meeting space as well as a pilot lounge area.

Year(s) of Project: 2019

Estimated Cost: \$240,000

Planning Commission Priority Category: Desirable

Cheboygan County Capital Improvement Program

Project Description

Project Title: Terminal Ramp Rehabilitation

Agency: Cheboygan Airport Authority

Project Type: Facility maintenance

Project Description: This project entails the asphalt paved portion of the airport lying between the Terminal and the runway. The Terminal Ramp is used for reception of arriving flights, staging departing flights, parking, and fueling. Rehabilitation of this portion of the paved area of the airport has been identified as a priority as a result of a detailed review of all asphalt surfaces.

Year(s) of Project: 2021

Estimated Cost: \$635,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: County Building Energy Efficiency Upgrades

Agency: County Building Maintenance

Project Type: Facility Improvement

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

Est. Project Year 2017 to 2021.

Estimated Cost: \$15,000 each year

Planning Commission Priority Category: Desirable

Cheboygan County Capital Improvement Program

Project Description

Project Title: County Building trim panel /window replacement.

Agency: County Building Maintenance Department

Project Type: Facility Maintenance

Project Description: Replacement of panels and windows which face the interior parking lot on the north side of the County Building. The panels were installed with the original construction of the county building. Smaller energy efficient windows with new wall replacement are planned.

Year(s) of Project: 2018

Estimated Cost: \$65,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: County Building Record Storage Building Remodel

Agency: County Building Maintenance

Project Type: Facility Improvement

Project Description: The County Building is running out of space for storage of important files and documents. Improvements planned the Records Storage Building is a heated addition, steel roof replacement and outside remodeling to match the new addition.

Est. Project Year 2018.

Estimated Cost: \$60,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: East Mullett Lake Road (Phase 1)

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: Hackleburg Road to Old School Road. Project scope includes, bituminous base crush, shape and resurface drainage corrections, ditching and restoration.

Year(s) of Project: 2017

Estimated Cost: \$668,100

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: East Mullett Lake Road (Phase 2)

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: Stewart Road to Hackleburg Road. Project scope includes; bituminous base crush, shape and resurface, drainage corrections, guardrail, ditching and restoration.

Year(s) of Project: 2018

Estimated Cost: \$561,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: Mullett Burt Road

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: Topinabee Mail Route to East Burt Lake Road Road. Project scope includes, subgrade corrections, bituminous base crush, shape and resurface drainage corrections, ditching and restoration.

Year(s) of Project: 2017

Estimated Cost: \$420,000

Planning Commission Priority Category:

Cheboygan County Capital Improvement Program

Project Description

Project Title: South Straits Highway

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: Wolverine Village Limits to Hakwood Road. Project scope includes, subgrade corrections, bituminous base crush, shape and resurface, drainage corrections, ditching and restoration.

Year(s) of Project: 2017

Estimated Cost: \$420,000

Planning Commission Priority Category:

Cheboygan County Capital Improvement Program

Project Description

Project Title: East Mullett Lake Road Phase II

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: Hackleburg Road to Old School Road. Project scope includes, bituminous base crush, shape and resurface drainage corrections, ditching and restoration.

Year(s) of Project: 2017

Estimated Cost: \$668,100

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvement Program

Project Description

Project Title: East Mullett Lake Road Phase III

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: Stewart Road to Hackleburg Road. Project scope includes; bituminous base crush, shape and resurface, drainage corrections, guardrail, ditching and restoration.

Year(s) of Project: 2018

Estimated Cost: \$561,000

Planning Commission Priority Category:

Cheboygan County Capital Improvement Program

Project Description

Project Title: Orchard Beach Road

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: M-33 to South River Road. Project scope includes; bituminous base crush, shape and resurface, subgrade correction, drainage corrections, ditching and restoration.

Year(s) of Project: 2018

Estimated Cost: \$560,000

Planning Commission Priority Category:

Cheboygan County Capital Improvement Program

Project Description

Project Title: Townline Road

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: M-27 to VFW Road. Project scope includes; bituminous base crush, shape and resurface, drainage corrections, ditching and restoration.

Year(s) of Project: 2018

Estimated Cost: \$420,000

Planning Commission Priority Category:

Cheboygan County Capital Improvement Program

Project Description

Project Title: Mann Road

Agency: Cheboygan County Road Commission

Project Type: Rehabilitation

Project Description: M-33 to Pallister Road. Project scope includes; bituminous base crush, shape and resurface, drainage corrections, ditching and restoration.

Year(s) of Project: 2019

Estimated Cost: \$561,300

Planning Commission Priority Category:

Cheboygan County Capital Improvement Program

Project Description

Project Title: Fuel Tank and Fuel Dock Replacement and Upgrade

Agency: Cheboygan County Marina

Project Type: Facility Replacement

Project Description: Existing fuel dock and fuel tank at the Marina was constructed and installed in 1988. A new wood dock is proposed to replace the existing dock. Replacement of the existing fuel storage tank is also proposed.

Year(s) of Project: Contingent on Obtaining Funding - 2017

Estimated Cost: \$800,000

Planning Commission Priority Category:

Cheboygan County Capital Improvements Program

Project Description

Project Title: Sand Road Senior Center Parking lot resurfacing

Agency: Cheboygan County Council on Aging

Project Type: Facility Maintenance

Project Description: The current paved parking area needs to be resurfaced and striped. Additionally, the area in front of the small garage has no paving and is soft and difficult to plow. Repairs to cracked areas are also needed to prevent trips/falls from unsteady seniors.

Year of Project: 2017

Estimated Cost: \$85,000

Planning Commission Priority Category: Needed

Cheboygan County Capital Improvements Program

Project Description

Project Title: Wolverine Senior Center Parking lot resurfacing

Agency: Cheboygan County Council on Aging

Project Type: Facility Improvement

Project Description: The current paved parking area needs to be resurfaced and striped. Repairs to cracked areas are also needed to prevent trips/falls from unsteady seniors.

Year of Project: 2018

Estimated Cost: \$45,000

Planning Commission Priority Category: Needed

Community Development Department

2015 Annual Report

Mission Statement

Cheboygan County officials and staff will strive to provide public services in an open and courteous manner and will responsibly manage county resources.

Vision Statement

The County of Cheboygan will strengthen its position as a diverse, family oriented community while promoting a higher quality of life, a safe environment, balanced growth and positive interaction with all citizens.

CHEBOYGAN COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

Planning & Zoning, Building Safety, Geographic Information Systems, Address Coordination,
Soil Erosion, Ordinance Enforcement, Home Improvement Loan Services, and Economic Development

231-627-8489

www.cheboygancounty.net

COMMUNITY DEVELOPMENT DEPARTMENT

2015 Annual Report

Introduction

This is a year-end report for 2015 for the Community Development Department for Cheboygan County. The department includes the following divisions: Planning & Zoning, Building Safety, Home Improvement Loan Services, Geographic Information Systems (GIS), Soil Erosion, and Address Coordination. Included in these divisions are the functions of address coordination, soil erosion and sedimentation control, and ordinance enforcement. Community Development staff coordinates efforts to keep the Planning Commission's Master Plan and Zoning Ordinance up to date. We also respond to requests for land use information and mapping from other government entities within the county such as the townships, villages, and the City of Cheboygan.

The most important part of this annual report is to recognize the excellent work of the Community Development Department Staff. The work outlined in this report demonstrates the hard work of the people of this department. They continue to participate in measures to increase efficiency including adopting new technologies as well as coordinating efforts in the field to reduce overall staff duplication of effort and drive-time. They have found ways to constantly work more efficiently while maintaining quality customer service. It is a pleasure to work with the people of the Community Development Department.

Contents

1. Goals and Objectives
2. Budget
3. Planning & Zoning Activities
4. Ordinance Enforcement
5. Address Coordination
6. Soil Erosion
7. Housing
8. Building Safety
9. Geographic Information System (GIS) services

Community Development Staff

Community Development Director	Steve Schnell
County Planner	Scott McNeil
Department Clerk	Deborah Tomlinson
Building Official	Matt Cronk
Assistant to the Building Official	Regina Couture
Soil Erosion	Hank Jankoviak
GIS Technician	Sharon Weiss
Building Inspector	Dan Chase
Electrical Inspector	Steve Sackett
Plumbing & Mechanical Inspector	Brian King

COMMUNITY DEVELOPMENT

Executive Summary

This department will provide professional technical assistance and quality customer service. We strive for balanced growth, safe buildings, resource stewardship and community spirit for the current and future citizens, business owners, and visitors of Cheboygan County. We enable the public to make informed decisions affecting the quality of their lives. Community Development staff supports the health, safety, prosperity, and general welfare of the County's residents.

GOAL: PUBLIC SAFETY

Community Development staff supports, through consideration of present and future needs, the safety and general welfare of the County's residents.

OBJECTIVES

- Building Safety Department Staff will conduct inspections to ensure structures within the County meet code standards by providing friendly, efficient customer service with an objective of reaching compliance with all customers.
 - A friendly attitude is imperative when seeking cooperation and compliance from our customers.
 - Continue to follow-up with open permits.
- Foster the highest level of competence for all Building Safety staff through participation in continuing education classes for code enforcement, technical training and customer service.
- Ensure adequate and early code compliance involvement which encourages interaction between government and private entities. This will create a positive environment for building and development.
- Help property owners leverage building codes and construction practices to achieve the most cost-efficient, code-compliant structures.

GOAL: QUALITY COUNTY SERVICE

STAFF WILL CONTINUE TO PROVIDE EXCELLENT CUSTOMER SERVICE IN A TIMELY MANNER
AND TAKE ACTION TO MAKE CONSISTENT IMPROVEMENTS IN OUR PROCEDURES.

OBJECTIVES

- Implement the concepts of Lean Government to improve customer service and efficiency of department operations.

- Staffing efficiencies
 - Matt Cronk, Building Official, has been trained on Soil Erosion methods in order to create more opportunities for efficient customer service.
 - Address assignments now happening within GIS. With the implementation of Next Generation 911, more GIS technologies are being used in address assignment. Our GIS technician, Sharon Weiss, now conducts address assignments for that reason.
- Explore technology implementation for field inspectors to maximize customer service quality and efficiency. Building Safety staff has committed to new mobile computing to do more data input in the field.
- Continue to strengthen department-wide procedures to ensure they are user friendly, streamlined, and expectations are clearly communicated.
- Current software systems will be maintained, incorporating all department records into one easily retrievable database.
- Identify areas and issues to improve communication, streamline the project approval process and continue to implement land use goals.
- Recommend zoning ordinance amendments and internal policy changes based on evaluation of customer satisfaction.
- Utilize cross-training of employees to improve response time to customers and provide the quickest and most accurate information to the customer.
- Continue to improve access to web-based land use information. An example is the implementation in 2015 of a new web mapping system that includes a portal for mobile phones and other portable devices.
- Continue to streamline zoning ordinance, utilizing new planning and zoning methods to ensure streamlined and appropriate land use controls.
- Conduct timely reviews of Master Plan's Zoning Plan after adoption.
- Address goals of the Master Plan which relate to streamlining the zoning as a top priority and implement Zoning Plan element of Master Plan.
- Ensure customer service-oriented staff that is well trained and efficient with thorough understanding of all services offered in the Community Development Department and other County, State, and Local government entities. Conduct staff meetings relative to customer service, evaluation of customer survey results and development of customer service policies.
- Enhance use of Geographic Information Systems (GIS) computer mapping tools.
- Improve efficiency by cross training staff and continuing communication between staff when code or ordinance violations are identified within the field.
- Enhance community awareness of importance of soil erosion prevention efforts.
- Continue to refine address assignment procedures and corrections.
- Utilize media effectively to communicate to stakeholders on changes and improvements and to receive input from customers.

GOAL: ECONOMIC DEVELOPMENT

TO PROMOTE AND ENCOURAGE ECONOMIC DEVELOPMENT THROUGH OUR CONTINUED EFFORTS OF COLLABORATIONS WITH OUR PARTNERS.

OBJECTIVES

- Enhance broadband opportunities through partnerships with NLEA and neighboring counties, MERIT, Connect Michigan, local ISP's, schools, and other broadband stakeholders.
 - Coordinate broadband implementation with neighboring counties, NLEA, and potential broadband users.
 - Communicate with local ISP's to facilitate broadband development and process permit applications associated with County ordinances.
 - Ensure zoning regulations for broadband related infrastructure is up to date and responsive to new technologies.
- Enhance web presence for our County as well as broaden awareness of communities' assets.
- Provide additional opportunities for people to stay in their homes, retain home ownership rates, and lower monthly home ownership costs through low-interest home improvement loans.
- Enhance economic opportunities utilizing County's natural assets including trails and other recreational assets.
- Encourage the development of local industry clusters (for example: wood products, maple syrup, health services, agriculture, construction, manufacturing, and tourism).
- Encourage Entrepreneurial support services through partnership with County EDC, NLEA and others.
- Promote and expand the use of County Brownfield Redevelopment Authority and reapply for EPA grant programs as available.
- Staff will implement the Planning Commission work plan, which is based on the County Master Plan for effective means of accomplishing priority land use projects.

GOAL: COLLABORATION – SERVICE

TO ENCOURAGE COLLABORATION TO PROVIDE MOST EFFICIENT AND EFFECTIVE DELIVERY OF COUNTY'S COMMUNITY DEVELOPMENT SERVICES.

OBJECTIVES

- Increase use of partnerships with all county entities to accomplish goals and objectives in Community and Economic Development. Be active partner in local collaborations recognizing unique role of Community Development staff to serve as conveners and facilitators.
- Collaborate with other housing service providers to most efficiently and effectively keep people in their homes, encourage homeownership, and reduce monthly homeownership costs.
- Continue to facilitate partnerships between the County's townships, city, villages, chambers, and regional entities with goal of efficient delivery of services and economic development.
- NLEA – continue to have Community Development Director serve on board of directors for NLEA, continue to involve NLEA in EDC board and related strategic planning.

- Establish strategic partnerships with other levels of government to streamline permitting processes, increase awareness of assistance programs to those in need, enhance quality of customer service at all governmental levels. Create opportunities to communicate more frequently between County departments and entities, especially other housing assistance providers in the area.

GOAL: ADDRESSING MULTIPLE FACILITY NEEDS

OBJECTIVES

- Staff will support annual Planning Commission effort to create a 5-year Capital Improvement Plan (CIP) as required by state law. CIP process will continue to be utilized to coordinate efforts of multiple County entities and their facilities. This CIP will continue to be used to support the annual Strategic Planning & Budgeting.
- County Recreation Plan, coordinated by the Community Development Department includes goals and objectives for all County facilities associated.
- Educate other departments of the capacity of the County's Geographic Information System (GIS) as a tool for more effective planning and more efficient delivery of services. Examples are scheduling of rural transit and routing of snow plowing. Encourage more adoption of GIS.

DESCRIPTION OF DIVISIONS AND 2015 ANNUAL ACTIVITY

Department Budget

The 2015 amended budget for the Planning & Zoning department included \$391,233 in expenses. This includes all activities for soil erosion, addressing, code enforcement, and planning/zoning. Actual expenditures were \$377,459, which is 4% less than the amended budget and 0.8% less than actual expenditures for the department in 2014.

The 2015 amended budget for GIS was \$67,714 and actual expenditures were \$64,328. This means GIS costs were 5% less than the amended budget. Actual expenses for the Building Safety department for 2015 were \$392,951, which was 6.8% lower than 2014 expenses.

Planning & Zoning

Our Planning & Zoning Division is responsible for coordinating all land use planning activities and administering the zoning ordinance for those areas in the County which are subject to County Zoning. All Zoning decisions are made based on the goals set forth in the County's Master Plan. In January of 2014 a new Master Plan was adopted by the Planning Commission. The new format of the Master Plan includes a Zoning Plan. The Zoning Plan sets forth the proposed zoning ordinance changes that the Planning Commission will undertake in the coming 5 years in order to achieve the land use goals of the Master Plan. The Zoning Plan serves as the Planning Commission's Annual Work Plan.

Other functions of our department include presenting commercial zoning projects to the Planning Commission and reviewing variances for presentation to the Zoning Board of Appeals. We also issue zoning permits and conduct zoning ordinance enforcement as needed. The County has had a zoning ordinance since 1970 which is implemented through most of the county except for Burt Township, City of Cheboygan, Village of Mackinaw City, and Village of Wolverine.

Economic Development & Land Use Planning

Providing efficient and effective customer service is a primary goal of our Department. Anyone proposing to do development in Cheboygan County will appreciate an expedited process that is free of unexpected hurdles. Department staff strives to be clear in our communications and constantly work to streamline the permitting process while ensuring adequate review of all development plans. In 2015, much work was done to update the zoning districts regarding intermittent streams. Many properties were rezoned to more appropriate zoning which had been placed in a Lake & Stream zoning due to streams which were dry most of the time. Most of the properties were returned to an agriculture/forestry zoning which is more appropriate for their locations.

Site Plans & Special Use Permits Approved

There were 20 site plan applications including special use permits which were approved in 2015. Those were:

- Wheeler Motors – site plan review for auto sales, repair and storage expansion in Inverness Township.
- Meijer, Inc. – site plan review for general retail sales and special use permit for gasoline service station in Inverness Township.
- Burdco, Inc. – site plan review for medical office in Tuscarora Township in Tuscarora Township.
- Tom Marsh – special use permit for restaurant/bar addition in Ellis Township.
- Burdco, Inc. – amendment to site plan for medical office.
- Brent Marlatt – site plan review for antique/consignment store in Tuscarora Township.
- Larry Wood – amendment to a special use permit for a contractor’s yard in Inverness Township.
- Tuscarora Township – site plan review for a new park pavilion in Tuscarora Township.
- Otsego Memorial Hospital – site plan review amendment, revising parking for medical office in Tuscarora Township.
- Ann Arbor YMCA – special use permit amendment for a camp clinic in Tuscarora Township.
- PRRP, LLC – special use permit for a motorcycle club in Beaugrand Township.
- Tuscarora Township – special use permit amendment for storage building at Devoe Beach in Tuscarora Township.
- FCVE LLC – special use permit amendment for campground addition of storage, repair, and maintenance building in Mackinaw Township.
- Pollards Auto Service Quick Lube – site plan review amendment for expansion of an auto repair facility in Tuscarora Township.
- Tiger by the Tail LLC – special use permit amendment for construction of indoor storage facility in Tuscarora Township.
- James O’Donnell – site plan review amendment for construction of an accessory storage building in Tuscarora Township.
- Nature View LLC – special use permit for a cabin colony and 6 new cabins in Mackinaw Township.
- Telecad Wireless/Verizon Wireless – special use permit for a wireless communication facility in Benton Township.
- Renee & Gerri Mesack – site plan review for restaurant use in Tuscarora Township.
- Heritage Cove Farm – special use permit for a therapeutic farm community (nursing convalescent home, club, cabin colony, restaurant, duplex, and other uses not expressly authorized) in Tuscarora Township (the final decision on this matter was in January of 2016).

Ordinance Amendments

All ordinance amendments should work to accomplish the land use goals of the County Master Plan which presents the County's land use goals for the next 20 years. Since the January, 2014 adoption of the County Master Plan, the new element of that plan called the Zoning Plan lists the amendments that will most effectively achieve the land use goals for the County. Amendments can be initiated by either the Planning Commission or residents/business owners in the community. The Planning Commission's job is to review proposed amendments and recommend them to the Board of Commissioners for final approval based on how that amendment is supported by the Master Plan's land use goals.

In 2015, the zoning ordinance amendments included much discussion on zoning areas near rivers and streams. Amendments that were adopted were focused on rezonings that removed many properties that are near intermittent streams from the Lake & Stream zoning district, sign matters, the camping regulations on private land were updated after much consideration, the D-MR district language was removed from the ordinance, parking requirements were updated for medical offices, and there was a conditional rezoning. The end of the year included three meetings to review a therapeutic farm community and consideration of the related requests under the Fair Housing Amendments Act, Americans with Disabilities Act, and the associated reasonable accommodations.

The following are the zoning ordinance amendments adopted in 2015:

- Provide definitions and regulations related to signs.
- Rezoning of property from Lake & Stream to other zoning districts, essentially removing intermittent streams from Lake & Stream district.
- Amendments related to campers, tents, travel trailers, recreational vehicles and undersized mobile homes.
- Removal of references to Mixed Residential Development (D-MR) zoning district.
- Provide porches, decks, similar structures in setback.
- Amend parking requirements for medical and dental clinics and doctor's offices.
- Ginop Sales, Inc. – conditional rezoning from M-AF and P-LS to D-CM

Planning Matters considered/continuing education

Other matters that were discussed:

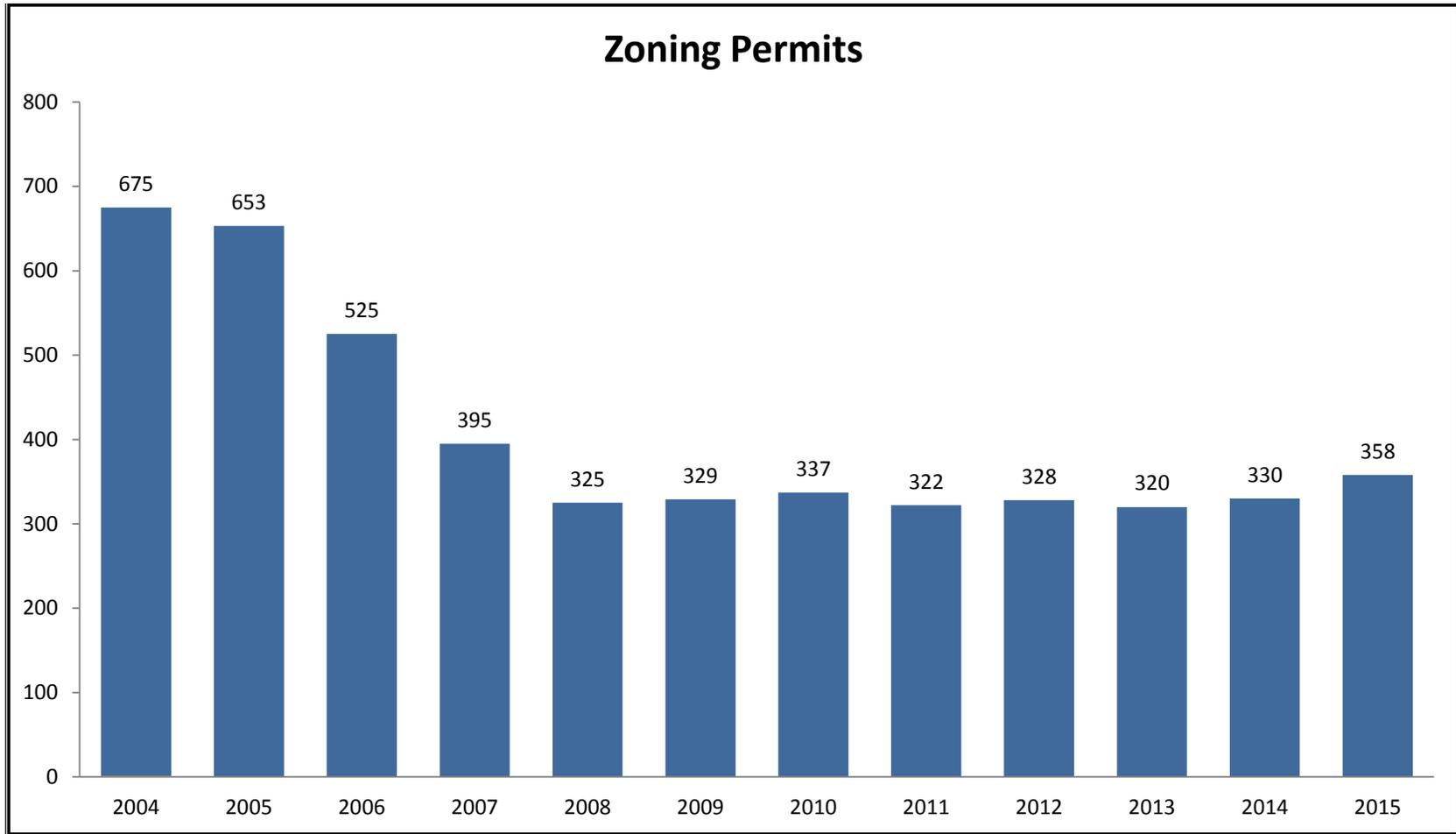
- Presentation and discussion of Tip of the Mitt Watershed Council's Local Ordinance Gaps Analysis
- Capital Improvement Plan: presentations by county entities and review of project acceptance and prioritization criteria
- Discussion of setbacks along South Straits Highway, discussion included Brent Shank of Cheboygan County Road Commission
- Requirement of escrow payment from Heritage Cove Farm
- Review of capital improvement expenditure for two structure additions to animal shelter, which is a county building
- Consideration of future projects from the County Zoning Plan (within the Master Plan).
- Cheboygan County Recreation Plan - Review and recommendation for approval to the County Board of Commissioners
- Planned Unit Development – discussion begun on amendments to the existing Planned Unit Development opportunities

Zoning Board of Appeals – Variances reviewed

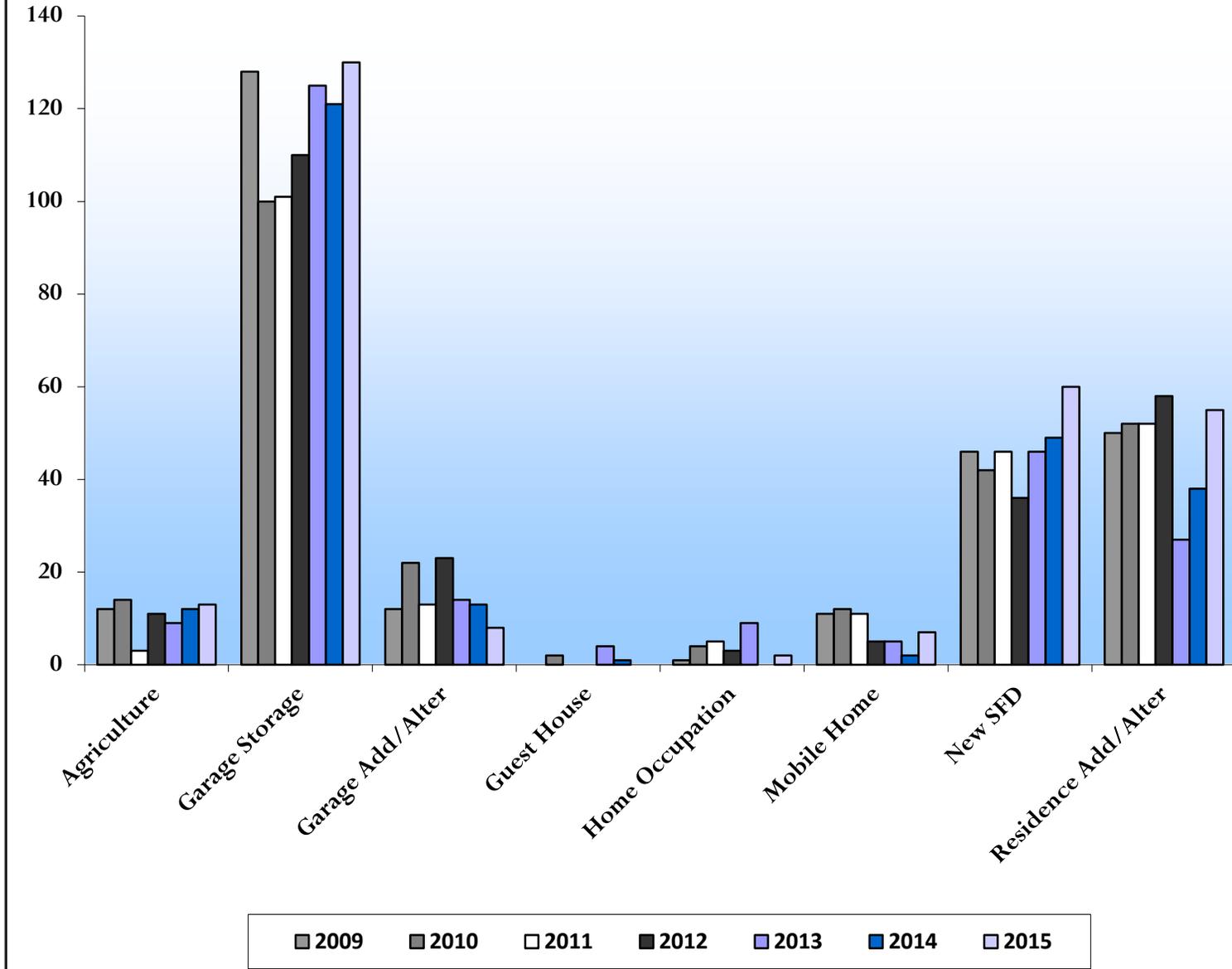
The Zoning Board of Appeals heard 22 variance requests in 2015 and approved 14. Of the 14 approvals, there were 13 setback variances and 1 use variance. One parking variance was tabled. Those 7 variances that were denied included 5 setbacks, a sign surface area, and a variance from the maximum floor area for a private storage building. One parking variance was tabled and later withdrawn by the applicant.

Zoning Permits

Between 2014 and 2015 there was an 8.5% increase in the total number of zoning permits issued. There was a 31.4% increase in permits issued for new single family dwellings including mobile homes. There was a 44.7% increase in permits filed for residential additions.



Zoning Permits By Type



Ordinance Enforcement

The Ordinance Enforcement daily activities include site inspections and follow up paperwork tracking complaints received. In 2015 we continued to expand our utilization of more Community Development staff members to do setback inspections in order to provide increased response time and efficient use of inspectors in the field. We utilized the building official, building inspector, soil erosion officer, planners, and address coordinator to assist with these inspections. Last year 257 setback inspections were conducted, mostly being conducted by the address coordinator who completed 199 inspections for the department. The setback inspections help ensure that buildings are built in the correct location at the very beginning of construction when it can be corrected with minimal expense to the homeowner. Setback inspections are not required but are provided as a service to the applicant.

In 2015 there were 58 zoning enforcement matters investigated, 38% more than in 2014. Of those, 28 were resolved, 9 were found not to be violations, and 21 were still in progress at the end of that year. There were 33 enforcement actions for building without a permit, more than in 2014. There were also 11 matters related to tents, travel trailers, and camping on property not in conformance with the zoning ordinance. Five enforcement matters were related to junk vehicles and 9 related to accumulation of waste materials. Some zoning enforcement matters remain in our system with a status of “in progress” because there is a history of recurring violations which come and go. Periodic observations of the site are made and are marked resolved when no violations are observed over a period of time.

Additional staff will be assigned to ordinance enforcement in 2016. In early 2016 the address coordinator/enforcement officer retired. Trends in construction show an upswing in permit activity and the need for enforcement as well as plan review are apparent. A replacement for this position will include both code enforcement as well as plan review for the Building Safety department.

Address Coordination

In 1984 Cheboygan County adopted the Cheboygan County Street & Road Numbering Ordinance. The Address Coordinator issues address assignments in compliance with this ordinance and in cooperation with Cheboygan County Emergency Services (9-1-1). Address assignment is important so emergency services can identify & locate a residence rapidly & dispatch police, fire & ambulance services.

The Addressing Coordinator also maintains the Cheboygan County Master Street Address Guide (MSAG). The MSAG is a list of the road names, road range assignments (numbering) and road locations. The MSAG is used by the CCE 911 emergency services, U.S. Postal Service, utility companies and many agencies as the official record of information pertaining to location of structures in Cheboygan County. Assigning or correcting addresses requires use of the Geographical Information Systems (GIS). GIS is used on a daily basis for updating parcel addressing, road range assignments, designating private & county roads and 9-1-1 dispatch information. GIS is a useful tool to help the general public in mapping, tax information and locating parcels. In addition to enforcement of the Cheboygan County Street & Road Numbering Ordinance, the Address Coordinator also assists with zoning enforcement activities and does setback inspections.

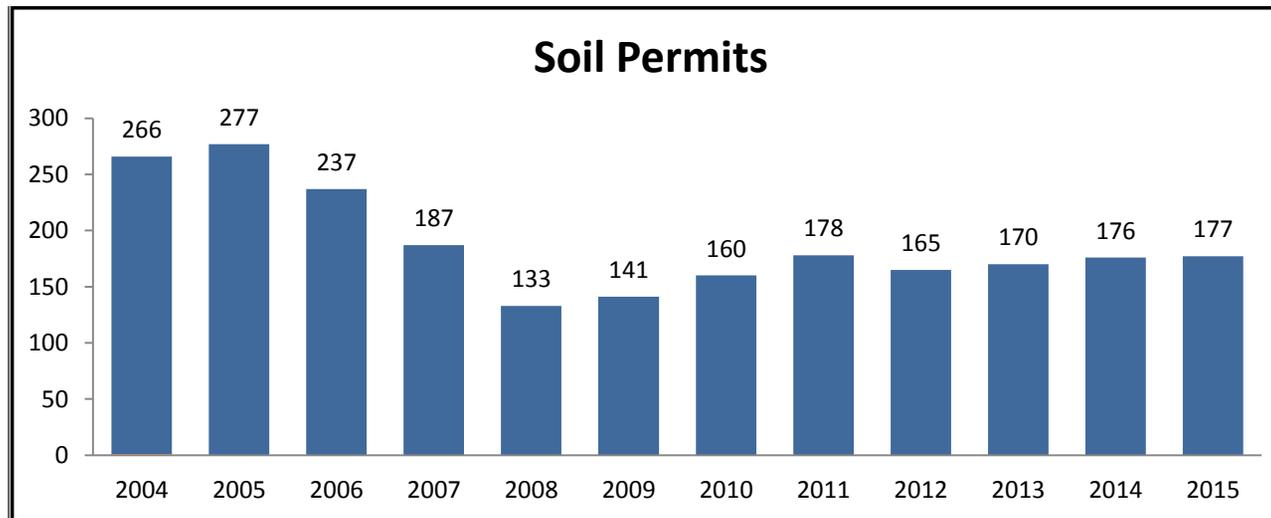
In early 2016, the address coordinator retired and address assignment is being conducted by the County GIS Technician. The process of locating people using 911 is changing quickly with the need to adapt to mobile technology and cell phones. The next generation of 911 requires changes to the information we provide 911 to ensure access to those in need. GIS is an integral part of address assignment.

Soil Erosion

The Soil Erosion Officer's 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. We ensure 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.

We meet with contractors, engineers, developers and the general public to answer questions and assist in complying with the act and county ordinance. We stay in close contact with Michigan's Department of Environmental Quality (DEQ) personnel to assist with permit compliance and complaint calls. The County Soil Erosion program is overseen by the DEQ's Cadillac Office.

The Soil Erosion Officer acts as a resource person to answer general questions from the public concerning various environmental issues such as: high risk erosion areas, wetlands, floodplains, soil erosion, stormwater and complaints. The Soil Erosion Officer has also been a valuable resource for tracking oil and gas wells in the county due to his background in this field. Trained in GIS, he also provided soils data for the County's Master Plan. The soils maps can be very difficult to understand by the layman. Mr. Jankoviak has simplified the soil identification process and provided very useful maps for both the Master Plan and for use in the office by developers and planners. His advice based on vast knowledge of the County is extremely valuable to developers in heading off potential soil issues they may encounter.



Soil Erosion Permit Projects - Before and After Pictures



Before



After



Erosion Control Products

HOUSING

In 2013 the Community Development Department absorbed the activities of the former Cheboygan County Housing Commission and Housing Department. In 2015, the Community Development Department completed its first two-year grant cycle with 100% of all grant monies being spent to assist local low-income homeowners. There have been a number of efficiencies created in the delivery of this important program. The Housing program brought in \$175,000 in grant assistance for the last two-year grant cycle (which is July, 2013 to August, 2015). Up to 18% of this revenue (\$31,500) was used to reimburse the county for the administration of the program. The rest of the grant money paid contractors. Additionally, income from the housing clients' loans during the last grant cycle will be re-used to provide additional homeowner rehabilitation. The first two-year grant cycle was completed in 2015 and 7 households were assisted.

At the end of 2015 the Community Development Department applied for and received another round of funding through the Michigan State Housing Development Authority (MSHDA) to assist low-income homeowners. The latest round of funding, instead of being an allocation, was a competitive grant due to ever-dwindling sources of funding. We were awarded \$186,440 to be used for projects during 2016 and 2017. Indications from MSHDA are that there will be no more funding from this source in the future for use to assist with homeowner rehabilitation for low-income homeowners. The Community Development Department has begun working with neighboring housing agencies to find an alternative method for funding the county's program and meeting the vast housing needs. The waiting list for this program has over 190 names. The current clients were some of the first 50 people to add their names to that list. Roofing is one of the most mentioned needs for people on the waiting list. This is a very big need in the county but most programs are designed to address whole house needs rather than just one type of repair.

BUILDING SAFETY

This last year of 2015 was the first full year with Matt Cronk serving as the County's Building Official. With the improving economy and ever-increasing requirements for state qualification as a Building Official, it gets harder all the time to find highly qualified professional candidates for this position. Matt has worked for the Community Development Department since 2011 and comes from a career in professional architecture and engineering and holds a Bachelor of Science in Construction Management.

The Building Safety Department experienced both an increase in construction and permit activity in 2015 and a consolidation of duties within the department. Department inspectors continue to keep regular office hours and in-field inspection hours on a daily basis. This set schedule continues to maximize their capacities for office and field work as well as creating a dependable environment for contractors and homeowners to get questions answered and obtain inspections in a timely fashion. With the new implementation of the 2012 Michigan Building Code and 2012 Michigan Rehabilitation Code for Existing Buildings in October of 2014, inspectors spend as much time as feasible studying the significant code changes. Inspectors also continue to keep up with their required yearly code education requirements. All inspectors are required to earn a minimum of 47 educational credits for each discipline they hold licensure in to maintain their respective credentials that allow them to provide state inspections for the County. Each of the County's inspectors hold licensure in a minimum of two disciplines with the exception of Brian King who holds three licenses, allowing him to inspect both Mechanical and Plumbing permits. The County's Building Official is required to earn considerably more.

As Building Official, Matt Cronk is the administrator of the department as well as providing plan review, code enforcement and in-field building inspections. He is state-licensed as a Building Official, Plan Reviewer and Building Inspector. Having transitioned from Planning and Zoning, he also serves as a liaison between the

departments to help facilitate the resolution of ongoing enforcement matters and permitting issues as well as providing informational and setback inspections. As a state-certified housing inspector and state-licensed Lead Abatement Supervisor, Matt provides inspection services for the County's Home Improvement Loan Service's program as well. As the County's Building Official, he serves as a conduit to the public, answering Building Safety questions, performing onsite building evaluations, change of occupancy inspections and determines final occupancy for all new structures in Cheboygan County. He also attends and speaks at many contractor and preconstruction meetings with engineers, architects and owners. He has provided and continues to encourage preliminary plan reviews for construction projects within the county as this service can often save building owner's a considerable amount of money and frustration.

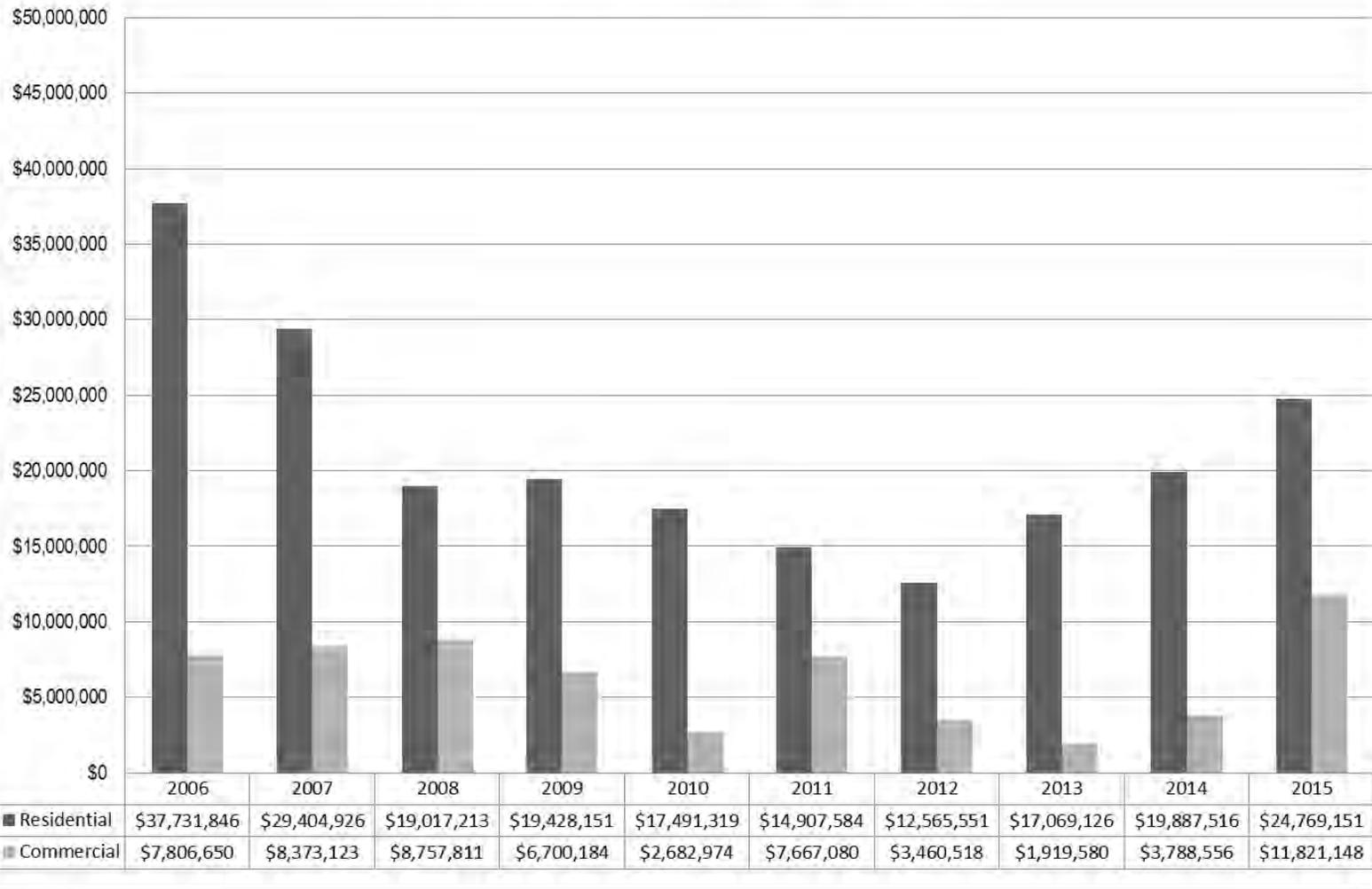
Open Permits

The former Historical Open Permit Remediation Program (HOPR) was designed to accommodate for a steady but gradual elimination of all expired permits in our system. This program was implemented with consideration of manpower and resources and with the understanding that month to month production rates will be subject to seasonal permit and inspection levels. At that time we had 9,933 open permits from the years 1999 through 2011. Considering staff capacity, it was estimated that the HOPR program would take 5 years to complete, averaging 2,000 permits to close each year. In 2012 the department was able to close out 1229 permits and then 518 in 2013. In mid-2014 it became clear that with increasing construction activities and consolidated staffing the HOPR program required more concentrated efforts in order to accomplish the task of rectifying open permits and closing expired ones. Compounding the issue further, systems were still in place that allowed for the continual creation of new, unresolved permits as the older ones were being closed. To rectify the situation, Building Safety staff implemented new administrative procedures and made a concerted effort to close out expired permits. At the date of this report, 100% of all expired and open permits have either been formally extended or officially closed. Further, staff implemented a new procedure in which the permit holder is offered an extension of their building permit upon expiration by mail (per Michigan Building Code regulations), thus ensuring that no new open/expired permits will be created. This procedure has been in place for the entire year of 2015 and has proven itself a competent method to rectify a long-standing problem. The new procedure is working extremely well and has effectively solved the issue in its entirety while eliminating the possibility of future open permits.

Permit Statistics, 2006-2015

We have assembled permit statistics for the last 10 years. Previously, the graphs and charts showed a sharp spike in building activity in 2005 and a steady decline beginning in 2006, continuing to trend down until 2012. Since the economic low of 2012, Cheboygan County has experienced a modest but steady increase in construction values for both commercial and residential construction projects. This steady increase in construction activity continued through 2015. The value of commercial construction values rose 242% in 2015 compared to its low in 2012. Residential construction values have also seen a significant increase since 2012, rising 97% since 2012. A steady increase in permits was also seen in the sub trades of electrical, plumbing and mechanical. The building industry as a whole is one of the largest employers in Cheboygan County and thus greatly impacts the health of the current economic comeback of the region. The Cheboygan County Building Safety Department embraces local builders and local businesses and believes that a strong partnership between private and public sectors is the key to a swift and sustainable economic recovery.

Department of Building Safety Construction Value for Building Permits - Last 10 Years



Codes Currently Enforced by the Cheboygan County Department of Building Safety

Building:

- Commercial: MBC 2012 (Michigan Building Code 2012) effective October 9, 2014
- REHAB 2012 (Michigan Rehabilitation Code for Existing Buildings 2012) effective October 9, 2014
- Accessibility – ICC/ANSI A117.1-2009
- Residential: MRC 2009 (Michigan Residential Code 2009) *effective March 9, 2011*

Plumbing:

- Commercial: MPC 2012 (Michigan Plumbing Code 2012) *effective January 17, 2014*
- Residential: MRC 2009 (Michigan Residential Code 2009) *effective March 9, 2011*

Mechanical:

- Commercial: MMC 2012 (Michigan Mechanical Code 2012) *effective September 27, 2013*
- Fuel gas: IFGC 2012 (International Fuel Gas Code 2012) *effective September 27, 2013*
- Residential: MRC 2009 (Michigan Residential Code 2009) *effective March 9, 2011*

Electrical:

- Commercial: NFPA 70 - NEC 2014 (State of Michigan Electrical Code) *effective June 8, 2015*
- Residential: MRC 2009 (Michigan Residential Code 2009) *effective March 9, 2011*

Fire Code:

- IFC 2012 (International Fire Code 2012) *as referenced in the MBC 2012*

Fire Suppression:

- Commercial: NFPA 13 (2010) Multiple Family: NFPA 13R (2010)
- Residential: NFPA 13D (2010)

Fire Alarm:

- Commercial: NFPA 72 (2010)
- Paint Booths: NFPA 17 (2009)
- Residential: NFPA 72 (2010)
- Kitchen Hoods: NFPA 17A (2009)

Energy Code:

- Commercial: MBC 2012 (Michigan Building Code 2012) – Chapter 13 & MEUC 2009 (Michigan Uniform Energy Code 2009) – Chapter 5 & Michigan Uniform Energy Code, Part 10a. Rules (ANSI/ASHRAE 90.1-2007) *effective March 9, 2011*
- Residential: Michigan Uniform Energy Code (MUEC-2009) *effective March 9, 2011*

Referenced Standards: In addition to the codes listed above, there are many more referenced standards enforced by this office. For a complete list of Michigan's Essential Referenced Standards please see: http://www.michigan.gov/lara/0,4601,7-154-10575_17394_56071-328615--,00.html

History of Changes to Building Code Requirements over the Decade

Code requirements have increased over the last few years and the following is the history of the yearly milestones:

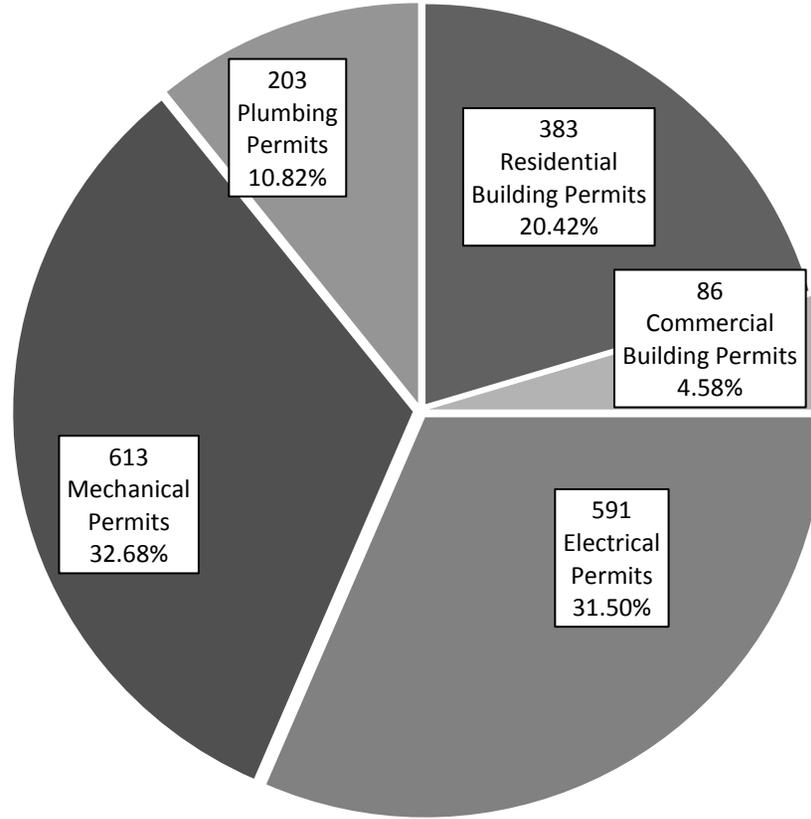
- In the year 2000 we were using the 1996 (BOCA) Building Officials & Code Administrators International code requirements, with associated Codes for the sub-trades.
- In 2000 the International Code system was created which was a combination of the (4) regional codes. This new system came under the direction of the International Code Council (ICC). State jurisdictions could either adopt the National Codes or adopt a State Code based upon the ICC, which is what Michigan chose.
- In 2001 the State of Michigan adopted the 2000 ICC Code Standards, with Michigan amendments. The adopted codes were Michigan Building Code (MBC) and Michigan Residential Code (MRC). At this same time the ICC sub-trade codes were also adopted with Michigan amendments, the only exception to this being the National Electrical Code (NEC) which is still in

use currently with the addition of the Part 8, Michigan rules. *This adoption increased the number of Code book pages by 852 or 58%.*

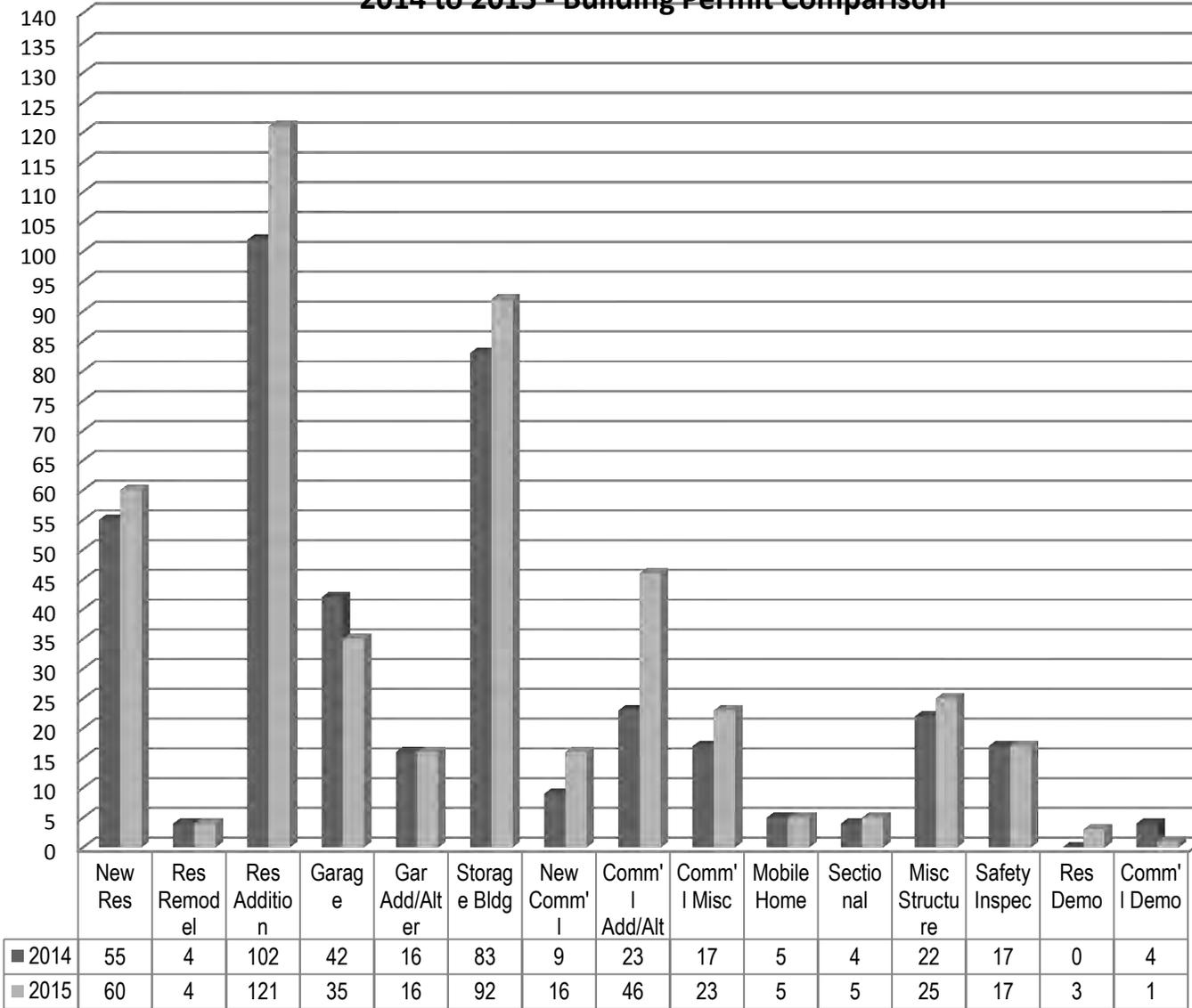
- March of 2011, Michigan adopted the 2009 ICC. There are many new changes are the Uniform Michigan Energy Code and Chapter 6 (sheer wall design).
- The most important point to remember is the number of pages in the Code book increased by 146% (or 2150 pages) within a seven (7) year period from 2001 to 2008.

The main purpose of the Codes are to provide minimum standards to insure public safety, health and welfare, but they have been stretched and manipulated by lobbyist groups, product manufactures, insurance companies, government and the courts resulting in a very complex and detailed collection of standards that govern building in today's marketplace.

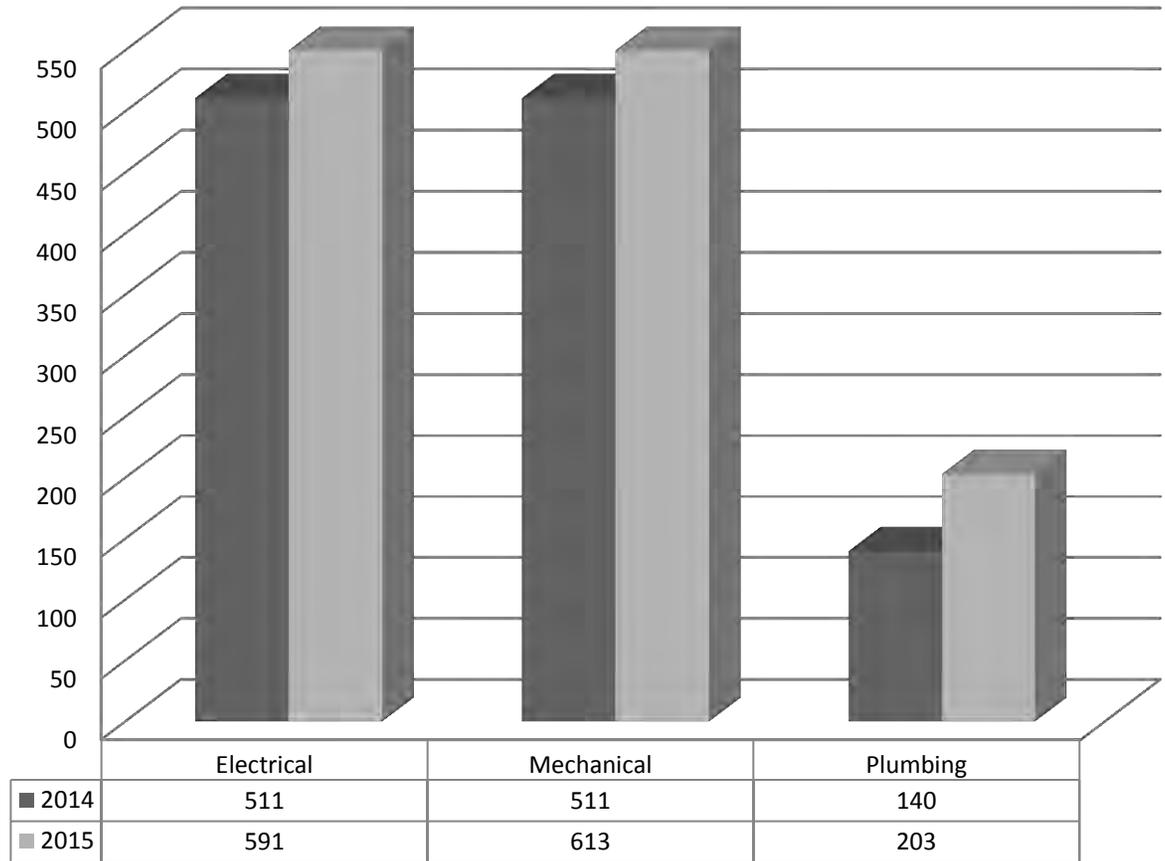
Department of Building Safety 2015 Permit Percentages



Department of Building Safety 2014 to 2015 - Building Permit Comparison



Department of Building Safety 2014 to 2015 - Sub Trade Permit Comparison



Geographic Information Systems

Cheboygan County GIS Department includes 1 full time GIS technician and is managed by the Community Development Director. The primary goal of this department is to create, update and maintain geospatial data for Cheboygan County. The Cheboygan County website now includes extensive county-wide GIS data for 24 hour/7 days a week access. We continue to make this data as user friendly and up to date as possible. In addition to the online data, the GIS office is open and available for customer needs and requests. We get many requests from realtors, surveyors, appraisers, title companies and property owners. The base layers are being updated daily, including, but not limited to, parcel splits and combines, corrections and adjustments to parcel polygons, additions and adjustments to streets and hydrology features and zoning amendments and map corrections.

The GIS Department works closely with township officials to be sure they have access to the most recent and accurate information. We create tax maps, land value maps and sales study maps as well as any individual requests the townships may have. This year we continued to help with the updating and adjusting of the future land use map in conjunction with the revision of the County Master Plan. Hard copy maps were created for review at all of the public forums.

The GIS Department also works with the Sheriff's Department, Search and Rescue Team and City of Cheboygan Police Department to assist in any special requests they have. We are involved with Emergency Management to ensure we are ready for any crisis that may occur by keeping up with WebEOC and Damage Assessment as well as searching out new tools to better accomplish goals for everyone involved.

