



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

## **AGENDA**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **APPROVAL OF AGENDA**

### **APPROVAL OF MINUTES**

### **PUBLIC HEARING AND ACTION ON REQUESTS**

1. **Burt Lake Christian Church** – The applicant has requested approval of a Special Use amendment pursuant to Section 18.11.b. to place an accessory storage building on the subject property that is zoned Lake and Stream Protection (P-LS) and located at 10989 W. M-68, Tuscarora Township, Section 8, Parcel 161-008-300-001-01.

### **UNFINISHED BUSINESS**

1. Review of draft amendment to the Zoning Ordinance relative to Motor Vehicle and Fuel Sales Uses.
2. Continued discussion regarding draft amendment to the Zoning Ordinance regarding solar energy systems.

### **NEW BUSINESS**

1. Review and discussion of the 2019 draft Capital Improvement Plan.

### **STAFF REPORT**

### **PLANNING COMMISSION COMMENTS**

### **PUBLIC COMMENTS**

### **ADJOURN**

# CHEBOYGAN COUNTY PLANNING COMMISSION

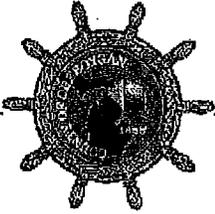
Burt Lake Christian Church

## Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Special Use Application (5 Pages)
4. Site Plan (1 Page)
5. Photo of proposed accessory storage building (1 Page)
6. Mailing List (2 Pages)
7. Staff Report (3 Pages)
- 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.

*accessory storage*

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.

*Storage bldg will not change the contour of the surrounding property*

- 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.

*N/A*

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

*After stone under unit will not affect storm water run off*

- 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.

*adequate Emergency access will not be impeded*

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

*Yes*

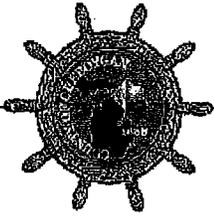
- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.

*N/A*

- h. Exterior lighting shall be arranged as follows:

- i. It is deflected away from adjacent properties. *Ø*
- ii. It does not impede the vision of traffic along adjacent streets. *Ø*
- iii. It does not unnecessarily illuminate night skies. *Ø*

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.

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.

N/A

3. Size of property in sq. ft. or acres: 1.02 acres

4. Present use of property: Church & community club/recreational

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. N/A

- 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

# 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. 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.
	✓	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 <i>see site plan &amp; elevation</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.

SECTION

REASON FOR WAIVER REQUEST

\_\_\_\_\_ *Site is flat and building is*  
 \_\_\_\_\_ *relatively small compared*  
 \_\_\_\_\_ *to other structures on the*  
 \_\_\_\_\_ *property.*  
 \_\_\_\_\_

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]*  
 \_\_\_\_\_  
*Wes Allen* SIGNATURE

*8/31/18*  
 \_\_\_\_\_  
 DATE





161-008-300-001-01  
BURT LAKE CHRISTIAN CHURCH  
BURT LAKE, MI 49717

161-008-300-001-00  
BURT LAKE CHRISTIAN CHURCH  
10989 W M-68  
BURT LAKE, MI 49717

161-008-100-011-01  
FREED, GERALD & MARY REVOCABLE  
10986 M-68, BOX 207  
BURT LAKE, MI 49717

161-008-100-010-00  
KABAT, LOUISE & TERRY W/H  
PO BOX 219  
BURT LAKE, MI 49717

161-007-406-055-00  
BURT LAKE CHRISTIAN CHURCH  
BURT LAKE, MI 49717

161-007-405-045-02  
BOWEN, CINDY S  
11201 M-68 HWY  
ALANSON, MI 49706

161-007-405-045-01  
BOWEN, CINDY S  
11201 M-68 HWY  
ALANSON, MI 49706

161-007-405-045-00  
COLE, CHARLES LEE  
1640 ELLINGER RD  
ALANSON, MI 49706

161-007-400-002-02  
COMPTON, MICHAEL, TRUSTEE  
1720 ELLINGER RD  
ALANSON, MI 49706

161-007-400-002-00  
MCKENZIE, DAVID & MARILYN H/W  
11071 W M-68 HWY  
ALANSON, MI 49706

161-007-200-004-00  
DUNCAN, ANNETTE M  
11020 W M-68 HWY  
ALANSON, MI 49706

161-008-300-011-00  
RAMER ENTERPRISES, LLC  
24120 CR142  
GOSHEN, IN 46526

161-008-300-002-00  
PETERSON, MARLENE J  
10921 W M-68 HWY  
ALANSON, MI 49706-9670

161-008-300-010-01  
KRING, THOMAS & JEANE H/W  
1114 S EIFERT RD  
MASON, MI 48854

161-008-300-011-00  
OCCUPANT  
10851 E-W RESORT RD  
ALANSON, MI 49749

161-008-300-001-00  
OCCUPANT  
10989 W M-68 HWY  
ALANSON, MI 49749

161-008-100-011-01  
OCCUPANT  
10986 W M-68 HWY  
BURT LAKE, MI 49749

161-008-100-010-00  
OCCUPANT  
10954 E-W RESORT RD  
ALANSON, MI 49749

161-008-300-002-00  
OCCUPANT  
10921 W M-68 HWY  
ALANSON, MI 49749

161-008-300-010-01  
OCCUPANT  
1617 ELLINGER RD  
ALANSON, MI 49749

161-007-200-004-00  
OCCUPANT  
11020 W M-68 HWY  
ALANSON, MI 49749

161-007-405-045-00  
OCCUPANT  
1640 ELLINGER RD  
BURT LAKE, MI 49749

161-007-400-002-02  
OCCUPANT  
1720 ELLINGER RD  
ALANSON, MI 49749

161-007-400-002-00  
OCCUPANT  
11071 W M-68 HWY  
ALANSON, MI 49749



# 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/](http://www.cheboygancounty.net/planning/)

## STAFF REPORT

<b>Item:</b> A Special Use Amendment request for accessory storage in a Lake and Stream Protection (P-LS) zoning district.	<b>Prepared by:</b> Michael Turisk
<b>Date:</b> September 13, 2018	<b>Expected Meeting Date:</b> September 19, 2018

### GENERAL INFORMATION

**Owner:** Burt Lake Christian Church

**Applicant:** Leslie Taylor on behalf of the owner

**Contact person:** Same

**Phone:** 586.482.9288

**Requested Action:** Approval of a Special Use Modification request for accessory storage in a Lake and Stream Protection (P-LS) zoning district, per Section 18.11.b. of the Zoning Ordinance.

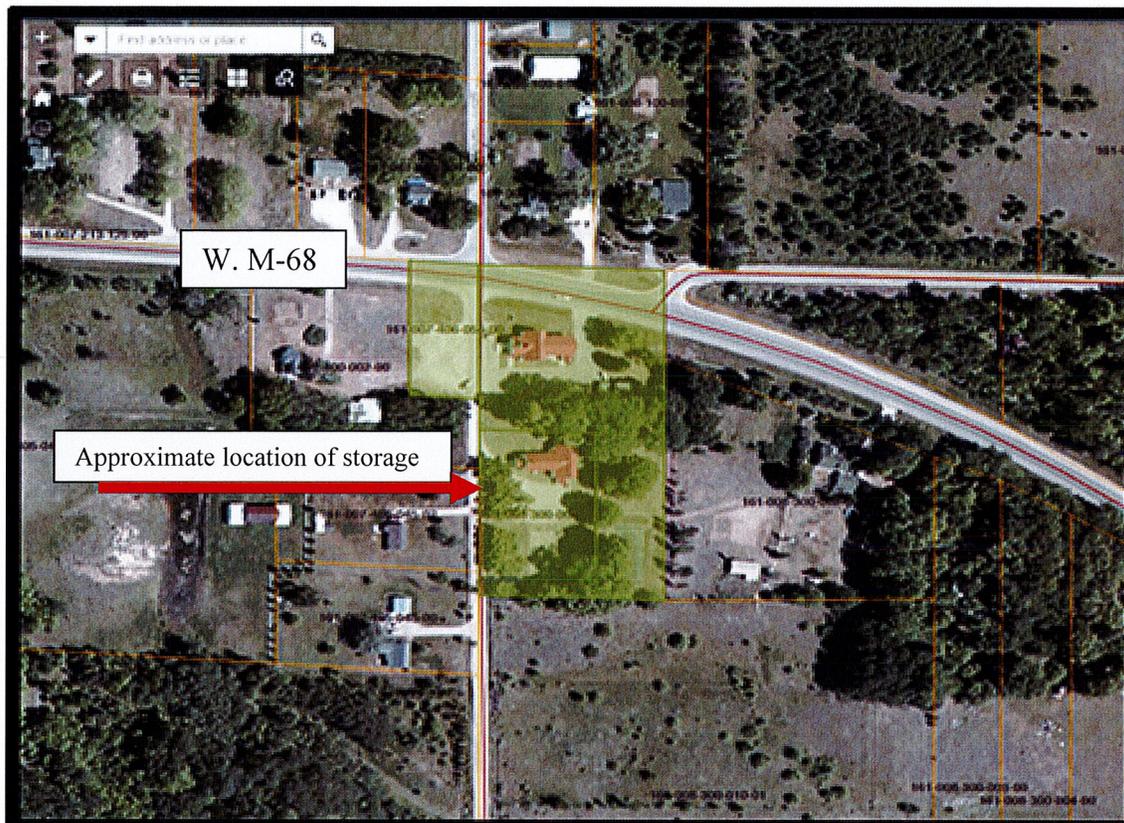
**Current Zoning:**

Agriculture and Forestry Management (M-AF) and Lake and Stream Protection (P-LS)

### BACKGROUND INFORMATION

This Special Use amendment application regards a proposed 14-ft. x 36-ft. accessory storage building intended to serve the Burt Lake Christian Church and community center located at 10989 W. M-68 at the southeast corner of M-68 and Ellinger Rd., about one-mile east of the County line in Tuscarora Township. The church and accessory uses are served by three separate parcels owned by the Burt Lake Christian Church – the parcel on which the church and community center are located, a second parcel that provides parking and a third containing the schoolhouse and various outdoor recreational facilities. Despite three separate parcels, for the purpose of application review they are considered as a whole, or as a project site.

The church was established more than 100 years ago, and a Special Use was approved in 2012 for the aforementioned community center that includes an office, kitchen, restrooms and a nursery. The parcel on which the proposed storage building would be placed includes the schoolhouse and would be sited on that portion of the parcel zoned P-LS.



*Fig.*, Burt Lake Christian Church site shown as shaded.  
 Arrow indicates approximate location of proposed storage.

The storage building must honor all applicable site development standards for the P-LS zoning districts including minimum setback requirements. Per Section 17.1., the minimum setbacks for non-waterfront lots in the P-LS zoning districts are as follows:

Front	30-feet
Side	8-feet
Rear	12-feet

Per the submitted plan, the storage building as proposed would meet these minimum setback standards.

The submitted application indicates a number of requested waivers, including topography. However, the approved site plan from the 2012 Special Use application was amended for this application and shows most of the applicable site plan information.

**Surrounding Land Uses:**

Agricultural and low-density residential uses are in the immediate area.

**Environmentally Sensitive Areas (steep slopes, wetlands, woodlands, stream corridor, floodplain):**

No known environmentally sensitive areas are on the subject property or the site.

**Historic Buildings/Features:**

The church has been long-established, but no registered historic buildings or features are known.

**Traffic Implications:**

This project would not have little if any impact upon current traffic patterns and volumes.

**Parking:**

Adequate parking is provided for the principal church use and accessory uses per the approved Special Use in 2012.

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

Access to the site, including parking areas, is provided via W. M-68 and Ellinger Road. No new access points are proposed as part of this application.

**Signs:**

No additional signage is proposed as part of this application.

**Fence/Hedge/Buffer:**

No fencing, hedges or buffer are proposed or required.

**Lighting:**

No additional lighting is proposed.

**Stormwater management:**

No changes to stormwater management are proposed.

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

The Department of Building Safety

**Recommendations (proposed conditions):**

Prior to construction/placement of the storage building, obtain a building permit from the Department of Building Safety and submit a Soil Sedimentation and Pollution Control Permit application for review.

**CHEBOYGAN COUNTY PLANNING COMMISSION**  
**SPECIAL USE MODIFICATION REQUEST**  
Wednesday, September 19, 2018, 7:00 PM

Applicant

Leslie Taylor  
5361 Numbers Rd.  
Topinabee, MI 49791

Owner

Burt Lake Christian Church  
10989 W. M-68  
Burt Lake, MI 49717

Parcel

10989 W. M-68  
Tuscarora Township  
161-008-300-001-01

**GENERAL FINDINGS**

1. The property is located in Agriculture and Forestry Management (M-AF) and Lake and Stream Protection (P-LS) zoning districts.
2. The applicant is proposing an amendment to an approved Special Use for an accessory storage building to serve the Burt Lake Christian Church and church community center.
3. A Special Use Permit was approved in 2012 for an expansion, pursuant to Sections 9.3.3. and 10.3.10 of the Zoning Ordinance.

**FINDINGS OF FACT UNDER SECTION 18.7 OF THE ZONING ORDINANCE**

The Planning Commission makes the following findings of fact as required by Section 18.7. of the Zoning Ordinance for each of the following standards listed in that Section:

- a. The property subject to the application is located in a zoning district in which the proposed Special Use amendment is allowed.
  1. The subject property is located in Agriculture and Forestry Management (M-AF) and Lake and Stream Protection (P-LS) zoning districts. (see Exhibit 7)
  2. Churches are land uses that require Special Use approval in the M-AF and P-LS zoning districts pursuant to Sections 9.3.3 and 10.3.10., respectively. (see Exhibit 7)
  - 3.
  4. Standard has been met.
- b. The proposed special land use amendment will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole.
  1. The Special Use Permit amendment is for accessory storage for an existing church and community center land use. (see Exhibits 3, 5 and 7)
  2. The proposed accessory storage building will not create a substantially negative impact on the natural resources of the County or the natural environment as a whole as proposed. (see Exhibit 7)
  - 3.
  4. Standard has been met
- c. The proposed special land use amendment will not involve uses, activities, processes, materials, or equipment, or hours of operation that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public or private highway or seen from any adjoining land owned by another person.
  1. The Special Use permit amendment is for accessory storage for an existing church land use. (see Exhibits 3, 4 and 7)
  2. The proposed use will not create a substantially negative impact on other conforming properties in the area as proposed. (see Exhibit 7)
  - 3.
  4. Standard has been met.
- d. The proposed Special Use amendment will be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.

1. The Special Use amendment is for an accessory storage building for an existing church land use. (see Exhibits 3, 4, 5 and 7)
  2. The proposed accessory storage building would be designed and constructed so as not to diminish the opportunity of surrounding properties to be used and developed as zoned. (see Exhibit 6)
  - 3.
  4. Standard has been met
- e. The proposed Special Use amendment will not place demands on fire, police, or other public resources in excess of current capacity nor increase hazards from fire or other dangers to the subject property or adjacent properties.
1. The proposed Special Use amendment is for an accessory storage building for an existing church land use.
  2. There will not be demands placed 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.
  3. Standard has been met.
- f. The proposed Special Use amendment shall not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity. Adequate access to the site shall be furnished either by existing roads and highways or proposed roads and highways. 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. The proposed Special Use amendment for an accessory storage building to serve an existing church land use would not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity. (see Exhibit 7)
  - 2.
  3. Standard has been met.
- g. The proposed Special Use amendment for an accessory storage building will be adequately served by water and sewer facilities, and refuse collection and disposal services.
1. The principal church land use and accessory uses are served by water and sewer facilities. (see Exhibit 7)
  - 2.
  3. Standard has been met.
- h. The proposed Special Use amendment for an accessory storage building will comply with all specific standards required under this Ordinance applicable to it.
1. The proposed Special Use amendment for an accessory storage building complies with all specific standards required under this Ordinance applicable to it.
  - 2.
  3. Standard has been met

## **DECISION**

### **TIME PERIOD FOR JUDICIAL REVIEW**

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

### **DATE DECISION AND ORDER ADOPTED**

Wednesday, September 19, 2018

---

Patty Croft, Chairperson

---

Charles Freese, Secretary

CHEBOYGAN COUNTY  
ZONING ORDINANCE AMENDMENT # \_\_\_\_\_  
AN ORDINANCE TO AMEND CHEBOYGAN COUNTY ZONING ORDINANCE NO.  
200 RELATIVE TO MOTOR VEHICLE MAINTENANCE AND FUEL SALES USES.

**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 locations which shall read in their entirety as follows:

**Car wash**

A commercial establishment with facilities provided for cleaning, drying and waxing of motor vehicles.

**Motor vehicle repair facility**

A commercial establishment for the repair of motor vehicles such as automobiles, boats, motor cycles, motor homes, recreational vehicles, tractors and motor vehicle equipment such as farm equipment and trailers. This shall include the sale, installation and servicing of motor vehicle and motor vehicle equipment parts including engine rebuilding. This may include specialty services such as service to brakes, mufflers, tires, body and frame repair and collision repair services including vehicle painting.

**Motor vehicle service station**

A facility primarily operated and designed for the dispensing and sale of motor fuels, together with the sale of minor accessories and retail items. In addition, such a facility may provide minor motor vehicle servicing, minor repair and maintenance. Motor vehicle service station use does not include any of the following or similar activity: reconditioning of motor vehicles, collision services such as body and frame repair or overall painting of vehicles.

**Retail sales establishment, small-scale convenience**

A small-scale retail use (5,000 square feet or less) that may offer for sale motor fuels beverages and food items for consumption off the premises, retail items and tangible consumer goods.

**Section 2. Amendment of Section 2.2.**

Section 2.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to delete the following definition:

Gasoline service station

**Section 4. Amendment of Section 6.2.**

Section 6.2. of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add Sections 6.2.34., 6.2.35. and 6.2.36. which shall read in their entirety as follows:

6.2.34. Car wash.

6.2.35. Motor vehicle service station.

6.2.36. Retail sales establishment, small-scale convenience.

**Section 5. Amendment of Sections 6.3.4., 9.3.2., 9.3.8., 13.3.1., 13.3.11., 13C.3.2., 14.3.1. and 14.3.10.** Sections 6.3.4., 9.3.2., 9.3.8., 9.3.25., 13.3.1., 13C.3.2., 14.3.1. and 14.3.10. of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to read in their entirety as follows:

- 6.3.4. Motor vehicle repair facility.
- 9.3.2. Motor vehicle repair facility.
- 9.3.8. Retail sales establishment, small-scale convenience.
- 13.3.1 Car wash.
- 13.3.11. Motor vehicle service station.
- 13A.3.9. Car wash.
- 13A.3.10. Motor vehicle repair facility.
- 13C.3.2. Car wash.
- 13C.3.10. Motor vehicle repair facility.
- 14.3.1. Motor vehicle repair facility.
- 14.3.10. Retail sales establishment, small-scale convenience.

**Section 6. Repeal of Sections 6.2.2, 13.3.5., 13A.3.2., 13A.3.5., 13C.3.7. and 14.3.8.** Sections 6.2.2, 13.3.5., 13A.3.2., 13A.3.5., 13C.3.7. and 14.3.8. of the Cheboygan County Zoning Ordinance No. 200 are hereby repealed and reserved for future use.

**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:  
John B. Wallace  
Its: Chairperson

By:  
Karen L. Brewster  
Its: Clerk

**Zoning Ordinance No. 200 Draft Amendment  
Relative to Motor Vehicle & Fuel Sales Uses  
September 19, 2018**

**Under ARTICLE 6 – COMMERCIAL DEVELOPMENT DISTRICT (D-CM)**

**SECTION 6.2. PERMITTED USES**

- 6.2.1. Any use permitted in the D-RS, Residential Development District. (Rev. 05/23/15, Amendment #127)
- 6.2.2. ~~Automobile, boat, equipment, and farm machinery sales, repair, rental and washing establishments.~~ *Reserved for future use.*
- 6.2.3. Bar and Restaurant, Restaurant, carry out, Restaurant, drive in and Restaurant, fast food. (Rev. 01/16/18, Amendment #144)
- 6.2.4. Bed and Breakfast (Rev. 10/25/09, Amendment #80)
- 6.2.5. Arcades, bowling alleys or billiard parlors. (Rev. 09/01/17, Amendment #140)
- 6.2.6. Cabinet making shops.
- 6.2.7. Dance, music, voice studios.
- 6.2.8. Dress making, millinery, clothing stores.
- 6.2.9. Drive in eating establishments, fast food establishments, and restaurants. (Rev. 04/12/07, Amendment #67)
- 6.2.10. Farm product stands.
- 6.2.11. Funeral homes, undertaking establishments.
- 6.2.12. Hotels, motels.
- 6.2.13. Laboratories.
- 6.2.14. Nurseries for flowers and plants.
- 6.2.15. Offices.
- 6.2.16. Parking lots, buildings and garages.
- 6.2.17. Retail sales establishment, General
- 6.2.18. Retail sales establishment, Household
- 6.2.19. Retail sales establishment, Specialty
- 6.2.20. Retail lumber yards.
- 6.2.21. Rifle or pistol ranges when in completely enclosed buildings. (Rev. 09/28/11, Amendment #92)
- 6.2.22. Assembly, educational or social event facilities. (Rev. 09/01/17, Amendment #140)
- 6.2.23. Wholesale sales and storage when in completely enclosed buildings. (Rev. 09/28/11, Amendment #92)
- 6.2.24. Multiple family housing. (Rev. 05/23/15, Amendment #127)
- 6.2.25. Nurseries and day care centers for children. (Rev. 05/23/15, Amendment #127)
- 6.2.26. Adult Daycare Center, Assisted Living Center or Health Care Living Center. (Rev. 09/01/17, Amendment #141)
- 6.2.27. Boarding and lodging houses. (Rev. 05/23/15, Amendment #127)
- 6.2.28. Medical clinics and doctor's offices. (Rev. 05/23/15, Amendment #127)
- 6.2.29. Private storage buildings, subject to the requirements of Section 17.23. Rev. 05/23/15, Amendment #127)
- 6.2.30. Mobile food units, subject to requirements of Section 17.29. (Rev. 02/25/17, Amendment #137)
- 6.2.31. Health and fitness center. (Rev. 01/16/18, Amendment #143)
- 6.2.32. Personal service center. (Rev. 01/16/18, Amendment #143)
- 6.2.33. Pet grooming. (Rev. 01/16/18, Amendment #143)
- 6.2.34. Car wash.
- 6.2.35. Motor vehicle service station.
- 6.2.36. Retail sales establishment, small-scale convenience.

**Zoning Ordinance No. 200 Draft Amendment  
Relative to Motor Vehicle & Fuel Sales Uses  
September 19, 2018**

SECTION 6.3. USES REQUIRING SPECIAL LAND USE PERMITS

6.3.1. Bus Terminals.

6.3.2. Commercial cleaning plants, dry cleaning, laundry establishments.

6.3.3. Contractor's yards, equipment storage and materials handling operations.

6.3.4. ~~Gasoline service stations and garages.~~ Motor vehicle repair facility.

6.3.5. Commercial kennels, pet shops, and veterinary hospitals, according to Section 17.16. **(Rev. 11/22/09, Amendment #81)**

6.3.6. Outdoor, drive-in theaters.

6.3.7. Outdoor commercial recreation activities.

6.3.8. Trailer and mobile home parks.

6.3.9. Manufacturing, production, processing and fabrication when the operational effects are determined to be no greater than the other uses permitted in this district with respect to noise, glare, radiation, vibration, smoke, odor and/or dust.

6.3.10. Junk yards, salvage yards and waste disposal sites.

6.3.11. 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. **(Rev. 04/26/08, Amendment #75)**

6.3.12. Public and private wind generation and anemometer towers. **(Rev. 06/17/04, Amendment #31)**

6.3.13 Child Caring Institutions, subject to the requirements of Section 17.24 **(Rev. 04/28/10, Amendment #85)**

6.3.14. Boat Storage **(Rev. 08/26/10, Amendment #88)**

6.3.15. Truck Terminals or Warehouses subject to the requirements of Section 17.26. **(Rev. 03/28/12, Amendment #107)**

6.3.16. Indoor Storage Facilities **(Rev. 05/25/13, Amendment #116)**

6.3.17. Planned Projects subject to provisions of Section 17.28 **(Rev. 10/13/16, Amendment #136)**

**Zoning Ordinance No. 200 Draft Amendment  
Relative to Motor Vehicle & Fuel Sales Uses  
September 19, 2018**

**Under ARTICLE 9 – AGRICULTURE AND FORESTRY MANAGEMENT DISTRICT (M-AF)**

**SECTION 9.3. USES REQUIRING SPECIAL LAND USE PERMITS**

9.3.1. See ARTICLE 17, SUPPLEMENTAL REGULATIONS for standards and conditions for special uses and ARTICLE 18, SPECIAL LAND USE (SLU) PERMIT PROCEDURES AND STANDARDS for instructions on applying for permits.

9.3.2. ~~Automobile repair and service and gasoline stations.~~ Motor vehicle repair facility.

9.3.3. Assembly, educational or social event facilities. **Rev. 09/01/17, Amendment #140)**

9.3.4. Public parks and recreational areas, playgrounds and campgrounds. **Rev. 09/01/17, Amendment #140)**

9.3.5. Bar and Restaurant. **(Rev. 01/16/18, Amendment #144)**

9.3.6. Commercial Hunting and fishing cabins. **(Rev. 04/28/00, Amendment #14)**

9.3.7. Golf courses, country clubs and sportsmen's' associations or clubs.

9.3.8. ~~Grocery and party stores.~~ Retail sales establishment, small scale convenience.

9.3.9. Resorts, resort hotels, recreation farms, vacation lodges, motor inns, motels and other tourist lodging facilities.

9.3.10. Slaughter houses and meat packing plants.

9.3.11. Travel trailer courts, tenting areas and general camping grounds.

9.3.12. Public airports and landing fields, with appurtenant facilities.

9.3.13. Non-essential public utility and service buildings.

9.3.14. Adult Daycare Center, Assisted Living Center or Health Care Living Center. **(Rev. 09/01/17, Amendment #141)**

9.3.15. Animal feedlots or piggeries.

9.3.16. Earth removal, quarrying, gravel processing, mining and related mineral extraction businesses.

9.3.17. Commercial kennels, pet shops, and veterinary hospitals according to Section 17.16. **(Rev.11/23/09, Amendment #81)**

9.3.18. Junk yards, salvage yards and waste disposal sites. **(Rev. 04/26/08, Amendment #75)**

9.3.19. Commercial composting **(Rev. 04/28/00, Amendment #14)**

9.3.20. Contractor's Yards, provided all of the following requirements are met: **(Rev. 12/24/03, Amendment #26)**

9.3.20.1. Minimum 10 acre parcel.

9.3.20.2. Minimum 330' of road frontage / lot width.

9.3.20.3. Minimum Setbacks: 100' front; 75' side; 100' rear.

9.3.20.4. All related equipment and materials must be stored within an enclosed building, not to exceed 5,000 square feet, or screened from view from public or private roads and adjoining properties under different ownership behind a wooden fence or greenbelt.

9.3.20.5. Buildings and uses permitted herein shall only be approved for parcels occupied by the parcel owner and which shall contain the owner's primary residence.

9.3.21. Public and private wind generation and anemometer towers. **(Rev. 06/17/04, Amendment #31)**

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. **(Rev. 04/26/08, Amendment #75)**

9.3.23 Child Caring Institutions, subject to the requirements of Section 17.24. **(Rev. 04/28/10, Amendment #85)**

**Zoning Ordinance No. 200 Draft Amendment  
Relative to Motor Vehicle & Fuel Sales Uses  
September 19, 2018**

SECTION 9.3. USES REQUIRING SPECIAL LAND USE PERMITS (cont.)

9.3.24 Indoor Storage Facilities, subject to requirements of section 17.27.1. **(Rev.05/25/13, Amendment #116)**

9.3.25. Planned Projects subject to provisions of Section 17.28. **(Rev.05/25/13, Amendment #116)**

Under ARTICLE 13 – VILLAGE CENTER (D-VC)

SECTION 13.3. USES REQUIRING SPECIAL LAND USE PERMITS

13.3.1 ~~Automobile repair and washing establishments.~~ Car wash.

13.3.2 Bus terminals.

13.3.3 Dry cleaning and laundry establishments.

13.3.4 Assembly, educational or social event facilities. **(Rev. 09/01/17, Amendment #140)**

13.3.5 ~~Gasoline service stations and garages.~~ Reserved for future use.

13.3.6 Hotels and motels.

13.3.7 Multiple-family housing.

13.3.8 Outdoor recreation activities.

13.3.9 Veterinary hospitals.

13.3.10 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. **(Rev. 04/26/08, Amendment #75)**

13.3.11. Motor vehicle service station.

Under ARTICLE 13A – VILLAGE CENTER INDIAN RIVER DISTRICT (VC-IR)

SECTION 13A.3. USES REQUIRING SPECIAL LAND USE PERMITS

13A.3.1. Assisted Living Facility or Adult Daycare Center **(Rev. 09/01/17, Amendment #141)**

13A.3.2. ~~Automobile repair and washing establishments.~~ Reserved for future use.

13A.3.3. Dry cleaning and laundry establishments

13A.3.4. Assembly, educational or social event facilities. **(Rev. 09/01/17, Amendment #140)**

13A.3.5. ~~Gasoline service stations and garages.~~ Reserved for future use.

13A.3.6. Outdoor recreation activities

13A.3.7. Veterinary hospitals

13A.3.8. Visitor Center

13A.3.9. Car wash.

13A.3.10. Motor vehicle repair facility.

**Zoning Ordinance No. 200 Draft Amendment  
Relative to Motor Vehicle & Fuel Sales Uses  
September 19, 2018**

**Under ARTICLE 13C VILLAGE CENTER TOPINABEE DISTRICT (VC-T)**

**SECTION 13C.3 USES REQUIRING SPECIAL LAND USE PERMITS**

- 13C.3.1. Assisted Living Facility or Adult Daycare Center (Rev. 09/01/17, Amendment #141)
- 13C.3.2. ~~Automobile repair and washing establishments.~~ Car wash.
- 13C.3.3. Bed and Breakfasts
- 13C.3.4. Day Care Centers
- 13C.3.5. Dry cleaning and laundry establishments
- 13C.3.6. Assembly, educational or social event facilities. (Rev. 09/01/17, Amendment #140)
- 13C.3.7. ~~Gasoline service stations and garages.~~ Reserved for future use.
- 13C.3.8. Outdoor recreation activities
- 13C.3.9. Veterinary hospitals
- 13C.3.10. Motor vehicle repair facility.

**Under ARTICLE 14 RURAL CHARACTER /COUNTRY LIVING DISTRICT (D-RC)**

**SECTION 14.3. USES REQUIRING SPECIAL LAND USE PERMITS**

- 14.3.1. ~~Automobile repair businesses.~~ Motor vehicle repair facility.
- 14.3.2. Bed & Breakfasts.
- 14.3.3. Cemeteries.
- 14.3.4. Commercial greenhouses and nurseries.
- 14.3.5. Public parks and recreational areas and playgrounds. (Rev. 09/01/17, Amendment #140)
- 14.3.6. Day care centers.
- 14.3.7. Assembly, educational or social event facilities. (Rev. 09/01/17, Amendment #140)
- 14.3.8. ~~Gas stations.~~ Reserved for future use.
- 14.3.9. Golf courses, country clubs and sportsmen's associations or clubs.
- 14.3.10. ~~Grocery and party stores.~~ Retail sales establishment, small-scale convenience.
- 14.3.11. Multiple family housing.
- 14.3.12. Non-essential public utility and service buildings.
- 14.3.13. Adult Daycare center, Assisted Living Center or Health Care Living Center. (Rev. 09/01/17, Amendment #141)
- 14.3.14. Reserved for future use. (Rev. 09/01/17, Amendment #140)
- 14.3.15. Public greenhouses and nurseries.
- 14.3.16. Offices (Rev. 09/28/11, Amendment #92)
- 14.3.17. Veterinary hospitals.
- 14.3.18. 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. (Rev. 04/26/08, Amendment #75)
- 14.3.19. Planned projects subject to provisions of Section 17.28. (Rev. 10/13/16, Amendment #136)

9.5.2018

CHEBOYGAN COUNTY  
ZONING ORDINANCE AMENDMENT # \_\_\_\_\_

AN ORDINANCE TO AMEND THE CHEBOYGAN COUNTY ZONING ORDINANCE NO. 200  
RELATIVE TO SOLAR ENERGY SYSTEMS

**THE COUNTY OF CHEBOYGAN, STATE OF MICHIGAN ORDAINS:**

**Section 1. Amendment of Section 2.2.**

Section 2.2 of the Cheboygan County Ordinance 200 is hereby amended to add the following definitions in their appropriate alphabetical locations which shall read in their entirety as follows:

**Electrical Storage System:** A system for storage of electrical energy (usually battery) for release and use at times of little or no solar energy generation when utilized in connection with a SES-PV System.

**Generation Station Step Up Transformer Facility:** A security fenced compound including transformers, switching gear and all associated equipment necessary to accept low voltage, AC Current accumulated by inverters located within a level 3 solar energy facility and step the voltage up to 138KV, 230KV or 345KV for high voltage transmission.

**Level 3 SES-PV Facility Perimeter:** The boundary of the leased parcel(s) or any portion thereof upon which any solar panels, fencing, screening, equipment, support buildings, electrical storage system or service drives are located. The facility may be one contiguous unit or several non-contiguous parcels connected by an easement(s).

**Solar Integrated System:** Any solar energy system directly or indirectly connected to the commercial energy grid for the wholesale or retail sale of electric energy or on site self consumption.

**Solar Power Inverter:** A device that converts DC current captured by the solar panels into AC current.

**Net Metering:** A policy whereby utility customers with small-scale renewable power sources, including solar, receive credit from their utility provider for electricity generated in excess of their needs.

**Solar Off Grid System:** Any system that functions as a stand-alone system without a connection to the grid such as a battery, thermal hot water or fly wheel system.

**Photovoltaic (PV):** A method of generating electrical power by converting solar radiation (sunlight) into direct current electricity using semiconductor, solar panels, inverters and transformers.

**Solar Energy System (SES-PV):** All components and subsystems necessary to convert incident solar radiation into electric energy for immediate use on-site or for wholesale or retail sales off-site. Electrical storage systems may be integrated with these systems. PV Solar energy systems are classified as follows:

1. Level 1 PV-SES System – Any building mounted PV-SES System used to produce electrical energy primarily for on-site use in accordance with Section 7.30.6A.
2. Level 2 PV-SES System – Any ground mounted PV-SES System used to produce electrical energy for use primarily on site in accordance with Section 7.30.6B.
3. Level 3 PV-SES System – Any ground mounted PV-SES System used to produce electrical energy for wholesale distribution and use off site in accordance with Section 7.30.6C.

**Solar Farm:** A level 3 SES-PV System, including the land upon which it is located, generating electricity for wholesale distribution off site through a generation station step up transformer station to high voltage transmission lines. A facility of this type is large scale measuring in the hundreds of acres.

**Section 2. Amendment of Sections 4.2, 6.2, 9.2, 10.2, 12.2, 13.2, 13A.2, 13B.2, 13C.2, 13D.2, 13E.2 and 14.2**

Section 4.2, 6.2, 9.2, 10.2, 12.2, 13.2, 13A.2, 13B.2, 13C.2, 13D.2, 13E.2 and 14.2 of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to add new subsections 4.2.4, 6.2.34, 9.2.10, 10.2.5, 12.2.6, 13.2.11, 13A.2.13, 13B.2.8, 13C.2.12, 13D.2.5, 13E.2.4, 14.2.13, which shall read in their entirety as follows:

- 4.2.4 Level 1 SES-PV Systems in Accordance with Section 17.30.6A
- 6.2.34 Level 1 SES-PV Systems in Accordance with Section 17.30.6A
- 9.2.10 Level 1 SES-PV Systems in Accordance with Section 17.30.6A
- 10.2.5 Level 1 SES-PV Systems in Accordance with Section 17.30.6A
- 12.2.6 Level 1 SES-PV Systems in Accordance with Section 17.30.6A
- 13.2.11 Level 1 SES-PV Systems in Accordance with Section 17.30.6A
- 13A.2.13 Level 1 SES-PV Systems in Accordance with Section 17.30.6A
- 13B.2.8 Level 1 SES-PV Systems in Accordance with Section 17.30.6A
- 13C.2.12 Level 1 SES-PV Systems in Accordance with Section 17.30.6A
- 13D.2.5 Level 1 SES-PV Systems in Accordance with Section 17.30.6A
- 13E.2.4 Level 1 SES-PV Systems in Accordance with Section 17.30.6A
- 14.2.13 Level 1 SES-PV Systems in Accordance with Section 17.30.6A

**Section 3. Amendment of Sections 4.2, 6.2, 9.2, 10.2, 12.2, 13.2, 13A.2, 13B.2, 13C.2, 13D.2, 13E.2 and 14.2**

Section 4.2, 6.2, 9.2, 10.2, 12.2, 13.2, 13A.2, 13B.2, 13C.2, 13D.2, 13E.2 and 14.2 of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to add new subsections 4.2.5, 6.2.35, 9.2.17, 10.2.6, 12.2.7, 13.2.16, 13A.2.20, 13B.2.14, 13C.2.17, 13D.2.16, 13E.2.5, 14.2.14 which shall read in their entirety as follows:

- 4.2.5 Level 2 SES-PV Systems in Accordance with Section 17.30.6B
- 6.2.35 Level 2 SES-PV Systems in Accordance with Section 17.30.6B
- 9.2.17 Level 2 SES-PV Systems in Accordance with Section 17.30.6B
- 10.2.6 Level 2 SES-PV Systems in Accordance with Section 17.30.6B
- 12.2.7 Level 2 SES-PV Systems in Accordance with Section 17.30.6B
- 13.2.16 Level 2 SES-PV Systems in Accordance with Section 17.30.6B
- 13A.2.20 Level 2 SES-PV Systems in Accordance with Section 17.30.6B
- 13B.2.14 Level 2 SES-PV Systems in Accordance with Section 17.30.6B
- 13C.2.17 Level 2 SES-PV Systems in Accordance with Section 17.30.6B
- 13D.2.16 Level 2 SES-PV Systems in Accordance with Section 17.30.6B
- 13E.2.5 Level 2 SES-PV Systems in Accordance with Section 17.30.6B
- 14.2.14 Level 2 SES-PV Systems in Accordance with Section 17.30.6B

**Section 4. Amendment of Sections 6.3, 7.3, 8.3, 9.3, 10.3**

Sections 6.3, 7.3, 8.3, 9.3 and 10.3 of the Cheboygan County Zoning Ordinance No. 200 are hereby amended to add new subsections 6.3.18, 7.3.19, 8.3.18, 9.3.26, 10.3.3 which shall read in their entirety as follows:

- 6.3.18 Level 3 SES-PV Systems in Accordance with Section 17.30.6C
- 7.3.19 Level 3 SES-PV Systems in Accordance with Section 17.30.6C

- 8.3.18 Level 3 SES-PV Systems in Accordance with Section 17.30.6C
- 9.3.26 Level 3 SES-PV Systems in Accordance with Section 17.30.6C
- 10.3.3 Level 3 SES-PV Systems in Accordance with Section 17.30.6C

**Section 5 Amendment of Article 11**

Article 11 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add the following Section 11.10 which shall read in its entirety as follows:

Section 11.10 Solar Photovoltaic Energy Systems (SES-PV): Level I SES-PV and Level 2 SES-PV systems shall be permitted in Natural Rivers Protection District (P-NR) in accordance with the following:

- 11.10.1 Level 1 SES-PV systems shall be permitted on existing buildings and on any new buildings permitted in accordance with sections 11.3, 11.4, 11.8 and 17.30.6A.
- 11.10.2 Level 2 SES-PV systems shall be permitted as accessory structures to any building or accessory structure permitted in accordance with sections 11.3, 11.4, 11.8 and 17.30.6B.

**Section 6 Amendment of Section 12.2.6**

Section 12.2 of Cheboygan County Ordinance No. 200 is hereby amended to add new Section 12.2.6 and 12.2.7 which shall read in their entirety as follows:

- 12.2.6 Level 1 SES-PV Systems in accordance with Section 17.30.6A are permitted on any building subject to Cheboygan County Zoning Ordinance No. 200.
- 12.2.7 Level 2 SES-PV Systems in accordance with Section 17.30.6B but only when accessory to any existing or new building except here permitted by state law.

**Section 7 Amendment of Article 17.**

Article 17 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a section 17.30, which shall read in its entirety as follows: Section 17.30 Solar Energy Systems – Photovoltaic (SES-PV)

**17.30.1 PURPOSE:**

The purpose of this section is to promote the development of renewable energy resources in Cheboygan County. This section will address Solar Energy Systems – Photovoltaic (SES-PV) Systems for a range of applications from strictly on site utilization to wholesale distribution off site and will provide guidance on the planning, design, construction, operation and subsequent decommissioning of facilities at the end of their economic life. The section is to promote economic development, protect the health, safety and welfare of the citizens and prevent adverse impacts on the agricultural, water, recreational, scenic and wildlife resources of the county while furthering the State of Michigan’s renewable energy goals.

**17.30.2 GENERAL PROVISIONS APPLICABLE TO ALL SOLAR ENERGY SYSTEMS**

1. Code Compliance: Any SES-PV Systems shall meet or exceed any standards and regulation of the International Fire Code, the National Electric Safety Code and any other regulations of the state and federal government with the authority to regulate solar energy systems that are in effect the time the approval for the SES-PV System is granted.
2. Inspection: The County shall have the right, upon issuing the required permit for a SES-PV System, to inspect the premises on which a solar collection system is located at all reasonable hours.
3. Fire Safety: All SES-PV Systems shall meet the requirements of the international fire code as amended.
4. County Review: Identify emergency and normal shutdown procedures, potential hazards to adjacent properties, public roadways and to the general public that may be created.

**17.30.3 APPLICATION REQUIREMENTS:** In addition to application requirements of Article 18 and Article 20 of this ordinance an application for a site plan review and/or special use permit for a SES-PV System shall be required to furnish all of the following information unless expressly indicated otherwise:

1. Level 1 SES-PV Systems shall require a site plan review for any electrical storage system associated with the Level 2 SES-PV System to include the type, size and location of all components in addition to the requirements of Section 20.10.
2. Level 2 SES-PV Systems shall require the following:
  - a. A site plan review for any Level 2 SES-PV system larger than 1.333 sq. ft. which shall include the following information in addition to the requirements of Section 20.10:
    - 1) The size, height, length, and location of the solar arrays, parcel boundaries and setback lines and location of all buildings on site.
    - 2) A breakdown of the anticipated uses of the power generated over and above 20 kw, e.g. farm buildings 25 kw, sawmill 25 kw, irrigation pumps 10 kw, etc.
    - 3) Information on the height, length and angle of panels in the solar collection array.
    - 4) The type, size, location and engineering specifications for any energy storage system proposed to be part of the Level 2 SES-PV System.
  - b. In addition to a site plan review a special use permit shall be a requirement if the area to be covered by solar panels and supporting equipment covers more than 0.765 acres (33,325 sq. ft.). Additional information is to include a description of all land/timber clearing that is proposed, the percentage of private farm land that is to be used and access or service roads to be developed in addition to requirements of Section 18.7.
3. Level 3 SES-PV Systems shall require a special use permit in accordance with Section 18.7 and a site plan review. The following information shall be required in addition to that required in Section 18.7:
  - a. Project description and rationale: identify the perimeter of the project development area, proposed type of system, size, rated power output, performance, safety and noise characteristics of the system including the transmission line/grid connection for the project. Identify the project construction timeframe, project life, potential development phases and potential future expansions.
  - b. Visual impacts: Graphically demonstrate the visual impact of the project using photos renditions of the project with consideration given to setbacks and proposed landscaping.
  - c. Waste: Identify any solid or hazardous waste generated by the project and provide a disposal plan for such waste.
  - d. Lighting: Provide a plan showing all lighting within the facility. All lighting shall be in compliance with the standards of sections 3.7.1 and 20.10h.
  - e. Transportation Plan: Provide a proposed access plan to be utilized during construction and operational phases. The plan must show proposed project service road ingress and egress locations to adjacent roadways and the layout of the facility service road system. Due to infrequent access following construction, it is not required to provide for paved curbs and gutters on access drives unless required by the State Department of Transportation or County Road Commission.
  - f. Public Safety: Identify emergency and normal shutdown procedures, potential hazards to adjacent properties, public roadways and to the general public that may be created.
  - g. Engineering and Installation: Detailed engineering drawings shall be provided to include standard drawings of the structural components of the solar farm and any electrical storage system in support of the Level 3 SES-PV System, including base and footings along with engineering data and calculations to demonstrate compliance with the structural design provisions of the building code current at the time of submittal of the request for a building

- permit. Drawings and Engineering calculations shall be certified by a registered engineer licensed to practice in the State of Michigan.
- h. Drainage and Soil Erosion
    - 1) Show how panels shall be positioned to allow water runoff without channeling it in such a way as to cause erosion.
    - 2) Show how the vegetative cover will be provided and maintained under and around the panels.
    - 3) Show how the panels array will allow vegetative growth under and between panels.
  - i. Impervious Surface/Stormwater

If more than 8,000 square feet of impervious surface will be located on the site, the application shall include a drainage plan prepared by a registered civil engineer showing how stormwater runoff from hardstand areas will be managed and demonstrating that run off from the site will not exceed the agricultural runoff rate or otherwise cause undue flooding. If detergents will be used to clean solar panels, details on the type of detergent, frequency and quantity of use, and how stormwater quality protection measures shall be met. Any necessary permits from outside agencies for off-site discharge shall be provided. Solar panels are not considered an impervious surface.
  - j. Safety access

A security access plan shall be proposed and reviewed/approved for level 3 solar farms. Knox boxes and keys shall be provided for any locked entrances for emergency personnel access to any locked fenced portions of the facility.
  - k. County review

Because of the ever-changing technical capabilities of photovoltaic solar panels and of new technology in general, the County Planning Commission will have the authority to review and consider alternatives in both the dimensional and physical requirements contained in this section as part of the special land use review process.
  - l. Telecommunications Infrastructure:

Identify any electromagnetic fields which are generated that will interfere with electronic communication devices located outside the perimeter of the facility.
  - m. Final Decommissioning and Reclamation Plan: A decommissioning and reclamation plan shall be developed and furnished to the Zoning Administrator describing actions to be taken at the end of the Level 3 SES-PV Systems useful life or in the event of abandonment and termination of the project. The information shall include a description of how the following conditions shall be met:
    - 1) Removal of all non-utility owned equipment, including conduit buried at less than 3 ft. in depth, structures, fencing, roads, and foundations. The owner of the leased parcel, however, may request in writing that graveled areas, and developed access roads, fences, vegetative screening and berms remain in place.
    - 2) Restoration of the property to its original condition prior to construction of the Level 3 SES-PV System subject to reasonable fair wear and tear. The owner of the leased parcel, however, may request the renewed ground surface not to be revegetated due to plans for agricultural planting.
    - 3) Development of a time frame for completion of decommissioning activities, not to exceed 90 days.
    - 4) Furnishing a description and copy of any memorandum of lease or any other agreement with landowner regarding decommissioning.
    - 5) Providing a list of names, addresses and telephone numbers of persons or parties responsible for designating the contractor(s) responsible for actual decommissioning work.
    - 6) Providing a plan and schedule for updating this decommissioning plan every 5 years.

- 7) **Public Safety:** Identify emergency and normal shutdown procedures, potential hazard to adjacent properties, public roadways, and to the general public that may be created.

#### **17.30.4 APPLICATION REVIEWED BY ZONING ADMINISTRATOR**

1. The zoning administrator shall review the application and information submitted under Section 17.30.3 of this Ordinance to determine if all required information was supplied. If the zoning administrator determines that all required information was not supplied, he or she shall send written notification to the Applicant of the deficiencies. The application for the Level 3 SES-PV System shall not proceed until all required information has been supplied.
2. Once all required information is submitted, the zoning administrator shall forward the application to the Planning Commission for its review under the procedures of this section 17.30.3 and 18.5.

#### **17.30.5 PUBLIC HEARING COMMENTS**

Following receipt of a complete application for a Level 3 SES-PV System, the Planning Commission shall hold at least one (1) public hearing. Notice of the public hearing shall be given as required by Section 18.5 of this Ordinance.

#### **17.30.6 STANDARDS AND CONDITIONS**

##### **A. Level 1 Solar Photovoltaic Energy Systems (SES-PV)**

All Level I SES-PV Systems shall comply with all of the following requirements:

1. Permitted Districts: Level 1 SES-PV systems shall be permitted uses in all zoning districts.
2. A Level 1 SES-PV System can be placed on any building.
3. Level 1 SES-PV should be sized small enough that they do not exceed the customers electrical needs on an annual basis and may be either on grid or off grid subject to the following requirements:
  - a. Level 1 SES-PV Systems shall be in compliance with requirements of the electrical utility providing the net metering interconnection. Any system for which a permit is requested, in excess of 20 kw or 1333 sq. ft. of solar collection surface, shall provide a breakdown of the anticipated usage over 20 kw, for example 50 kw for manufacturing, 20 kw for agricultural buildings, 10 kw for irrigation pump etc.
  - b. Off grid systems are not limited by kw or size of solar collection surface, however if tied to any storage system such as battery, a complete site plan including type, size, and location of the storage system shall be furnished with the permit application.
4. Setbacks: Level 1 SES-PV systems shall meet setbacks requirements of the zoning district in which the building on which they are mounted is located.
5. Height Restrictions: Except for buildings with a flat roof, the placement of a Level 1 SES-PV System shall not exceed the height limitations of the building on which the system is placed. A Level 1 SES-PV System that is installed on a building with a flat roof shall not be higher than ten (10) feet above the flat roof.

See diagrams at enclosure 1.

##### **B. Level 2 Solar Photovoltaic Energy Systems (SES-PV)**

Any ground-mounted photovoltaic system accessory to the primary or secondary use of any principal or accessory buildings on the parcel or combination of contiguous parcels under the same ownership or control and producing electric power primarily for the use of the owner or tenant.

1. Permitted districts: Level 2 SES-PV systems shall be permitted uses in all zoning districts.
2. Location and placement:
  - a. A Level 2 SES-PV System(s) may be located on any lot or lot of record within the zoning district that permits these systems to service each building on that lot or lot of record.

- b. A Level 2 SES-PV System(s), however, shall not be placed between the front lot line and the principal structure on the lot or lot of record.
- 3. On grid versus off grid Level 2 SES-PV systems: Level 2 SES- PV photovoltaic systems may be either on grid or off grid with the following restrictions:
  - a. On grid net metered Level 2 SES-PV systems should be sized small enough that they do not exceed the customer's electrical need on an annual basis and shall be in compliance with requirements of the electrical utility providing the net metering interconnection.
  - b. Any system for which a permit is requested in excess of 20 kw or 1333 sq. ft. of solar collection surface shall require a site plan review in accordance with Section 17.30.3 and Section 20.
- 4. Setbacks: Level 2 SES-PV System shall comply with all setback requirements of the zoning district in which located.
- 5. Height Restriction: A Level 2 SES-PV System shall not exceed 16 feet in height when oriented at maximum tilt and as measured from the grade at the base of the system structures.
- 6. Maximum lot coverage:
  - a. Level 2 SES-PV net metered systems on parcels of less than 2 acres shall be limited to 50% of the area within the setback boundaries of the parcel after subtracting the areas covered by any buildings on the parcel.
  - b. Level 2 SES-PV net metered systems on parcels of 2 acres or more with more 1,333 sq. ft. of solar collection surface shall require a site plan review in accordance with section 18.7 and 17.30.3.2 and if the solar array covers more than 0.763 acres (33,325 sq. ft.) setbacks shall be as follows:
    - 1) 100 feet from any dwelling not owned by the owner of the proposed SES-PV System. This setback may be waived upon the written request of the owner of the dwelling.
    - 2) 50 feet from any adjacent parcel boundary not abutting a public road or private road.
    - 3) 80 feet from any public or private road.
    - 4) 500 feet from any major body of water as listed in section 10.1.2.
    - 5) 40 feet from any perennial stream, other than those listed in section 10.1.2, shown as part of the P-LS zoning district.

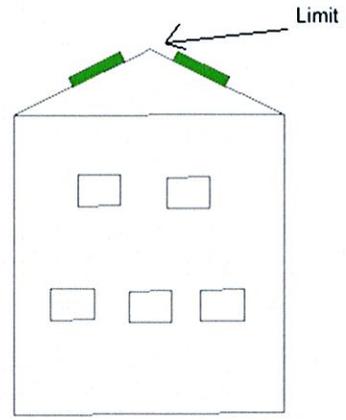
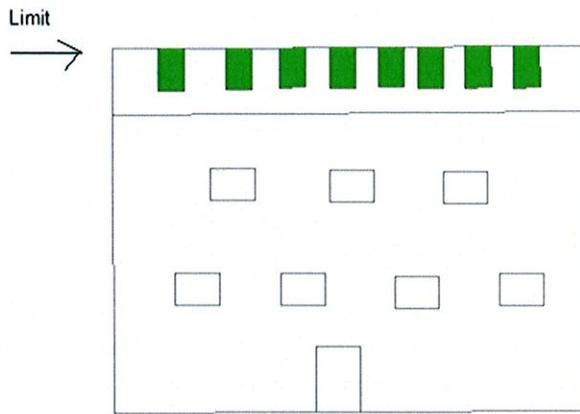
**C. Level 3 Photovoltaic Solar Energy System (SES-PV)**

All Level 3 SES-PV Systems and associated electricity storage facility shall comply with the following requirements:

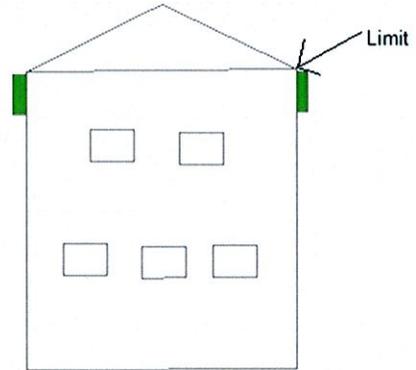
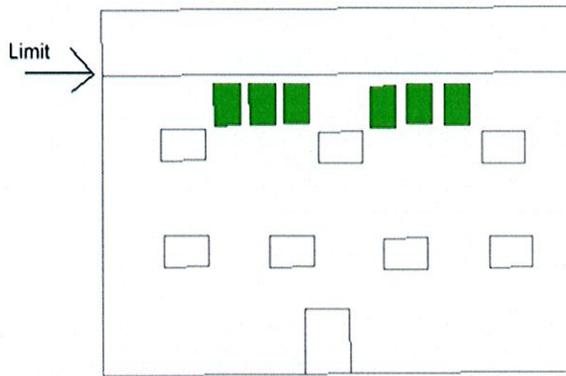
- 1. Level 3 (SES-PV) systems shall be allowed in the D-CM, D-LI, D-GI, M-AF and P-LS zoning districts.
- 2. Setbacks: All Level 3 SES-PV Systems shall meet the following setback requirements:
  - a. All photovoltaic solar panels along with their supporting structures, inverters and supporting buildings and equipment (excluding fencing, vegetative screening, berms, roads, underground cables and generator system step up transformer facility):
    - 1) 100 feet from any dwelling. This setback may be waived if requested by the owner of the dwelling to be screened.
    - 2) 50 feet from any project perimeter not abutting a private or public road unless requested to be waved by the property owner of the parcel to be screened.
    - 3) 80 feet from any public or private road underground cables, however, are exempt from this setback requirement if necessary for road crossings.
    - 4) 500 feet from any major body of water as listed in section 10.1.2.
    - 5) 40 feet from any perennial stream, other than those listed in section 10.1.2, shown as part of the P-LS zoning district. Underground cables may, however, be allowed if permitted by the DEQ and Army Corps of Engineers.
  - b. Screening and fencing setbacks:

- 1) Fencing shall be no closer than one (1) foot from any property line, public road right of way, utility or driveway easement or the established perimeter of the leases parcel or group of contiguous parcels, or portions thereof, and forming the level 3 SES-PV facility.
  - 2) In the event a property line lies within the road right of way, setbacks shall be measured from the edge of the road right of way.
  - 3) All tree plantings utilized for screening shall have setback of seven (7) feet from any property line, public or private road right of way, utility or driveway easement or the perimeter of the parcel or group of contiguous parcels leased and forming the level 3 SES-PV facility.
  - 4) The seven (7) foot setback shall be measured at the time of planting from the center of the trunk of trees used for screening.
  - 5) Buried electrical cables on an easement used to connect noncontiguous parcels of the SES-PV facility, although an integral part of the facility, shall not require screening regardless of their proximity to any dwelling.
  - 6) All tree plantings and /or berms utilized for screening opposite a dwelling shall extend 100 ft. in either direction from a point on the facility perimeter directly opposite the midpoint of the opposing dwelling.
  - 7) At road intersections, vegetative screening and/or berms or fences shall be established or maintained which obstruct the view of vehicular traffic in any direction. All right of way intersections shall be provided and maintained with a clear unobstructed vision corner extending not less than 20 feet from all right of way line intersections along said right of way line in the form of a triangle.
- c. The generator system step up transformer facility and any electricity storage facility shall meet the following setbacks:
- 1) 500 feet from any dwelling.
  - 2) 250 feet from any public or private road abutting the perimeter of or bisecting the project.
  - 3) 500 feet from ordinary high water mark of any body of water listed in Section 10.1.2.
3. Noise: No level 3 SES-PV facility noise which, when measured at the Level 3 SES-PV Facility perimeter shall exceed 60 dBA. This requirement does not apply during periods of initial construction, routine equipment maintenance repair or replacement nor at the time of final decommissioning and reclamation.
4. Landscaping: Level 3 SES-PV facilities abutting a public or private road or property line of an adjacent parcel shall comply with the following requirements:
- a. Evergreen coniferous trees and or berms shall be the only acceptable means of screening wherever screening is required. Fencing is considered a security measure and cannot be considered as adequate screening for a Level 3 SES-PV System.
  - b. Screening shall be required along any public or private road right of way and opposite any dwelling on the same or adjacent parcels unless the owner of the dwelling to be screened requests in writing otherwise.
  - c. Trees utilized as screening shall be chosen from coniferous tree species.
  - d. Minimum height at time of planting requirements for trees utilized for screening are as follows:
    - 1) Trees planted opposite a dwelling shall be a minimum of eight (8) feet tall at time of planting. The tree height may be reduced by one foot for each one foot in the height of the berm on which it is planted, i.e., the total of the berm and tree height must be a minimum of eight (8) feet in height. The tree height at the time of planting shall not be allowed to be reduced below four (4) feet in height regardless of the berm height (see figure 2).
    - 2) Trees planted for screening along a road right of way not opposite a dwelling as in a) above shall have a minimum height at the time of planting of five (5) feet.
    - 3) Trees shall be maintained in good condition for the life of the project.

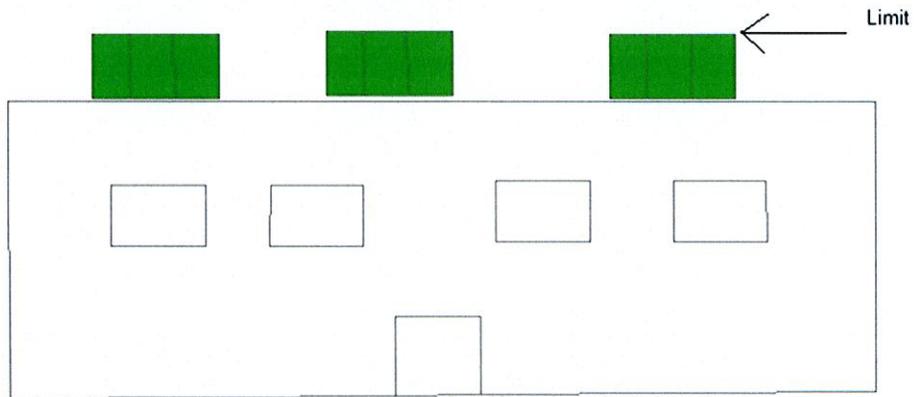
5. **Electrical interconnections:** All electrical interconnections or distribution lines shall comply with all applicable codes and standards for commercial large scale electrical utilities. Only existing above ground transmission lines as well as above ground transmission lines from the project generation station step up transformer facility to the point of interconnection with the high voltage transmission lines are permitted above ground. All other electrical interconnections shall be buried.
6. **Height Restriction:** Level 3 SES-PV solar collection panels with their support structures shall not exceed 20 feet in height when oriented at maximum tilt. All other structures except those within the generation station step up transformer facility and associated transmission towers shall be limited to thirty five (35) feet. Equipment within the generation station step up transformer station shall be exempt from height restrictions.
7. **Performance Guarantees:** In connection with the approval of a Level 3 SES-PV System the Planning Commission shall require the owner of the SES-PV System to furnish the County with a performance guarantee in the form of a cash deposit, certified check, irrevocable letter of credit or surety bond acceptable to the County in an amount equal to the estimated costs associated with removal of the Level 3 SES-PV facility. Including all solar panels, supporting structures, inverters, transformers and all associated equipment in accordance with the decommissioning plan in Section 17.30.3.3.m and restoration to the site to a useable condition.
8. **Final Reclamation:** Any Level 3 SES-PV System that is not operated for a continuous period of twelve (12) months that shall be considered abandoned. That owner of any Level 3 SES-PV System that is abandoned as provided herein or that is no longer voluntarily operated by the owner shall be removed from the property within ninety (90) days of receipt of the notice from the Zoning Administrator of such abandonment or within ninety (90) days of the end of the operation under the terms and conditions of this subsection. Except as provided herein, the owner the Level 3 SES-PV System shall remove the Level 3 Level 3 SES-PV System, including all structures, equipment, components, and subsystems from the property, except underground cables buried at a depth greater than three (3) feet. Landscaping berms and trees, service roads and fencing, however, if requested by the property owner of the property on which the Level 3 SES-PV System is located, shall be permitted to remain. The owner of the property may also request the ground surface not to be revegetated if agricultural planting is anticipated. If the owner of the property on which the Level 3 SES-PV System is located obtains zoning approval for a Level 2 SES-PV System on the same property that incorporates a portion of the Level 3 SES-PV System, then that portion of the Level 3 SES-PV System that is incorporated into the approved Level 2 SES-PV System may remain on the property as part of the approved Level 2 SES-PV System and the landscaping berms and trees allowed to remain, the owner of the Level 3 SES-PV System shall restore the property to its original condition prior to the construction of the Level 3 SES-PV System, subject to reasonable wear and tear. Failure to remove the Level 3 SES-PV System within the ninety (90) day period provided in this subsection shall be grounds for the County to remove the Level 3 SES-PV System as provided herein at the expense of the owner of the Level 3 SES-PV System.



**Roof mount not to exceed height of roof peak.**

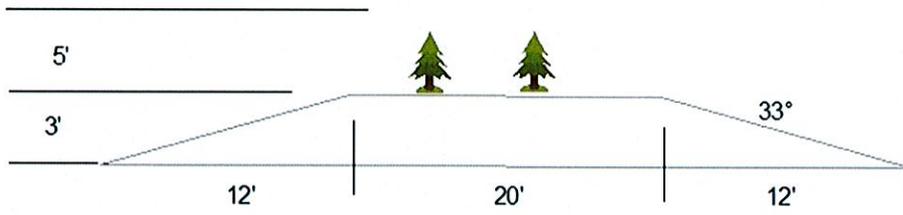


**Wall mount not to exceed wall height.**

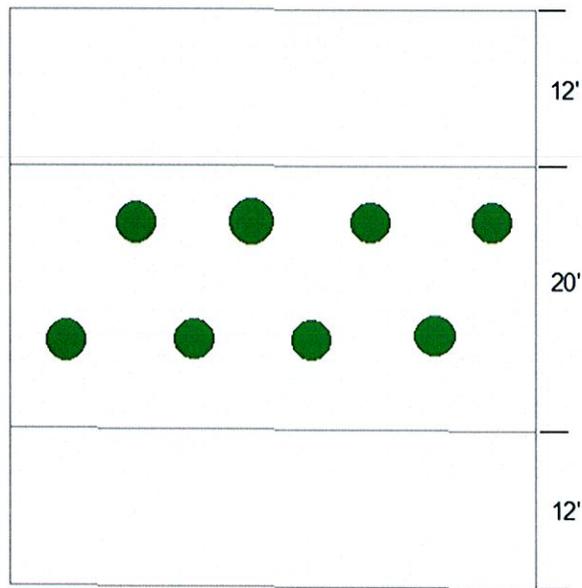


**Flat Roof Mount not to exceed 10 feet above the roof or 35' above ground level, whichever is less.**

**Enclosure 1**



Cross Section View



Top View

Enclosure 2

**Data To Be Considered**  
 This is not to be part of the regulation.

1. 15 Watts/sf =expected output currently for PV
2. 1 acre = 43560sf or approximately 208.71 feet x 208.71 feet
3. 43560 sf / acre x 15 watts/sf =653,400 watts/acre
4. A solar farm of 300 - 400 acres would produce approximately 196 - 261 MV.
5. 20 kW is a manufacturing standard for non-commercial systems. This equates to 1,333sf of solar collection surface (36.3' x 36.3')
6. 40 kW requires a 51.6 feet x 51.6 feet square of solar panel surface
7. 500 KW requires 33325sf or .765 acres of solar panel surface
8. Maximum solar efficiency output is 1000 watts per square meter at the equator at high noon.
9. Net Metering in Michigan Solar Integrated System
  - a. Net metering in Michigan allows installation of up to 20 kW of off-site electrical generation to continuously roll over any excess generation to the next month. Participation is limited to .75% of utilities peak demand of the prior year.
  - b. The net metering program ends June 1st, 2018. Continuation of the program, if it happens, may discount excess power which is fed back into the utility system to some wholesale rate toward the owner's bill.
  - c. Net metering sizing " the project must be sized small enough so that it is no larger than what is needed to meet a customer's energy needs "page 20 in Becoming A Solar Ready Community
10. It is anticipated that electric car batteries will be repurposed into systems for electrical storage in the future.
11. Current car batteries have a storage capacity of 60-160kv and it is anticipated they will have a capacity of 200kv in the near future.
12. Bodies of water listed in 10.1.2:

Black River (Lower)	Mullett Lake	Silver Lake (Koehler Township)
Cheboygan River	Kleber Pond	Silver Lake (Wilmot Township)
Indian River	Lake Huron	Tower Pond
Sturgeon River	Lake Rondo	Twin Lakes
Black Lake	Lancaster Lake	Vincent Lake
Burt Lake	Lance Lake	Wildwood Lake
Devereaux Lake	Long Lake	Woldan Pond
Douglas Lake	Paradise Lake	
Echo Lake	Reswell Lake	
Munro Lake	Roberts Lake	



# 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/](http://www.cheboygancounty.net/planning/)

To: **Planning Commissioners**

From: **Michael Turisk, Planning Director**

Re: **2019 Capital Improvements Program**

Date: **September 11, 2018**

Section 65 of the Michigan Planning Enabling Act provides for the Planning Commission to annually review a Capital Improvements Program (CIP) to identify and prioritize all types of proposed public structures and improvements aimed at advancing the future development of the County under the adopted Master Plan. Per the Enabling Act each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the Planning Commission with information regarding project types, cost estimates and projected timeframes for completion.

Attached to this memorandum is a draft CIP for your review and consideration in advance of our discussion on September 19.

# CHEBOYGAN COUNTY



# CAPITAL IMPROVEMENT PROGRAM 2019 - 2024

Approved by the Planning Commission on \_\_\_\_\_

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

**Table of Contents**

Introduction.....Page 1

Definition.....Page 1

Procedure.....Page 1

Project Prioritizing.....Page 1

Project Descriptions (Needed Project Category).....Page 3

Project Descriptions (Desirable Project Category).....Page 21

Program Summary.....Page 23

DRAFT

## **Introduction**

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

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

The projects listed in this report should be identified or prioritized as needed or desirable by the Planning Commission and determine that they do not conflict with the adopted Master Plan.

## **Definition**

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

## **Procedure**

- a) The staff of the Planning and Zoning Department gathers project information from agencies and departments within the County for inclusion in the CIP.
- b) The proposed projects are reviewed by the Planning Commission.
- c) Agency and department representatives may provide reports to the Planning Commission by request.
- d) Staff will present the draft CIP to the Planning Commission for review. The Planning Commission will elect which projects should be included in the CIP and place identified projects in order of priority.
- e) The Planning Commission will hold a public hearing on the draft CIP and may make changes to the draft CIP accordingly.
- f) The Planning Commission will forward the final draft CIP, along with a recommendation, to the County Board of Commissioners.
- g) The County Board of Commissioners will approve, modify or reject with rationale, the CIP.
- h) The Planning Commission will annually update the CIP by employing the aforementioned procedure.

## **Project Prioritizing**

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

a) Needed (essential; should do):

- Addresses an objective of the Master Plan.
- Satisfies a legal obligation.
- Corrects a condition dangerous to public health and safety.
- Reduces future operating and maintenance costs.
- Leverages local, state or federal funds.
- Prevents irreparable damage to a valuable public facility.
- Stimulates economic growth and private investment.

b) Desirable (important; could do):

- Provides a new or expanded level of service.
- Provides a facility improvement that would enhance efficiency or use with minimal or no increase in operating costs.
- Enhances cultural or natural resources.

DRAFT

# Project Descriptions

## Needed Project Category

DRAFT

## **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 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:** 2019-2020

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

**Planning Commission Priority Category:** Needed

## **Project Description**

**Project Title:** County Building Security Windows and Doors

**Agency:** County Building Maintenance Department

**Project Type:** Facility Maintenance

**Project Description:** Replacement of interior windows and doors to increase security

**Year(s) of Project:** 2019

**Estimated Cost:** \$100,000

**Planning Commission Priority Category:** **Needed**

DRAFT

## Project Description

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

**Agency:** Cheboygan County

**Project Type:** Facility Maintenance

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

**Year(s) of Project:** 2021 contingent on funding

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

**Planning Commission Priority Category:** Needed

DRAFT

## Project Description

**Project Title:** County Building Elevator Replacement

**Agency:** County Building Maintenance Department

**Project Type:** Facility Maintenance

**Project Description:** Replacement of elevator

**Year(s) of Project:** 2020 contingent on funding

**Estimated Cost:** \$250,000

**Planning Commission Priority Category:** Needed

DRAFT

## **Project Description**

**Project Title:** County Building Court Room, Treasurer's Office Remodel and Indigent Defense Meeting Rooms

**Agency:** Cheboygan County

**Project Type:** Facility Maintenance

**Project Description:** Renovation of Probate Court Room, replace carpet and modify walls in Treasurer's Office. Construct meeting rooms for public defenders to meet with clients to conform to new indigent defense standards.

**Year(s) of Project:** 2019

**Estimated Cost:** \$100,000

**Planning Commission Priority Category:** Needed

## **Project Description**

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

**Agency:** Cheboygan County

**Project Type:** Facility Maintenance

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

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

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

**Planning Commission Priority Category:** Needed

DRAFT

## Project Description

**Project Title:** Fuel Tank Replacement

**Agency:** Cheboygan County

**Project Type:** Facility Replacement

**Project Description:** Replace fuel tank and pump at County Building

**Year(s) of Project:** 2023

**Estimated Cost:** \$280,000

**Planning Commission Priority Category:** Needed

DRAFT

## Project Description

**Project Title:** County Building Drive

**Agency:** Cheboygan County

**Project Type:** Road Reconstruction

**Project Description:** Reconstruct County Building drive

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

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

**Planning Commission Priority Category:** Needed

DRAFT

## **Project Description**

**Project Title:** Sand Road Senior Center Central Air Conditioning Upgrade

**Agency:** Cheboygan County Council on Aging

**Project Type:** Facility Improvement

**Project Description:** The current central air conditioning system at the Sand Road Senior Center is using R-22 refrigerant and requires upgrading of the furnace and outdoor condensing units A-coil to 410A refrigerant. The EPA requires new units to be 410A.

**Year(s) of Project:** 2019

**Estimated Cost:** \$35,000

**Planning Commission Priority Category:** Needed

## **Project Description**

**Project Title:** Sand Road Senior Center Parking lot seal coating and paving

**Agency:** Cheboygan County Council on Aging

**Project Type:** Facility Maintenance

**Project Description:** The current paved parking area needs to be seal coated 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 and a parking lot drainage basin is needed.

**Year(s) of Project:** 2019

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

**Planning Commission Priority Category:** Needed

## **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:** 2019

**Estimated Cost:** \$45,000

**Planning Commission Priority Category:** Needed

## **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:** 2022

**Estimated Cost:** \$635,000

**Planning Commission Priority Category:** Needed

## **Project Description**

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

**Agency:** County Building Maintenance

**Project Type:** Facility Improvement

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

**Year(s) of Project:** 2019 to 2022

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

**Planning Commission Priority Category:** Needed

## **Project Description**

**Project Title:** Mann Road

**Agency:** Cheboygan County Road Commission

**Project Type:** Rehabilitation

**Project Description:** Pallister Road to M-33 (2.54 miles). Project scope includes bituminous base crush, shape and resurface, drainage corrections, ditching and restoration.

**Year(s) of Project:** 2019

**Estimated Cost:** \$923,648

**Planning Commission Priority Category:** Needed

## Project Description

**Project Title:** South Straits Highway

**Agency:** Cheboygan County Road Commission

**Project Type:** Rehabilitation

**Project Description:** M-68 to Wildwood Road (2.28 miles). Project includes; base crushing, shaping and resurfacing, drainage corrections, gravel shoulders and restoration.

**Year(s) of Project:** 2019

**Estimated Cost:** \$850,000

**Planning Commission Priority Category:** Needed

## Project Description

**Project Title:** Parke Road

**Agency:** Cheboygan County Road Commission

**Project Type:** Rehabilitation

**Project Description:** End of pavement to Reams Road (.30 miles). Project includes; base crushing, shaping and resurfacing, drainage corrections, gravel shoulders and restoration.

**Year(s) of Project:** 2019

**Estimated Cost:** \$100,000

**Planning Commission Priority Category:** Needed

## **Project Description**

**Project Title:** Reams Road

**Agency:** Cheboygan County Road Commission

**Project Type:** Rehabilitation

**Project Description:** Parke Road to Pickerel Lake Road (1.3 miles) Project includes; base crushing, shaping and resurfacing, drainage corrections, gravel shoulders and restoration.

**Year(s) of Project:** 2019

**Estimated Cost:** \$460,000

**Planning Commission Priority Category:** Needed

# Project Description

## Desirable Project Category

DRAFT

## **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:** 2020

**Estimated Cost:** \$240,000

**Planning Commission Priority Category:** Desirable

	2019	2020	2021	2022	2023	2024
<b>Cheboygan County Airport</b>						
Maintenance Building						
Terminal Renovation/Expansion		240,000				
Terminal Ramp Rehabilitation				635,000		
<b>Department Total</b>	<b>0</b>	<b>240,000</b>	<b>0</b>	<b>635,000</b>	<b>0</b>	<b>0</b>
<b>Cheboygan Building Maintenance</b>						
County Bldg. Energy Efficiency Upgrades	15,000	15,000	15,000	15,000		
County Bldg. Panel/Window Replacement	100,000		550,000			
County Bldg. Jail Expansion/Record Storage					280,000	
County Fuel Tank Replacement						
<b>Department Total</b>	<b>115,000</b>	<b>15,000</b>	<b>565,000</b>	<b>15,000</b>	<b>0</b>	<b>0</b>
<b>Cheboygan Co. Rd. Commission</b>						
South Straits Highway	850,000		700,000			
Mann Rd.	923,648					
Parke Rd.	100,000					
Reams Rd.	460,000					
South River Rd.		636,122	1,035,200			
E. Burt Lake Rd.		680,000				
VFW Rd.		520,000				
Bridge PM program		500,000				
Onaway Rd.		500,000				
Black River Rd.			300,000	1,200,000		
Levering Rd.				635,200		
Riggsville Rd.				800,000		
Topinabee Mail Route				400,000		
Afton Rd.				780,000		
Sealcoat Projects			700,000			
<b>Department Total</b>	<b>2,333,648</b>	<b>2,836,122</b>	<b>2,735,200</b>	<b>3,815,200</b>	<b>0</b>	<b>0</b>
<b>Cheboygan County Marina</b>						
Fuel Tank and Fuel Dock Replacement	800,000	800,000				
<b>Department Total</b>	<b>800,000</b>	<b>800,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Cheboygan County Council on Aging</b>						
Sand Road Center Parking Lot Resurfacing	50,000	85,000				
Sand Road Center Air Conditioning Upgrade	35,000					
Wolverine Center Parking Lot Resurfacing	45,000					
<b>Department Total</b>	<b>130,000</b>	<b>85,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Capital Improvement Program Total</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
	<b>3,378,648</b>	<b>3,976,122</b>	<b>3,300,200</b>	<b>4,465,200</b>	<b>280,000</b>	<b>0</b>