



CHEBOYGAN COUNTY PLANNING COMMISSION

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CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, APRIL 3, 2019 AT 7:00 P.M. ROOM 135 – COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Johnson
ABSENT: Churchill
STAFF: Jen Merk, Jeff Lawson
GUESTS: Eric Boyd, John F. Brown, Bob Lyon, Carl Muscott, Ed Delana, Cal Gouine, Roberta Matelski, Russell Crawford, Cheryl Crawford, Hunter Nivison, John Moore, C Maziasz

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

PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

The March 20, 2018 Planning Commission minutes were presented. **Motion** by Mr. Borowicz, seconded by Mr. Bartlett, to approve the meeting minutes as presented. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Johnson), 0 Nays, 1 Absent (Churchill)

PUBLIC HEARING AND ACTION ON REQUESTS

IBS CONTRACTING, INC./DAVE FERNELIUS - Requests a Special Use Permit for auto sales show room, sales offices, auto receiving and service bay addition (Section 6.3.4). The property is located at 10459 N. Straits Hwy., 10429 N. Straits Hwy., and 10407 N. Straits Hwy, Inverness Twp., section 7, parcels # 095-007-400-009-05, # 092-007-400-009-03 and 092-007-400-011-00 and is zoned Commercial Development (D-CM).

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

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

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

1. Approval from MDOT
2. Approval from Department of Building Safety
3. Approval from District Health Department #4

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

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

No comments.

STAFF REPORT

Mr. Lawson stated a special use permit for a nonconforming campground and a rezoning in Indian River will be on the next Planning Commission agenda.

PLANNING COMMISSION COMMENTS

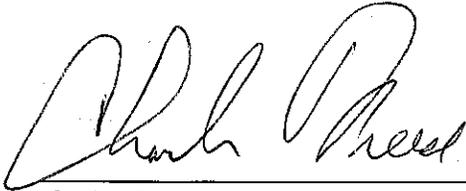
Mr. Kavanaugh questioned the campground special use permit as to whether it could be allowed. Discussion was held. Mr. Freese stated that it was allowable as a legal nonconforming use.

PUBLIC COMMENTS

Mr. Muscott stated the previous request for Dave Fernelius was a site plan review for a car dealership which was a permitted use in a Commercial zoning district. Mr. Muscott stated that the recent amendment changed this to a use requiring a special use permit and will affect all dealerships in Cheboygan County. Mr. Muscott stated that this was previously a site plan review and now a public hearing will be required. Mr. Muscott stated sections 3.5.1 and 3.5.2 are police ordinances and he will discuss removing this from the ordinance with the Cheboygan County Board of Commissioners. Mr. Muscott reviewed the agenda for the next Emmet County Planning Commission meeting.

ADJOURN

Motion by Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 7:20pm.



Charles Freese
Planning Commission Secretary