

CHEBOYGAN COUNTY PLANNING COMMISSION

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CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, MAY 2, 2018 AT 7:00 P.M. ROOM 135 - COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdyk, Churchill
ABSENT: None
STAFF: Jeff Lawson
GUESTS: Bob Lyon, John F. Brown, Carl Muscott, Russell Crawford, Cheryl Crawford, Karen Johnson, Roberta Matelski, Eric Boyd, Carmela Boyd, Cal Gouine, John Moore, Vince Rogala, Brian Fullford, Ty LaPrairie, Anthony Zalewski

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. Borowicz, seconded by Mr. Barlett, to approve the agenda as presented. Motion carried unanimously.

APPROVAL OF MINUTES

There were no meeting minutes to approve at this time.

PUBLIC HEARING AND ACTION ON REQUESTS

Mackinaw Mill Creek Camping/FCVE, LLC - Requests an amendment to a Special Use Permit for construction of an addition to a storage, repair and maintenance building (Section 9.3.4.) and for construction of a gazebo (Section 9.3.4) at a campground. The property is located at 9730 W. US-23 Highway, Mackinaw Township, section 21, parcel #011-021-300-004-00 and is zoned Agriculture and Forestry Management (M-AF) and Lake and Stream Protection (P-LS).

Mr. Lawson stated this is a request for a 24ft. x 108ft. addition to a storage and maintenance building and construction of a 20ft. x 30ft. gazebo on a campground located at 9730 West US 23 Highway Mackinac Township and is zoned Agriculture and Forestry Management and Lake and Stream Protection. Mr. Lawson presented the rest of the staff report information relative to current zoning, surrounding land uses, environmentally sensitive areas, historical buildings, traffic implications, parking requirements, signs, lighting and stormwater management. Discussion was held on the exact size of the gazebo as to whether it was to be 20ft. x 30ft. or 20ft. x 40ft. and it was agreed the dimensions were to be 20ft. x 40ft. and that the 20ft. x 30ft. was only a representational drawing of the gazebo and not the actual dimensions to be met.

Ms. Croft asked for public comment. Mr. Muscott stated that he wholly supports the project but questions why it could not be administratively approved without a formal amendment to a special use permit. Public comment closed.

Motion by Mr. Freese, supported by Mr. Churchill, to waive the topography requirement. Motion carried unanimously.
Motion by Mr. Borowicz, supported by Mr. Bartlett, to waive the drawing scale requirement. Motion carried unanimously.

The Planning Commission reviewed the General Findings and the Findings of Fact under section 18.7 and 20.10. **Motion** by Mr. Kavanaugh supported by Mr. Churchill, to approve the amendment to the special use permit based on the General Findings and the Specific Findings of Fact under section 18.7 and 20.10 subject to the requirements of the Department of Building Safety. Motion carried unanimously.

Dan Slanec/Slanec Family Living Trust & Skruba Family Living Trust - Requests a rezoning from Agriculture and Forestry Management District (M-AF) and Commercial Development (D-CM) to Commercial Development (D-CM). The property proposed to be rezoned is located in Tuscarora Township, Section 1 and described as follows:

Parcel #161-001-200-005-04

BEG AT E1/4 COR SEC 1, T35N,R3W; TH W ALG 1/4 LI 120.42FT TO R/W HWY-27 FOR POB; TH S OD 14M 30S W ALG R/W 219.35FT; TH N 89D 45M 30S W 250FT; TH S OD 14M 30S W 499.52FT TO NLY R/W OF ON RAMP FOR I-75 HWY; TH ALG CURVE CHR D BEARS N 45D 07M 30S W 563.38FT & ALG CURVE CHR D BEARS N 20D 14M 25S W 768.06FT; TH S 89D 45M 30S E 919.66FT TH S OD 14M 30S W 396.44FT TO POB. *EXC: COM AT E 1/4 COR SEC 1, T35N,R3W; TH N 89D 45M 30S W 120.42FT TO WLY ROW LI OF HWY M-27; TH S OD 14M 30S W 219.35FT ALG SD W ROW LI; TH N 89D 45M 30S W 250FT; TH S OD 14M 30S W 200.23FT TO POB; TH CONT SOD 14M 30S W 299.12FT TO NLY LI OF I-75 OF N BOUND ON RAMP 468.54FT ALG CURVE TO RIGHT, HAVING RAD OF 749.18FT & CHR D BEARING N 49D 17M 46S W 460.94FT; TH S 89D 45M 30S E 350.70FT TO POB.

Mr. Lawson reviewed the information in the staff report. Mr. Kavanaugh asked if this request was prompted by an enforcement action. Mr. Lawson stated that this was the case.

Ms. Croft asked for public comment. Mr. Fullford questioned the depth of the commercial zone along M-27 and future practical uses for portions of the parcel if other than Commercial. Public comment closed.

Mr. Freese presented comments concerning the prior history of the parcel, physical conditions of the parcel that limit its use due to the shape, topography and extensive wetlands. Mr. Freese indicated that the section 3.9 states that the zoning district boundary should follow parcel boundaries and that any ambiguity should be decided by the Zoning Board of Appeals. **Motion** by Mr. Kavanaugh, supported by Mr. Churchill, to remand the request to the Zoning Board of Appeals. Motion carried unanimously.

Tiger By The Tail, LLC/ Ty LaPrairie - Requests a Special Use Permit Amendment for construction of an Indoor Storage Facility (Section 6.3.16). The property is located at 5142 South Straits Hwy. and 5138 S. Straits Hwy., Tuscarora Township, Section 35, parcel #161-035-200-013-00 and parcel #161-035-200-014-00 and is zoned Commercial Development (D-CM).

Mr. Lawson stated that Mr. LaPrairie is requesting a special use permit to construct an indoor storage facility at 5142 South Straits Highway. Mr. Lawson reviewed information in the staff report.

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

The Planning Commission reviewed and approved the general findings and the specific findings under section 18.7 and 20.10. **Motion** by Mr. Freese, supported by Mr. Borowicz, to approve the special use permit based on the general findings, special findings under section 18.7 and 20.10 subject to Department of Building Safety requirements. Motion carried unanimously.

UNFINISHED BUSINESS

Discussion Regarding Planned Unit Development Draft Language

Mr. Freese provided a short synopsis of the progress on the PUD.

Discussion Regarding Solar Arrays

Mr. Lawson explained the PowerPoint presentation developed by Michigan State University regarding solar energy. Discussion was held.

NEW BUSINESS

No comments.

STAFF REPORT

Mr. Lawson presented information on a workshop for Planning and Zoning to be held in Roger City.

Discussion was held concerning zoning district boundaries following property boundaries and problems associated therewith.

PLANNING COMMISSION COMMENTS

Ms. Croft asked when the Planning Commission would handle the Heritage Cove questions. Ms. Lyon stated she had pictures of solar arrays at Michigan State University.

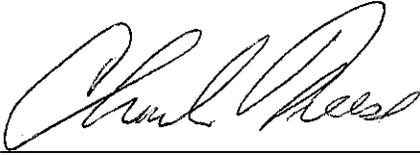
PUBLIC COMMENTS

Mr. Muscott questioned Master Plan implications for the solar regulation and requirements. Mr. Makee presented information

on solar power and on the proposed solar farm in the county. Mr. Boyd presented his objections to the solar farm in Grant Township.

ADJOURN

Motion by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:20pm.

A handwritten signature in cursive script, appearing to read "Charles Freese".

Charles Freese
Planning Commission Secretary