



CHEBOYGAN COUNTY PLANNING COMMISSION

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CHEBOYGAN COUNTY PLANNING COMMISSION SPECIAL MEETING

WEDNESDAY, JUNE 9, 2010 AT 7:00 P.M.

TUSCARORA TOWNSHIP HALL, 3546 S. STRAITS HWY., INDIAN RIVER MI 49749

PRESENT: Bartlett, Matelski, Borowicz, Croft, Moore, Behm, Ostwald
ABSENT: Kavanaugh, Freese
STAFF: Steve Schnell, Scott McNeil
GUESTS: Mike Cherveney, Craig Waldron, Bobbi Balazovic

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

APPROVAL OF AGENDA

The meeting agenda was presented. **Motion** by Mr. Matelski, seconded by Mr. Bartlett, to approve the agenda as presented. Motion carried. 7 Ayes (Bartlett, Matelski, Borowicz, Croft, Moore, Behm, Ostwald), 0 Nays, 2 Absent (Kavanaugh, Freese)

DISCUSSION OF DOWNTOWN VILLAGE CENTER REZONING

Mr. Schnell explained the goal for this meeting is to come up with appropriate zoning classifications for downtown Indian River. Mr. Schnell reviewed the process for rezoning. Mr. Schnell reviewed parcel maps and aerial photos of downtown Indian River. Mr. Schnell reviewed variances, special use permits and site plan reviews that have been approved since 2003. Mr. Schnell reviewed the current setback requirements and also presented an aerial photo of the area showing properties that have a non-conforming setback. Mr. Schnell reviewed the density and the uses for this area. Mr. Schnell stated goals for the Village Center area are pedestrian oriented, on-street parking, zero lot lines, retail first floor, office/residential second floor, outdoor café seating, outdoor display of merchandise, and signs; projecting, sandwich board, wall, smaller pole signs.

A discussion was held regarding various streetscape improvements that are planned for downtown Indian River. Discussion was held regarding the boundaries of the area to be rezoned to Village Center.

Land use goals for the Village Center were reviewed. The following were determined as land use goals for all of downtown Indian River: Pedestrian oriented, zero lot lines, retail first floor, office, residential second floor, outdoor café seating, outdoor display of merchandise (with controls) and signs (with controls). On-street parking was determined as a goal for only a portion of downtown Indian River. Discussion was held.

Mr. McNeil noted that a mix of office use and retail use does not provide a continuity with store fronts and it does not encourage walking. Mr. McNeil stated it fragments the retail operators. Mr. McNeil suggested keeping an area for restaurant/pub/retail use and another area for office use and miscellaneous uses. Discussion was held.

Discussion was held regarding zero lot lines and the boundaries of the area to be rezoned to Village Center. It was determined that the north boundary of the area to be rezoned will be the Indian River and the south boundary will be South Street and Cressy Street. The west boundary line will be Juno Street and the east boundary line will be the Cheboygan to Gaylord Trail.

Mr. Schnell will provide a copy of Article 13 and the proposed area to be rezoned to the Tuscarora Township Planning Commission. A second joint meeting will be held at a future date to review Article 13 and to review appropriate uses for Village Center.

Discussion was held regarding the rezoning process. The public hearing will be held in Indian River as there will be interest from retail owners in the area.

ADJOURN

Motion by Mr. Matelski to adjourn. Motion carried. Meeting was adjourned at 8:11pm.



Charles Freese
Planning Commission Secretary