



# CHEBOYGAN COUNTY PLANNING COMMISSION

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## CHEBOYGAN COUNTY PLANNING COMMISSION MEETING WEDNESDAY, JULY 7, 2010 AT 7:00 P.M. ROOM 135 - COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

**PRESENT:** Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore, Behm, Ostwald  
**ABSENT:** None  
**STAFF:** Steve Schnell, Scott McNeil  
**GUESTS:** John Moore, Becky Nash, John F. Brown, Renee Crane, Linda Socha

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. Freese, to approve the agenda as presented. Motion carried. 9 Ayes (Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore, Behm, Ostwald), 0 Nays, 0 Absent

### APPROVAL OF MINUTES

The June 9, 2010 Planning Commission minutes were presented. Mr. Bartlett stated the location of the meeting should be changed to the Tuscarora Township Hall. **Motion** by Mr. Moore, seconded by Mr. Freese, to approve the minutes as amended. Motion carried. 9 Ayes (Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore, Behm, Ostwald), 0 Nays, 0 Absent

The June 16, 2010 Planning Commission minutes were presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Borowicz, to approve the minutes as presented. Motion carried. 9 Ayes (Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore, Behm, Ostwald), 0 Nays, 0 Absent

### PUBLIC HEARING AND ACTION ON REQUESTS

**Verizon Wireless / Fee Tails Hunt Club, Inc.** - Requests a Special Use Permit for collocation of antenna on an existing tower and installation of a 12ft. x 26ft. equipment shelter (section 17.13). The property is located at 13650 S. Cordwood Rd., Benton Township, section 28, parcel #102-028-100-002-00 and is zoned Agriculture and Forestry Management (M-AF).

Mr. McNeil explained the first and second request that will be reviewed are very similar. Mr. McNeil stated this request is to construct an equipment shelter and for collocation of antenna on the existing tower. Mr. McNeil explained the location of the site and stated there are two existing equipment shelters on the site. Mr. McNeil stated the proposed equipment shelter would be the third at this site and will be 11ft. 6in. x 26ft. and will be 6ft. in height. Mr. McNeil stated this facility was established before section 17.13 was adopted. Mr. McNeil stated there will be new fencing around the equipment shelter.

Ms. Croft asked if the property is zoned Commercial Development or Agriculture/Forestry Management. Mr. McNeil stated the parcel is zoned Agriculture/Forestry Management.

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

The Planning Commission reviewed and approved the General Findings, Findings of Fact Under Section 17.13.2b, Findings of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Kavanaugh, seconded by Mr. Borowicz, to approve the Special Use Permit based on the General Findings, Findings of Fact Under Section 17.13.2b, Findings of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. Motion carried. 9 Ayes (Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore, Behm, Ostwald), 0 Nays, 0 Absent

**Verizon Wireless / Leroy Ormsbee Jr.** - Requests a Special Use Permit for collocation of antenna on an existing tower and installation of a 12ft. x 26ft. equipment shelter (section 17.13). The property is located at 6400 Cross Rd., Ellis Township, section 1, parcel #210-001-200-002-02 and is zoned Agriculture and Forestry Management (M-AF).

Mr. McNeil stated there is no equipment shelter on this site. Mr. McNeil stated the proposed shelter will be 11ft. 6in. x 26ft. and will be 6ft. in height. Mr. McNeil stated the parcel is zoned Agriculture/Forestry Management.

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

The Planning Commission reviewed and approved the General Findings, Findings of Fact Under Section 17.13.2b, Findings of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Borowicz, seconded by Mr. Kavanaugh, to approve the Special Use Permit based on the General Findings, Findings of Fact Under Section 17.13.2b, Findings of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. Motion carried. 9 Ayes (Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore, Behm, Ostwald), 0 Nays, 0 Absent

**Moran Iron Works / Iron One LLC** – Requests a Special Use Permit for a welding/fabrication building addition (145ft. x 200ft.). The property is located at 6911 Bowen Rd., Forest Township, section 1, parcel #231-001-400-005-02 and is zoned General Industrial Development (D-GI).

Mr. McNeil stated Moran Iron Works proposes to construct a 120' x 200' addition and a 25' x 200' breezeway. Mr. McNeil stated the addition will be built over a gravel area that is currently being used for staging and equipment storage. Mr. McNeil reviewed the elevation drawing.

Mr. Kavanaugh stated he talked with Ms. Nash regarding the sewage system and changes that may be required. Discussion was held.

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

Board held discussion. The Planning Commission reviewed the and approved the General Findings, Findings of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Matelski, seconded by Mr. Kavanaugh, to approve the Special Use Permit based on the General Findings, Findings of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. Motion carried. 9 Ayes (Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore, Behm, Ostwald), 0 Nays, 0 Absent

**An ordinance to amend the Cheboygan County Zoning Ordinance No. 200 to amend the definitions for setbacks, lots, and yards and to clarify which buildings or structures must meet setback requirements.**

Mr. Schnell referred to section 17.2.2 and explained the revised language will allow a privacy fence to be as close to the water as the neighboring building. Discussion was held regarding the definition of Lot Line, Rear.

Ms. Behm stated that there should be a maximum height for a fence at least in the Lake and Stream District. Mr. Ostwald stated there should be a maximum height for fences in all districts. Discussion was held. The Planning Commission members agreed that fences should be no taller than 8 feet.

Ms. Croft asked for public comments. Mr. Moore referred to the definition of Lot Line, Front and stated his concerns that people will not understand there is a front setback of 40ft. from the ordinary high water mark on waterfront lots in General Industrial, Light Industrial and Commercial. Mr. Moore stated there should be a reference in the definition to the minimum setback requirement. Mr. Schnell stated there is a clause in each of these districts that states there is a 40ft. setback from the ordinary high water mark. Mr. Kavanaugh stated this should be added to the setback table. Mr. Schnell stated agreed with Mr. Kavanaugh and stated it could be added to a future amendment. Discussion was held. Public comment closed.

**Motion** by Mr. Matelski, seconded by Mr. Borowicz, to forward to the Cheboygan County Board of Commissioners with a recommendation for approval with the height of the fencing inserted at 8ft. maximum. Motion carried. 9 Ayes (Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore, Behm, Ostwald), 0 Nays, 0 Absent

**An Ordinance to amend Cheboygan County Zoning Ordinance #200 to add Retail sales establishments, general, retail sales establishments, household, retail sales establishments, specialty and retail services establishment as permitted uses in the Commercial Development (D-CM) zoning district and remove some uses from the commercial development (D-CM) zoning district and to renumber the permitted uses.**

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

**Motion** by Mr. Matelski, seconded by Mr. Kavanaugh, to forward to the Cheboygan County Board of Commissioners with a recommendation for approval. Motion carried. 9 Ayes (Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore, Behm, Ostwald), 0 Nays, 0 Absent

#### **UNFINISHED BUSINESS**

Discussion was held regarding Mr. Marriott withdrawing his request for a special use permit.

Mr. Ostwald asked for an update on the special use permit that was approved for the farmer's market in Inverness Township. Ms. Croft stated this farmer's market will not be opening.

#### **NEW BUSINESS**

No comments.

#### **STAFF REPORT**

Mr. Schnell reminded the Planning Commission members that there will be special Planning Commission meeting on July 20, 2010.

Mr. McNeil updated the Planning Commission members on the Capital Improvement Plan.

**PLANNING COMMISSIONER'S COMMENTS**

No comments.

**PUBLIC COMMENTS**

No comments.

**ADJOURN**

**Motion** by Mr. Matelski to adjourn. Motion carried. Meeting was adjourned at 7:40pm.

A handwritten signature in cursive script, appearing to read "Charles Freese", written in black ink. The signature is positioned above a horizontal line.

Charles Freese  
Planning Commission Secretary