



# CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST., ROOM 103 • PO BOX 70 • CHEBOYGAN, MI 49721  
PHONE: (231)627-8489 • TDD: (800)649-3777

**CHEBOYGAN COUNTY PLANNING COMMISSION SPECIAL MEETING  
WEDNESDAY, JULY 20, 2010 AT 7:00 P.M.  
MULLETT TOWNSHIP HALL, 1491 STRAITS HWY., TOPINABEE, MI**

**PRESENT:** Bartlett, Freese, Matelski, Borowicz, Moore, Behm, Ostwald  
**ABSENT:** Croft, Kavanaugh  
**STAFF:** Steve Schnell, Scott McNeil  
**GUESTS:** Karen Morgan, Rachel Osborn, Bill Morgan Jr., John F. Brown, Dennis Dombroski, Tom O'Hare, Mary O'Hare, Kim Wilkin, Scott Wright

The meeting was called to order by Vice-Chairperson Borowicz 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. 7 Ayes (Bartlett, Freese, Matelski, Borowicz, Moore, Behm, Ostwald), 0 Nays, 2 Absent (Croft, Kavanaugh)

#### **DISCUSSION OF DOWNTOWN VILLAGE CENTER REZONING**

Mr. Schnell stated the objective for this first meeting is to determine what the goals are and what the desired land uses are for downtown Topinabee. Mr. Schnell stated if the use doesn't fit in the existing zoning district, the Planning Commission will do what is needed to meet the County Master Plan land use goals and Topinabee's goals. Discussion was held. Mr. Schnell stated he did not provide the Village Center language as he did not want to make Topinabee fit into this specific category. Mr. Schnell stated land use goals will be determined and appropriate language can be created at a later date. Mr. Schnell stated the language will be drafted with the help of legal counsel.

Discussion was held regarding the proposed area to be included in the rezoning. Mr. Schnell presented a drawing showing the proposed area would start at Woodruff Street and go 300 feet on each side of Straits Highway and end at Ranch Road.

Mr. Schnell reviewed existing residential, retail, commercial and municipal land uses in the area. Mr. Schnell explained which areas are zoned Lake and Stream Protection, Residential Development and Agriculture/Forestry Management. Mr. Schnell stated there are no parcels that are currently zoned Commercial Development. Mr. Schnell reviewed setback requirements, minimum lot size requirements and minimum floor area requirements for a new residence.

Discussion was held regarding land use goals for the downtown Topinabee area. The land use goals for all of downtown Topinabee were determined to be:

1. Pedestrian oriented
2. Retail use allowed on first floor (excluding east of the recreational trail)
3. Outdoor café sidewalk seating
4. Outdoor display of merchandise (controlled through site plan review or special use permit process)
5. Signs: projecting, sandwich board, wall, smaller pole signs in some cases

The following land use goals were determined for a portion of downtown Topinabee:

1. On-street parking from Topinabee Mail Route to Beeson
2. Zero lot lines west of Straits Highway and keeping some side setbacks

3. Restaurant use on waterfront parcels east of the trail (keep existing Lake and Stream Protection district on waterfront parcels to east of the trail)
4. Office/Residential restricted to second floor between Beeson and Topinabee Mail Route

It was determined that a summary would be created by county staff and forwarded to both entities. Also, a follow up meeting in late August or September would be held with both Mullett Township and the Planning Commission at the Mullett Township Hall to clarify the goals. County staff will create specific language for review by both groups.

Mr. Morgan asked if the public hearing could be held at the Mullett Township Hall. The Planning Commission agreed that this was appropriate.

**ADJOURN**

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



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Charles Freese  
Planning Commission Secretary