



# CHEBOYGAN COUNTY PLANNING COMMISSION

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## CHEBOYGAN COUNTY PLANNING COMMISSION MEETING WEDNESDAY, AUGUST 17, 2011 AT 7:00 P.M. ROOM 135 – COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

**PRESENT:** Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Eichhorn  
**ABSENT:** Churchill  
**STAFF:** Scott McNeil  
**GUESTS:** Tony Matelski, Linda Socha, Bill Morgan Jr., Russell Crawford, Cheryl Crawford

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

### APPROVAL OF AGENDA

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

### APPROVAL OF MINUTES

The August 3, 2011 Planning Commission minutes were presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Borowicz, to approve the meeting minutes as presented. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Eichhorn), 0 Nays, 1 Absent (Churchill)

### PUBLIC HEARING AND ACTION ON REQUESTS

**CASS CASUCCI** – Requests a Site Plan Review for Used Car/Boat/ATV Sales and Outdoor Display/Sales (Section 6.2.2). The property is located at 3491 South Straits Hwy., Tuscarora Township, section 24, parcel #161-M55-033-010-00 and is zoned Commercial Development (D-CM).

Mr. McNeil stated this parcel is zoned Commercial Development and this use is a permitted use which is subject to site plan review. Mr. McNeil reviewed the site plan and noted the existing building was formerly used as a car wash and the proposed use for this building is office and washing/detailing of cars for sale on the lot only. Mr. McNeil stated an outdoor display area is proposed for boats, ATV and cars which will be 39ft. x 37ft. Mr. McNeil stated one customer parking space is required. Mr. McNeil stated two parking spaces are provided. Mr. McNeil noted one parking space is for customer parking and the second is for employee parking. Mr. McNeil stated a letter was received from the Tuscarora Township Planning Commission.

Mr. Casucci stated additional parking can be added if it is required. Mr. Casucci stated he does not want to invest a lot more and find out later that people are not spending money. Mr. Casucci stated he will start with only four used cars. Ms. Croft asked what type of signage there will be for this site. Mr. Casucci stated there will be a sign on the building and he does not plan on having any other signs.

Mr. Kavanaugh stated Tuscarora Township Planning Commission recommended that the application be denied if legally possible. Mr. Kavanaugh, Ms. Croft and Mr. Freese agreed there is no reason to deny the application if the standards are met. Mr. Kavanaugh stated septic and well are to be drawn on the site plan and water samples will be required. Mr. Kavanaugh stated Luke Houlton reviewed the site plan and did not have any concerns. Mr. Kavanaugh asked if detailing will only be for cars on the lot. Mr. Casucci stated yes. Mr. Freese asked if any cars will be repaired on the site. Mr. Casucci stated no and he does not have a mechanic on site. Mr. Casucci stated he contracted with Ted Benson to repair vehicles.

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

Board held discussion. Mr. Kavanaugh stated all of the standards are being met. Ms. Croft agreed. Mr. Borowicz noted that the standards are met based on the current zoning.

**Motion** by Mr. Borowicz, seconded by Mr. Freese, to waive the topography requirement for the site plan. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Eichhorn), 0 Nays, 1 Absent (Churchill)

The Planning Commission reviewed and approved the General Findings and the Specific Findings Of Fact Under Section 20.10. **Motion** by Mr. Kavanaugh, seconded by Mr. Ostwald, to approve the site plan based on the General Findings and the Specific Findings Of Fact Under Section 20.10 with the stipulation of Health Department approval, Construction Code approval, detailing only on vehicles for sale on site, no repairs on site, separate sign permit required and motor vehicle dealer license issued by the State of Michigan. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Eichhorn), 0 Nays, 1 Absent (Churchill)

**An ordinance to amend Cheboygan County Zoning Ordinance No. 200 to add new zoning districts, Village Center Topinabee (VC-T) and Village Center Topinabee Overlay (VC-T-O) which encompasses generally property abutting North Straits Highway from approximately 690 feet north of Woodruff Street and proceeding south to Ranch Road, not including property between Mullet Lake and the DNR recreational trail.**

Mr. McNeil stated concerns were raised at the last meeting regarding parking and proximity of homes to the new district. Mr. McNeil presented a map/aerial photo of the proposed Village Center district. Mr. McNeil stated there was a discussion also regarding the depth of the proposed district. Mr. McNeil noted that one area has a depth of 320ft. from the right of way to the back of the lot. Mr. McNeil noted that other areas have depths of 282ft, 200ft and 100ft. Mr. McNeil noted that further north in the Overlay District the depth is 170ft and 200ft. Mr. McNeil stated that in most areas the proposed district follows the lot lines. Mr. McNeil suggested reducing the depth of the district along Beeson Street. Discussion was held. Mr. Borowicz stated the concerns of the property owners of a business on the secondary street could be restricted simply because the street will not handle the traffic. Mr. McNeil agreed and noted there are other safeguards in the ordinance such as buffering when there is a commercial use next to a residential use.

Mr. Freese asked for Mr. McNeil to comment on the parking issue. Mr. McNeil stated with regards to the Overlay District, Topinabee Development Association reviewed parking and there were plans and designs for shared parking and public parking. Mr. McNeil stated on-site parking will still be required unless the applicant can adequately show there is parking somewhere else. Mr. McNeil stated this is a fair safeguard. Discussion was held.

Discussion was held regarding the depth of the proposed district. Mr. Freese suggested only including lots that border on Straits Highway. Mr. McNeil agreed with Mr. Freese. Mr. McNeil stated he would put together a map showing Mr. Freese's suggestion and present it at a future meeting. Discussion was held. Mr. Kavanaugh noted that there is one large parcel that this may not work for. Mr. Freese suggested including language such as "parcels fronting on Straits Highway but limited to 200ft. in depth". Discussion was held on whether or not the limit should be 200ft. Mr. McNeil stated he will provide an average depth of lots at a future meeting. Mr. Borowicz noted it would be helpful to have a topo map.

Ms. Croft stated there was a discussion regarding not including the Chamberlain property to the north. Ms. Croft asked if this is something the Planning Commission would like to consider. Mr. Morgan stated it was not their intent to commercialize the hillside on Patterson Street. Discussion was held.

Mr. McNeil asked if the district should end at Woodruff Street on the north side. Mr. Morgan stated yes. Ms. Croft questioned if Woodruff Street is too far. Ms. Croft stated that Beeson Street may be a good place to end. Discussion was held. Mr. Morgan stated he would like to see it end at Woodruff Street in case property owners want to eliminate the residential parcels in the future.

Mr. Freese asked why a bowling alley is included as a permitted use. Mr. Freese questioned where a bowling alley would be constructed as the lots are not big enough. Mr. Morgan noted that there was a bowling alley in Topinabee at one time. Discussion was held.

Ms. Lyon questioned how the public's parking concerns are being addressed. Ms. Lyon stated there were concerns that on-site parking may not be required. Mr. Freese stated the applicant has to ensure that there is adequate parking available and during site plan review the Planning Commission will make sure there is adequate parking or it will not be approved. Discussion was held.

Discussion was held regarding keeping the public hearing open.

**An ordinance to amend Cheboygan County Zoning Ordinance No. 200 regarding regulations for signs in the new VC-T and VC-T-O zoning districts.**

Mr. McNeil stated there were no major issues identified with the sign regulations.

**UNFINISHED BUSINESS**

**Review of Burt Township Amendments**

Mr. McNeil stated Burt Township has submitted three amendments for the Planning Commission to review and comment. Mr. Freese and Ms. Croft agreed there are no problems with these amendments. Discussion was held.

Ms. Croft asked the Planning Commission members if they have any comments for Burt Township. There were no comments.

**NEW BUSINESS**

No comments.

**STAFF REPORT**

Mr. McNeil stated Tuscarora Township has submitted a request to look at Commercial zoning on M-68 on both sides of the I-75 corridor. Mr. McNeil stated this will be brought to the Planning Commission in the future to review. Discussion was held.

Mr. McNeil stated he is working on language to provide to the Planning Commission to take out High Risk Erosion from the ordinance and to allow the State of Michigan to regulate it. Mr. Freese asked if there will be an updated High Risk Erosion map for the Planning Commission to review. Mr. McNeil stated yes it was recently updated. Mr. McNeil stated he will provide the updated High Risk Erosion map for the Planning Commission at a future meeting.

Mr. McNeil noted that information regarding the Master Plan was distributed to the Planning Commission members. Mr. McNeil stated this information included a progress report, data on housing, education and employment and public outreach materials. Mr. McNeil stated there will be two Visioning Sessions held on August 29<sup>th</sup> at Inland Lakes High School and on August 30<sup>th</sup> at the Cheboygan Middle School.

**PLANNING COMMISSION COMMENTS**

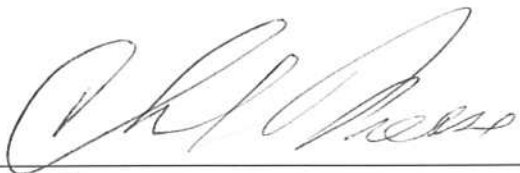
No comments.

**PUBLIC COMMENTS**

Mr. Matelski asked how removing the High Risk Erosion from the Zoning Ordinance will affect the Soil Erosion Officer. Mr. McNeil stated this will not affect the Soil Erosion Officer. Discussion was held.

**ADJOURN**

**Motion** by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:41pm.



Charles Freese  
Planning Commission Secretary