



# CHEBOYGAN COUNTY PLANNING COMMISSION

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## CHEBOYGAN COUNTY PLANNING COMMISSION SPECIAL MEETING MONDAY, AUGUST 24, 2009 AT 10:00 A.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

**PRESENT:** Bartlett, Freese, Matelski, Kavanaugh, Croft, Moore, Behm, Oswald

**ABSENT:** Borowicz

**STAFF:** Steve Schnell

**GUESTS:** Jon Thompson, David Konrad, Linda Socha

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

### APPROVAL OF AGENDA

The meeting agenda was presented. Ms. Croft stated that Approval of Minutes, Unfinished Business, New Business and Staff Report are to be removed from the agenda. **Motion** by Mr. Kavanaugh, seconded by Mr. Freese, to approve the agenda as revised. Motion carried. 8 Ayes (Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore, Behm, Oswald), 0 Nays, 1 Absent (Borowicz)

### PUBLIC HEARING AND ACTION ON REQUESTS

#### Northern Michigan Baptist Bible Church

Requests a Special Use Permit for expansion of a religious institution (section 9.3.3). The parcel is located at 1833 McMichael Road, Tuscarora Township, section 8, parcel #161-008-400-007-01 and is zoned Agriculture/Forestry Management (M-AF).

Mr. Schnell stated this is a religious institution and a private school. Mr. Schnell stated zoning permits were received in the past for work done at this site. Mr. Schnell stated the past permits may have been issued under the assumption that schools are exempt from local zoning. Mr. Schnell clarified that only public schools are exempt from local zoning. Mr. Schnell stated the new addition is for the sanctuary of the church. Mr. Schnell noted that there are new parking requirements due to the additional seating in the sanctuary. Mr. Schnell stated 9 additional parking spaces are to the north. Mr. Schnell stated a letter was received from Phillip Carlin, president of the Burt Lake Cottager's Association, who owns property to the north. Mr. Schnell stated that Mr. Carlin expressed concerns regarding the church's cemetery. Mr. Thompson stated the cemetery was engineered approximately 14 years ago. Mr. Thompson stated the cemetery is located on the other side of McMichael Road and is a separate parcel. Mr. Kavanaugh stated he will check and see if the Health Department has reviewed and approved this cemetery. Discussion was held. Mr. Thompson stated that he believes the person who planned this cemetery would have gone through all the proper channels.

Mr. Kavanaugh stated he discussed the sewage disposal system with the applicant. Mr. Kavanaugh stated the additional use is minimal and the size is proper at the time of development so there are no required changes from the Health Department at this time.

Ms. Croft asked if Mr. Thompson is aware of the e-mail from the Road Commission. Mr. Thompson stated he talked with Dana Stempky at the Road Commission and she said that curbing would not be required.

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

The Planning Commission reviewed the General Findings. Mr. Kavanaugh requested that 3 be revised, "Churches and schools are permitted uses with a special use permit in the M-AF zoning district according to Section 9.3.3."

The Planning Commission reviewed the Findings of Fact Under Section 18.7. The Planning Commission agreed revise a3 to "Churches and schools are permitted uses with a special use permit in the M-AF zoning district according to Section 9.3.3." The Planning Commission agreed to delete b6, c6 and d5. The Planning Commission agreed the revised Findings of Fact Under Section 18.7 have been met.

The Planning Commission reviewed the Specific Findings of Fact Under Section 20.10. The Planning Commission agreed to delete c3, d3 and j4. The Planning Commission agreed the revised Specific Findings of Fact Under Section 20.10 have been met.

**Motion** by Mr. Kavanaugh, seconded by Mr. Matelski, to approve the special use permit based on the General Findings, Findings of Fact Under Section 18.7 and Specific Findings of Fact Under 20.10. Motion carried. 8 Ayes (Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore, Behm, Ostwald), 0 Nays, 1 Absent (Borowicz)

**PLANNING COMMISSIONER'S COMMENTS**


No comments.

**PUBLIC COMMENTS**

No comments.

**ADJOURN**

**Motion** by Mr. Matelski to adjourn. Motion carried. Meeting was adjourned at 10:17am.



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Charles Freese  
Planning Commission Secretary