



CHEBOYGAN COUNTY PLANNING COMMISSION

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CHEBOYGAN COUNTY PLANNING COMMISSION SPECIAL MEETING MONDAY, AUGUST 30, 2010 AT 7:00 P.M. MULLETT TOWNSHIP HALL, 1491 STRAITS HWY., TOPINABEE, MI

PRESENT: Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore, Behm, Ostwald
ABSENT: None
STAFF: Steve Schnell, Scott McNeil
GUESTS: John F. Brown, Dennis J. Dombroski, Bill Morgan Jr., Rachel Osborn, Karen S. Morgan

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

APPROVAL OF AGENDA

The meeting agenda was presented. **Motion** by Mr. Borowicz, seconded by Mr. Kavanaugh, to approve the agenda as presented. Motion carried. 9 Ayes (Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore, Behm, Ostwald), 0 Nays, 0 Absent

DISCUSSION OF DOWNTOWN VILLAGE CENTER REZONING

Mr. Schnell stated that a summary of the last meeting was provided to make sure he interpreted statements correctly and he welcomes any comments. Mr. Schnell stated at the last meeting it was determined there are two areas that need more appropriate zoning. Mr. Schnell reviewed a map of the proposed area to be rezoned and asked if the proposed boundaries for the rezoning are acceptable. Discussion was held regarding whether or not the schoolhouse should be included in the rezoning. Mr. Morgan stated that Mullett Township is trying to obtain a grant to renovate the schoolhouse and he would like to make sure that it is appropriately zoned. Mr. Dombroski explained that Mullett Township will continue to use the schoolhouse as a municipal building. Discussion was held.

Mr. Schnell stated Village Center would allow more types of commercial uses and allow buildings to be built closer to the property lines. Mr. Schnell stated Village Center would allow for artisan workshop/residences and outdoor display of merchandise would be allowed but it would be controlled through a site plan review. Mr. Schnell stated outdoor seating for a restaurant/café would be approved through site plan review. Mr. Schnell stated Village Center would also allow for a densely developed, pedestrian oriented downtown while encouraging green space. Mr. Schnell stated it was determined that the on-site parking requirements should be reduced. Discussion was held.

Mr. Schnell reviewed the land use goals that were determined for a portion of downtown Topinabee:

1. On-street parking from Topinabee Mail Route to Beeson (Not requiring off street parking)
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

Mr. Schnell reviewed the land use goals for all of the downtown Topinabee area:

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

Discussion was held regarding creating an overlay district to allow waterfront dining but not retail. Mr. Schnell noted that a diving shop would be considered retail and would not be allowed. Mr. Borowicz noted that a bike shop along the trail would not be allowed either. Discussion was held.

Mr. Kavanaugh stated that most of these types of uses are limited in this area due to on-site water and sewage issues. Mr. Kavanaugh stated there is no room for a restaurant on most of the sites in Topinabee due to State laws. Mr. Kavanaugh explained there is a 75ft. setback from well to a septic and 800ft. is the setback from any buried gas tank. Mr. Kavanaugh suggested looking at type II wells and designating areas up top for sewage. Discussion was held.

Discussion was held regarding handicap access to offices/residences that would be restricted to the second floor between Beeson and Topinabee Mail Route. It was determined that there should be some ground level offices.

Mr. Schnell distributed a list of possible principal permitted uses and possible special use permits in the Topinabee Village Center district. Mr. Schnell asked that everyone review the list and determine if there are any uses that should be removed from the list or added to the list. Mr. Schnell stated there are some uses that are included in both lists and we should determine if the use should be a permitted use or allowed with a special use permit.

Discussion was held regarding setbacks.

Mr. Schnell stated he will work on specific language and it should be available in 3 – 4 weeks for review. Mr. Schnell would like to have another meeting a week after the language is distributed. Mr. Schnell stated the next meeting could be held the last part of October.

Discussion was held regarding including bed and breakfasts in the list of uses allowed by special use permit so there will be a review of the loading/unloading area and parking.

Discussion was held regarding setbacks for beach houses in the area between the DNR trail and the lake. It was determined to allow the use to continue and to allow the small setbacks.

Discussion was held regarding whether or not retail and restaurant should be allowed by special use permit. It was determined that the use could be allowed through the Zoning Department but it may not meet Health Department requirements. Mr. Freese suggested creating an overlay district and be more restrictive on what would be allowed. Mr. Schnell suggested that any of the uses that are not residential could be restricted to lots that are no smaller than 15,000sf.

ADJOURN

Motion by Mr. Matelski to adjourn. Motion carried. Meeting was adjourned at 7:41pm.



Charles Freese
Planning Commission Secretary