



CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST. ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
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**CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING
WEDNESDAY, OCTOBER 7, 2009 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

PUBLIC HEARING AND ACTION ON REQUESTS

*******Click Each Item Below To View The Application*******

- 1.) [Brett A. Wyatt](#) – Requests a special use permit to build an addition (20' x 28') to an existing retail store (section 10.3.4) The property is located at 1303 Main St., Aloha Township, section 08, parcel #140-A01-009-014-00 and is zoned Lake and Stream Protection District (P-LS).
- 2.) [Ronald McKendrick](#) - Requests a special use permit for outdoor shooting of clay pigeon targets under Section 9.3.22, Uses which are not expressly authorized in any zoning district either by right or special use permit. The property is located at 9901 Richardson Road, Inverness Township, section 17, parcel 091-017-200-001-00 and is zoned Agriculture & Forestry Management (M-AF).
- 3.) [Porter's Survey / Dennis P. Heck / Mary Ann Dedenbach](#) – requests a rezoning from Lake and Stream Protection (P-LS) and Agriculture & Forestry Management (M-AF) to Commercial Development (D-CM).
The properties to be rezoned are:
 - [Property \(#092-017-100-009-06\) on Natalie Lane situated in Inverness Township, Cheboygan County, Michigan and described as:](#)

*THE EASTERLY 200' OF THE NORTHERLY 350' OF THE FOLLOWING DESCRIPTION
DESCRIPTION: BOUNDARY COMMENCING AT THE WEST 1/4 CORNER OF SECTION 17,
TOWN 37 NORTH RANGE 1 WEST, THENCE ALONG THE WEST LINE OF SAID SECTION
NORTH 03° 06' 37" EAST A DISTANCE OF 148.50 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 03° 06' 37" EAST A DISTANCE OF 256.50 FEET ALONG THE
WEST LINE OF SAID SECTION; THENCE SOUTH 84° 27' 42" EAST A DISTANCE OF 1395.62
FEET TO THE BANK OF CHEBOYGAN RIVER; THENCE SOUTH 01° 14' 48" EAST A
DISTANCE OF 171.34 FEET; THENCE SOUTH 28° 46' 27" EAST A DISTANCE OF 203.38
FEET ALL BEING ALONG THE BANK OF THE CHEBOYGAN RIVER; THENCE LEAVING THE
CHEBOYGAN RIVER NORTH 86° 58' 42" WEST ADISTANCE OF 200.00 FEET; THENCE
SOUTH 14° 08' 23" WEST A DISTANCE OF 320.01 FEET; THENCE NORTH 86° 59' 44" WEST
A DISTANCE OF 67.27 FEET; THENCE NORTH 14° 09' 14" EAST A DISTANCE OF 252.78
FEET; THENCE NORTH 86° 58' 42" WEST A DISTANCE OF 234.72 FEET; THENCE SOUTH
03° 01' 37" WEST A DISTANCE OF 249.17 FEET; THENCE NORTH 86° 57' 41" WEST A
DISTANCE OF 200.00 FEET; THENCE SOUTH 15° 18' 14" EAST A DISTANCE OF 503.08
FEET TO THE BANK OF CHEBOYGAN RIVER; THENCE ALONG THE INTERMEDIATE
TRAVERSE LINE NORTH 79° 43' 30" WEST A DISTANCE OF 336.95 FEET; THENCE SOUTH
02° 09' 53" WEST 85.67'; THENCE NORTH 86° 03' 50" WEST A DISTANCE OF 504.77 FEET;
THENCE NORTH 01° 08' 07" WEST A DISTANCE OF 829.92 FEET; THENCE NORTH 86° 58'*

42" WEST A DISTANCE OF 27.26 FEET; THENCE NORTH 03° 06' 37" EAST 148.50 FEET; THENCE NORTH 86° 58' 42" WEST 33.00 FEET TO THE POINT OF BEGINNING. CONTAINING 28.55 ACRES OF LAND, MORE OR LESS. ALL BEING PART OF GOVERNMENT LOTS 4 & 5, SECTION 17, TOWN 37 NORTH, RANGE 1 WEST, INVERNESS TOWNSHIP, CHEBOYGAN COUNTY, MICHIGAN. PROPERTY EXTENDING TO THE CENTER THREAD OF THE CHEBOYGAN RIVER.

- Property (#092-017-100-006-00) at 9806 North M-33, situated in Inverness Township, Cheboygan County, Michigan and described as:

COM AT W 1/4 COR SEC 17, T37N,R1W; TH N 1D 00M E ALG W LI OF SEC 405FT TO POB; TH N 1D 00M E 150FT; TH S 86D 34M 40S E 1387.48FT TO BANK OF CHEBOYGAN RIVER; TH S 3D 46M 30S E ALG BANK 151.06FT; TH N 86D 34M 40S W 1400.07FT TO POB, PT OF GOVT LOT 4.

4.8 ACRES (ASSESSMENT SUBJ TO SOLAR, WIND OR WATER ENERGY TAX EXEMPTION, CERT NO 81-1667 PURSUANT TO PA 135 1976 AS AMEND IN THE AMOUNT OF \$2591 TCV) 768/656

- 4.) Hinkson Cheboygan Properties, LLC / Dennis Heck – requests a site plan review for an assisted living facility (elderly housing, nursing and convalescent home) under Section 6.2.1 which references Section 5.2.4 which is a permitted use in the Commercial Development (D-CM) zoning district. The property is located at 1235 Natalie Lane, Property ID#092-017-100-009-06, Inverness Township, Cheboygan County, Michigan.

- 5.) Public hearing on a proposed rezoning amendment to Cheboygan County Zoning Ordinance No. 200 to change certain properties near the intersection of Onaway Road and East Mullett Lake Road from D-RS and M-AF to D-CM Commercial Development zoning district.

The property to be rezoned from M-AF to D-CM is:

- Property (#171-020-200-010-00) situated in Koehler Township, Cheboygan County, Michigan and described as:

COM AT INT OF N R/W LI OF M 68 & E R/W LI OF CO RD RNG ALG W SI OF NE1/4 OF SEC 20, T35N,R2W; TH E 250FT; TH N 200FT; TH W 250FT; TH S ALG CO RD 200FT TO POB. 657/977;830/270;835/038;1034/109;1035/320;1057/655

The property to be rezoned from D-RS to D-CM is:

- Property (#172-109-000-011-00) situated in Koehler Township, Cheboygan County, Michigan and described as:

PLAT OF INDIAN VILLAGE PARK, LOT 11

- 6.) Public hearing on a proposed amendment to Cheboygan County Zoning Ordinance No. 200 to delete the definition of kennels, add a definition of private kennels and commercial kennels, and add requirements for both commercial and private kennels.

UNFINISHED BUSINESS

NEW BUSINESS

STAFF REPORT

PLANNING COMMISSION COMMENTS

PUBLIC COMMENTS

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