



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 MEETING WEDNESDAY, NOVEMBER 2, 2011 AT 7:00 P.M. ROOM 135 – COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Eichhorn, Lyon, Churchill
ABSENT: None
STAFF: Scott McNeil, Steve Schnell
GUESTS: Jack Keck, Roger Fleury, Bob Lyon, Russell Crawford, Cheryl Crawford, Tony Matelski, John F. Brown, Bill Morgan Jr.

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 unanimously.

APPROVAL OF MINUTES

Ms. Croft stated that the October 19, 2011 meeting minutes will be reviewed at the next Planning Commission meeting.

PUBLIC HEARING AND ACTION ON REQUESTS

CHRISTOPHER BROWN / ALFONSO LIEGHIO - Requests a Special Use Permit for a contractor's yard (Section 6.3.3). The property is located at 14152 Mackinaw Highway, Mackinaw Twp., section 19, parcel #011-019-300-008-00 and is zoned Commercial Development District (D-CM). *(This item was tabled at the 10/19/11 Planning Commission meeting.)*

Mr. McNeil stated the applicant has submitted a revised site plan which addresses the Planning Commission's concerns that were expressed at the last meeting. Mr. McNeil stated that the applicant indicated on the site plan the location of outdoor storage, maneuvering area for trailers/equipment, location of vault style privy and the storage building for the contractor's yard. Mr. McNeil stated that the applicant has also supplied an e-mail indicating items that would be stored outside such as equipment, materials and other contractor's items.

Mr. Kavanaugh asked if the soil and sedimentation plan has been reviewed by Hank Jankoviak. Mr. Brown stated it is fine and this parcel is lower than any other lot. Mr. Kavanaugh asked if Mr. Brown talked to Hank Jankoviak since the last meeting. Mr. Brown stated that Hank Jankoviak visited the site and said that everything is fine.

Discussion was held regarding the location of the fence and the maneuvering area.

Ms. Croft asked for public comments. Mr. Fleury stated a special use permit was approved in 2002 with a stipulation of inside storage. Mr. Fleury asked if the code officer is supposed to look at these sites and enforce the regulations. Mr. Fleury asked why the 2002 stipulation for inside storage was not enforced. Ms. Croft stated that enforcement issues are handled by the Planning & Zoning Department. Ms. Croft stated the Planning Commission does not handle enforcement. Mr. Fleury stated that the mattress is still being stored outside. Mr. Fleury stated his concerns regarding the length of time it took for this enforcement issue. Mr. Fleury stated his concerns about his residential parcel being adjacent to a commercial parcel that has outside storage. Mr. Fleury noted that another property owner submitted a letter in regards to this request. Mr. Fleury asked what type of enforcement there will be if the applicant does not follow the stipulations. Mr. Kavanaugh explained that Mr. Fleury should first contact the Enforcement Officer and if he does not act quickly Mr. Fleury should contact his supervisor which is Steve Schnell. Mr. Kavanaugh stated if that does not work Mr. Fleury should contact the Board of Commissioners. Discussion was held.

Mr. Brown stated that Waste Management is scheduled on 11/10/11 to pick up two dumpsters. Mr. Brown stated things have been cleaned up and he will continue to make sure that it remains this way. Public comment closed.

Board held discussion. Mr. Freese noted the topography requirement was waived at the last Planning Commission meeting.

The Planning Commission reviewed and approved the General Findings, Findings of Fact under Section 18.7 and Specific Findings of Fact under Section 20.10. **Motion** by Mr. Kavanaugh, seconded by Mr. Freese, to approve the special use permit based on the General Findings, Findings of Fact under Section 18.7 and Specific Findings of Fact under Section 20.10 with the following restrictions:

1. Stormwater be approved in writing by Soil Erosion/Stormwater Officer
2. Privy be approved by the Health Department
3. All storage inside except concrete forms, beams, cribbing, steel, trusses, tubular steel, equipment including sky tracks, skidsteers, dozer, backhoe/loader, crane truck and other construction equipment that is in working condition

Motion carried unanimously.

MACKINAW MILL CREEK CAMPING / FCVE, LLC - Requests an amendment to a Special Use Permit to replace 3 existing campsites with 3 camping cabins. The parcels are located at 9982 W. US 23, 9730 W. US 23 and 9554 W. US 23, Mackinaw Twp., section 21, parcels #011-021-300-001-00, 011-021-300-002-00, 011-021-300-003-00, 011-021-300-004-00 and 011-028-100-001-00 and is zoned Lake and Stream Protection District (P-LS) and Agriculture/Forestry Management District (M-AF).

Mr. McNeil stated in November of 2008 the Planning Commission approved a special use permit for Mackinaw Mill Creek Camping to replace 107 campsites with 107 camping cabins in 5 different locations of the campground. Mr. McNeil stated the previous approval allowed a six year construction period. Mr. McNeil stated this amendment request is to allow the replacement of 3 campsites with 3 camping cabins in the area indicated as area F on the site plan. Mr. McNeil stated these cabins will be no larger than 486sf which is consistent with the previously approved cabins.

Mr. Rogala stated the reason that a sixth area is being added as they have had many requests by the customers for camping cabins in this area. Mr. Rogala stated this is not a request to add camping cabins. Mr. Rogala stated this is a request to transfer from area C to area F. Mr. Rogala stated this is 10 acres in size and is densely wooded. Mr. Rogala asked if he would be able to increase the request from 3 to 5 cabins. Mr. Freese stated that Mr. Rogala is not increasing the number of cabins that was previously authorized. Mr. McNeil agreed with Mr. Freese. Ms. Croft asked how many were originally proposed for area C. Mr. Rogala stated 40. Mr. Kavanaugh stated that Mr. Rogala has been in contact with the Health Department regarding sewage systems for the cabins. Discussion was held.

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

Motion by Mr. Freese, seconded by Mr. Borowicz, to waive the topography requirement and the scale requirement. Motion carried unanimously.

The Planning Commission reviewed the General Findings and revised item 3, "The applicant requests an amendment to a special use permit to replace five (5) existing campsites with five (5) camping cabins in an additional area of the campground with a maximum of 107 camping sites to be replaced by 107 camping cabins in the entire campground."

The Planning Commission reviewed and approved the General Findings, Findings of Fact under Section 18.7 and Specific Findings of Fact under Section 20.10. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to approve the special use permit based on the General Findings, Findings of Fact under Section 18.7 and Specific Findings of Fact under Section 20.10 with the stipulation of septic approval from the Health Department. Motion carried unanimously.

CITIZEN'S NATIONAL BANK - Requests a site plan review amendment to extend McLean Lane. The property is located on Reiger Court and McLean Lane, Benton Twp., section 15, parcel #105-R46-000-001-00 through 105-R46-000-014-00 and is zoned Agriculture and Forestry Management (M-AF).

Mr. McNeil stated the applicant received an approval in September to shorten McLean Lane and to eliminate a cul-de-sac in Ridgeview Country Estates. Mr. McNeil stated the applicant has consulted with property owners to extend McLean Lane another 60ft. and have the improved portion of the street terminate 90ft. past the south east corner of unit 14.

Mr. Conboy stated after the approval in September the property owners requested that McLean Lane be extended further. Mr. Conboy stated the cul-de-sac will be eliminated as previously requested. Mr. Conboy noted there are no other changes. Mr. Conboy stated he will receive written approval from the property owners as requested by the Planning Commission.

Mr. Ostwald asked why the property owners requested an additional 60ft. Mr. Conboy stated they would prefer to leave it in the condominium association as a common element as it will be less burden on them in terms of repair or maintenance.

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

Motion by Mr. Borowicz, seconded by Mr. Freese, to waive the topography requirement. Motion carried unanimously.

The Planning Commission reviewed and approved the General Findings and Specific Findings of Fact under Section 20.10. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to approve the site plan review amendment based on the General Findings and Specific Findings of Fact under Section 20.10 and subject to approval from the owners of lots 12, 13 and 14 and the condominium association in accordance with the by-laws. Motion carried unanimously.

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.

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.

Ms. Croft noted that the public hearing for the residential overlay district will not be held until the next meeting. Mr. McNeil stated that these items remain on the agenda because the public hearing is still open. Mr. McNeil stated there are no outstanding items that need to be discussed at this time. Discussion was held.

Ms. Croft asked for public comments. Mr. Brown asked if a 10ft. porch will be allowed. Ms. Croft stated yes. Mr. Brown asked if the porch is restricted to 6ft. in width. Mr. McNeil stated the 6ft. width is referring to an entryway to a residential use on a second floor.

UNFINISHED BUSINESS

Ms. Croft stated that additional comments regarding fencing have been received from a lake association.

NEW BUSINESS

Planner's Moments DVD

The Planning Commission viewed a Planner's Moments DVD titled "Linking Economic Development and Planning."

STAFF REPORT

Mr. McNeil distributed a copy of the Planning Commission's 2011 Work Plan and stated he would like everyone to start thinking about the 2012 Work Plan. Mr. McNeil stated the 2012 Work Plan will be on an agenda in December.

Mr. McNeil distributed Land Use and Transportation which is another chapter in the data book for the master plan which has been reviewed and updated by the advisory group. Mr. McNeil stated Mr. Schnell will be attending the next meeting to update the Planning Commission on master plan process.

PLANNING COMMISSION COMMENTS

No comments.

PUBLIC COMMENTS

An audience member asked if the enforcement officer reports to the Planning Commission. Mr. McNeil stated the enforcement officer reports to Mr. Schnell. Mr. Kavanaugh stated the enforcement officer provides an annual report including items such as the number of violations and tickets issued.

ADJOURN

Motion by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 7:53pm.



Charles Freese
Planning Commission Secretary