



CHEBOYGAN COUNTY PLANNING COMMISSION

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CHEBOYGAN COUNTY PLANNING COMMISSION SPECIAL MEETING
THURSDAY, NOVEMBER 4, 2010 AT 7:00 P.M.
TUSCARORA TOWNSHIP HALL, 3546 S. STRAITS HWY., INDIAN RIVER MI 49749

PRESENT: Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore
ABSENT: Ostwald
STAFF: Scott McNeil, Steve Schnell
GUESTS: Mike Ridley, Susan Fisher, Michael Vizina, Mike Cherveney, Jim MacLaren, Dennis R. Darst, Jim Burke, Gina Burke, Craig Waldron, David Barton, Jan McGinnis

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. 7 Ayes (Bartlett, Freese, Matelski, Kavanaugh, Borowicz, Croft, Moore), 0 Nays, 1 Absent (Ostwald)

DISCUSSION OF DOWNTOWN VILLAGE CENTER REZONING

Mr. Schnell reviewed a report dated October 6, 2010 containing proposed ordinance provisions toward creating a Village Center Zoning Ordinance for Indian River. The purpose statement was reviewed and approved and the proposed permitted uses and proposed review requirements were reviewed with changes as follows:

- It was decided that Bed and Breakfasts would be allowed in the core overlay district with a footnote providing that such uses are setback from the front at least 30 feet as required for office uses on the first floor.
- Retail service establishments will be allowed in the Village Center district by special use permit and not allowed in the core overlay district.
- Real Estate Offices, Artisan Galleries and workshops and Tourist/Visitors Center uses will be allowed in the core overlay district by special use permit.
- The remaining uses and approval methods were approved as recommended.

Requirements for residential use in the core overlay district was reviewed and approved as recommended.

Setbacks, area, width, lot size and height requirements were reviewed. A 10 ft. rear setback was agreed upon for the Village Center district and core overlay district. Minimum building floor area, minimum building width, minimum lot size, front and side setback and maximum height recommendations for the Village Center and core overlay districts were approved as recommended.

Sign requirements will remain under review. County Planning Department staff will provide recommendations which will address signage for buildings which contain multiple businesses and provide sign area based on building frontage or size. It was decided to eliminate the recommendation to limit lettering on signage in the core overlay district to 6" and rely on the overall signage size limitations that will be placed in the ordinance.

Proposed parking requirements were reviewed and approved as recommended.

Supplemental requirements were reviewed including outdoor seating provisions and approved as recommended.

Other related zoning changes were reviewed including allowing outdoor displays with approval by special use permit along with language allowing outdoor displays in existence to continue was approved as recommended.

Proposed district boundaries were reviewed. It was decided to adjust the proposed core overlay district to include all parcels on the east side of M-27 which lies directly across from the proposed overlay district for the west side of M-27. The remaining district boundaries proposed for the Village Center district was approved as recommended.

It was the consensus of those present to allow the planning department staff to draft a Village Center zoning ordinance for review by the Tuscarora Township Planning Commission at a meeting in January 2011. Proposed sign regulations as discussed will be provided in a nearer term for review.

It was decided that the public hearing at which formal review of the ordinance would be conducted would take place during a regularly scheduled meeting of the Cheboygan County Planning Commission to be held at the Tuscarora Township Hall.

ADJOURN

Motion by Mr. Matelski to adjourn. Motion carried. Meeting was adjourned at 8:44pm.

A handwritten signature in cursive script, appearing to read "Charles Freese", written in black ink. The signature is positioned above a horizontal line.

Charles Freese
Planning Commission Secretary