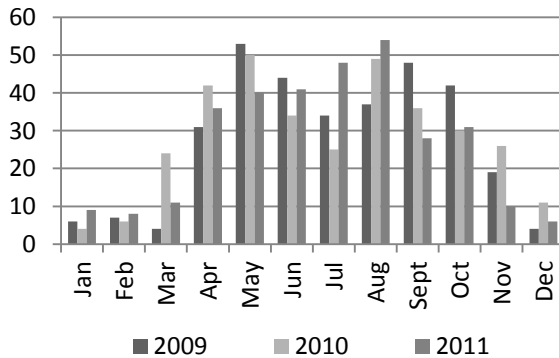


# CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

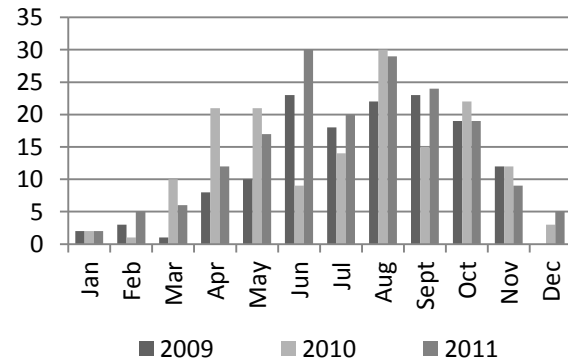
Update – November and December 2011

The end of 2011 was marked by adoption of the first Cheboygan County Capital Improvement Plan and establishment of the Village Center Topinabee zoning district. The 2011 Cheboygan County Capital Improvement Plan was developed and approved by the Planning Commission and adopted by the Cheboygan County Board of Commissioners. The Capital Improvement Plan is a planning tool that can serve as a blueprint for planning capital improvement expenditures in conjunction with the County's future goals as documented in the County Master Plan. The new Village Center Topinabee zoning district will provide new development opportunities designed for a concentration of local commercial, social, residential and public uses in a small community setting.

## ZONING PERMITS



## SOIL & SEDIMENTATION PERMITS



## PLANNING COMMISSION

### During November and December the Planning Commission:

- Approved a Special Use Permit for a contractor's yard for Chris Brown and Alfonso Lieghio. 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).
- Approved an amendment to a Special Use Permit to replace 3 existing campsites with 3 camping cabins for Mackinaw Mill Creek Camping. 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).
- Approved a site plan review amendment to shorten McLean Lane for Citizen's National Bank. 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).
- Reviewed Planner's Moments DVD.
- Held a public hearing to rezone the following real property in Tuscarora Township, Cheboygan County identified by Parcel Identification Nos. 161-025-200-040-00, 161-025-200-026-01, 161-025-200-038-00, 161-025-200-044-00, 161-025-200-042-00, 161-025-200-041-00 and 162-030-100-007-00 as of October 11, 2011 from Lake and Stream Protection District (P-LS), to Commercial Development District (D-CM). The Planning Commission forwarded the amendment to the Board of Commissioners with a recommendation for approval.
- The Planning Commission continued the public hearing regarding an amendment to add new zoning districts, Village Center Topinabee (VC-T), Village Center Topinabee Overlay (VC-T-O) and Village Center Topinabee Residential Overlay (VC-T-R-O) which encompasses generally property abutting North Straits Highway to Woodruff Street and proceeding south to Ranch Road, not including property between Mullet Lake and the DNR recreational trail. The Planning Commission continued a public hearing regarding regulations for signs in the new VC-T, VC-T-O and VC-T-R-O zoning districts. The Planning Commission forwarded the amendment to the Board of Commissioners with a recommendation for approval.
- Discussed truck terminal and warehouse uses in Commercial Development District.
- Discussed revisions to the Capital Improvement Plan.
- Discussed 2012 Planning Commission Work Plan.
- Discussed rezoning of property currently zoned Lake and Stream Protection District (P-LS) to a new zoning district, Lakefront Historic Protection District (P-LH).
- Approved a special use permit for an automobile repair/service facility for Matthew Raines. The property is located at 11303 N. Extension Rd., Munro Twp., section 2, parcel #080-002-400-001-01 and is zoned Agriculture & Forestry Management (M-AF).

# CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

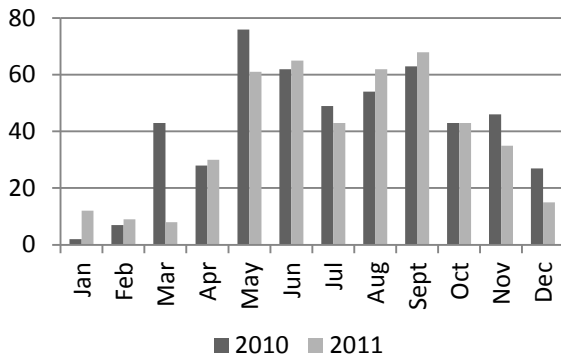
Update – November and December 2011

## ZONING BOARD OF APPEALS

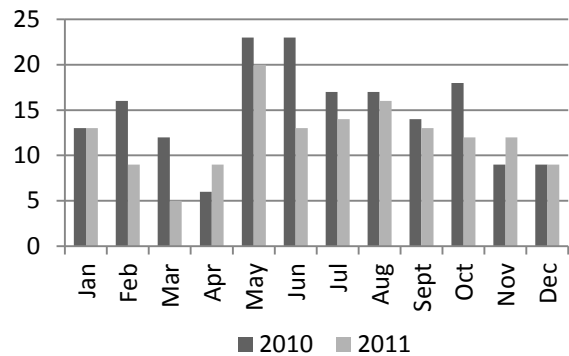
### During November and December the Zoning Board of Appeals:

- Denied a 5ft. height variance for a 40 ft. tall flag pole for Dave Fernelius and Lamar Construction Company. The zoning ordinance limits structures to a maximum height of 35 feet. The property is located at 11283 Straits Hwy., Inverness Township, Section 6, parcel #092-006-300-010-00 and is zoned Commercial Development (D-CM).
- Approved a 15ft. front variance, where 30ft. is required, for a private storage building for Jeff Detwiler and Jim Gahn Construction. The property is located at 4803 N. Straits Highway, Mullett Township, section 10, parcel #130-010-100-013-01 and is zoned Lake and Stream Protection (P-LS).
- Denied a 100ft. lot width variance for a second dwelling on a parcel for Roy Link. The property is located at 2767 Boy Scout Rd., Mullett Twp., section 23, parcel #130-023-200-001-06 and is zoned Lake and Stream Protection (P-LS).
- Approved a 7.7 ft. front setback variance and a 2 ft. side setback variance for a dwelling addition and an enclosed porch for Nancy Leeds. The property is located at 6024 Hemlock St., Tuscarora Township, Section 24, parcel #161-M59-000-010-00 and is zoned Commercial Development (D-CM). A 30 ft. front setback and a 10 ft. side setback are required in this zoning district.
- Tabled a 32 ft. front setback variance for a sunroom for Theodore Grannis and Theron Grover. This request was tabled until the January 25, 2012 ZBA meeting. The property is located at 5842 Diane Lane, Tuscarora Township, Section 18, parcel #162-M49-000-023-00 and is zoned Lake and Stream Protection (P-LS). A 40 ft. front setback is required in this zoning district.

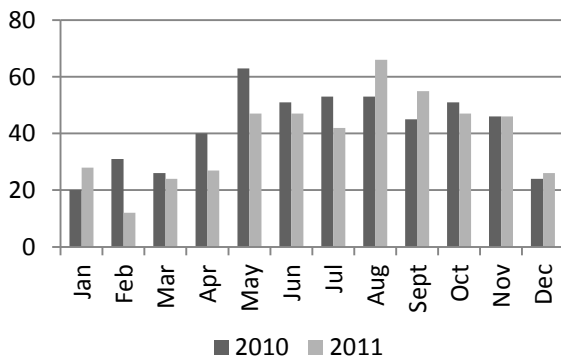
### BUILDING PERMITS



### PLUMBING PERMITS



### ELECTRICAL PERMITS



### MECHANICAL PERMITS

