

**CHEBOYGAN COUNTY BOARD OF COMMISSIONERS  
WYCKOFF PLANNING SESSION  
FEBRUARY 26, 2007**

The meeting was called to order in the meeting room on the third floor of Cheboygan Memorial Health Center by Chairperson Linda Socha at 9:40 a.m.

Roll called and quorum present.

Present: Commissioners Socha, Makima, Redmond, Mushlock, Page, Wallace and Bolinger, Administrator Overton, Clerk Tryban,

Administrator Overton introduced Mark Wyckoff, Director of the Planning & Zoning Center at MSU, and Kurt Schindler, Wexford County Planning Director. Administrator Overton said he hopes to gain a better sense of direction regarding Construction Code and the Planning and Zoning Departments as a result of the discussions today. At the request of the County, Mr. Wyckoff and Mr. Schindler prepared a report on alternative organizational structures for provision of planning, zoning, building, housing and economic development services.

The following lists were developed, and discussed, as to why any Northern Michigan county provides the following services:

Planning

- ❖ Continuity
- ❖ Compatibility of Uses
- ❖ Land Use
- ❖ Future Oriented – Planning (20 years)
- ❖ Maintain Property Values
- ❖ Legal Bases for Zoning
- ❖ Urban Sprawl
- ❖ Emergency –Address Administration
- ❖ Public Health, Safety, Welfare
- ❖ Natural Resource Protection
- ❖ Zoning (today)
- ❖ Economic Development

Zoning

- ❖ Control Orderly Growth
- ❖ Conservation
- ❖ Public Health, Safety, Welfare

Construction Codes

- ❖ Public Health, Safety, Welfare
- ❖ Property/Building Values

Affordable Housing

- ❖ Public Health, Safety, Welfare
- ❖ Need (income/cost gap)
- ❖ Economic Development
- ❖ Rehab

Economic Development

- ❖ Create Jobs
- ❖ Target Type of Jobs
- ❖ Retention
- ❖ Standard of Living/Quality of Living

What are the alternatives if the County does not provide these services?

- ❖ Planning/Zoning – none
- ❖ Affordable Housing – Private Sector (Privatized Government Function)
- ❖ Construction Code – Privatized Government Function
- ❖ Economic Development – Quasi-Public

What are the general pros and cons of the private sector versus public sector provision of these services?

Private Sector	<u>Pros</u>	<u>Cons</u>
	❖ A Contract	Less Supervisory Control/Responsibility
	❖ If a Lower Cost	Continuity
	❖ More Experience	Institutional Memory

Mr. Wyckoff reviewed the report regarding Alternative Organizational Structures for Provision of Planning, Zoning, Building, Housing and Economic Development Services.

The following options were presented in the Wyckoff report:

1. Maintain the current “silo” approach with each activity functioning separately with its own director and support staff.
2. Maintain two separate but coordinated groups of activities with one director and support staff for each group drawn from a combination of two of the four service areas: building and code enforcement; planning and zoning; economic development and housing.
3. Maintain a single larger department with all these activities under a single director who has considerable experience and who has demonstrated ability to multi-task. That would be planning, zoning, building code, code enforcement, economic development, housing and community development under a single roof and a single director.
4. A variation is to contract out some of the services, most notably housing, and/or economic development.

Lengthy discussion held on reorganization of different functions. Joining the Northern Lakes Economic Association basically has removed Economic Development from the mix at this time; and housing should be studied further.

Mr. Wyckoff said current statute provides more involvement of the planning commission in this process; however, pending legislation could change the amount of involvement of the planning commission.

#### ALTERNATIVES

- ❖ Combine Planning/Zoning Function and Building Function into one department/building (New Planner Dept. Head)
- ❖ Hire Consultant/Mentor for Planning Department
- ❖ Replace County Planner

Consensus was to combine the functions into one department.

Mr. Schindler said he could come and provide training to the planning commission and would provide a job description for the new position.

**Motion** by Commissioner Wallace, seconded by Commissioner Makima, to adjourn. Meeting adjourned at 1:20 p.m.

---

Mary Ellen Tryban  
Cheboygan County Clerk/Register

---

Linda Socha  
Chairperson