

Cheboygan County Planning Commission
2012 Annual Work Plan
Adopted on January 4, 2012

This work plan is a schedule of objectives established by the Planning Commission. The work plan provides for an efficient method of achieving the most important goals of the Planning Commission and the community. The priority projects are determined by referencing the Master Plan goals, hearing concerns from stakeholders, and monitoring the types and frequency of variances presented to the Zoning Board of Appeals along enforcement and administration matters presented by the ordinance enforcement officer and other members of the staff.

The projects on this work plan will take priority over other matters unless the work plan is amended by the Planning Commission or a pressing matter or unexpected and extensive site plan review is encountered.

Summary of Work Plan projects – First Priority

➤ **Update the Master Plan**

The master plan must be reviewed every five years. This master plan was adopted in 2002 and must be updated. The rewrite began in 2011 with a community visioning process. The timeline for the update has been presented to the Planning Commission. County data has been compiled into 5 Data Book chapters providing background information to inform the decision makers.

Special topics have been identified by the Planning Commission which need some additional stakeholder input. These stakeholder meetings will be held in January and February of 2012. Drafting of land use goals will follow those meetings. At that time more public input will be sought prior to final reviews of the Master Plan later in 2012 and possibly early 2013.

➤ **Update the Zoning Ordinance**

The list of zoning ordinance amendments is in order of priority. The priorities are set by evaluating variances applied for and enforcement concerns. We also evaluate community and economic development needs in the county and make the necessary changes to the zoning ordinance as appropriate to accommodate those needs.

1. Lakefront parcel setbacks

There have been many variance applications presented to the ZBA which request relief from the setbacks in the Lake and Stream (P-LS) zoning district, specifically in the older, more historic lakefront neighborhoods. The Planning Commission will review the older, narrow lot lakefront areas and review the possibility of changing setback requirements to accommodate and preserve the older neighborhood characteristics.

This project began in 2011 and should be completed in early 2012.

2. Camping on private property

There have been enforcement problems with camping on vacant, lakefront parcels. Language in the zoning ordinance has not been and cannot feasibly be enforced as written. There is a desire to continue to allow this practice with limitations and to make the zoning ordinance enforceable on this topic.

3. Establishment of minimum lot size, side and rear setbacks for Natural Rivers Protection District.

The zoning ordinance does not provide for minimum side or rear setback requirements in the Natural Protection District. Minimum lot sizes for a dwelling are also not provided. We will review the goals of the Master Plan, the purpose of the Natural Rivers Protection District and State legislation relative to Natural Rivers and amend the zoning ordinance to provide appropriate setback and minimum lot size requirements.

4. Update zoning ordinance to conform with Right to Farm Act.

The Michigan Right To Farm Act (Act 93 of 1981 as amended) provides for nuisance protection of a Farm and Farm Operation as defined by the act. As such zoning ordinances in Michigan can be preempted by provisions of the act. We will review provisions of the Right to Farm Act and consider amending the zoning ordinance to conform to provisions of the Act accordingly.

Summary of Work Plan projects – Second Priority

Planned unit development (PUD) language updates

Existing PUD language is outdated. Because of the potential for PUD's to better accommodate natural resource demands on land use and to create more appropriate but flexible land use, the Planning Commission will review possible improvements to this language.

Shared Parking Requirements

This amendment would allow for commercial developments to show how their parking spaces can be shared with multiple uses if those uses have hours of operation that do not overlap. This would reduce the overall required parking spaces in certain situations as appropriate.

Water quality protection updates

There is a need to continuously improve our water quality as demand on water resources increases. We will review possible updates to the zoning ordinance to accomplish this goal.

Renewable energy facility accommodations

There is growing interest in various types of renewable energy systems due to the rising cost of energy. There have been many recent innovations in the renewable energy field. Our zoning ordinance will be reviewed to consider appropriate accommodations.

Recycling operation accommodations

Due to a new county recycling program and more interest in recycling there is a need to appropriately accommodate recycling stations where material is collected.

Review signage requirements for single business on larger parcels and within larger buildings in Commercial Development Zoning Districts.

The zoning ordinance currently provides regulation for size and amount of signage geared toward commercial buildings and lots sizes of small or average size. We will review amendments to the zoning ordinance which will provide appropriate signage regulation for larger commercial parcels and buildings with a single business.

Update zoning ordinance to conform with Right to Farm Act.

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Review the zoning ordinance relative to regulation of natural gas refining/manufacturing/production etc. -beyond that regulated by the State of Michigan.

Review of the natural gas industry and review of the zoning ordinance as it currently regulates natural gas refining and manufacturing beyond that regulated by the State of Michigan will be conducted. Amendments to the zoning ordinance will be considered accordingly.

Clarify subdivisions and their zoning district (map them rather than reference them)

Section 3.8.2. of the zoning ordinance states as follows: Unless specified otherwise in this ordinance, all platted subdivisions in the jurisdiction of Cheboygan County Ordinance #200 are zoned D-RS, Residential Development Districts. We will update the zoning maps as provided in Appendix I of the zoning ordinance to reflect the proper zoning of the platted areas and amend the zoning ordinance accordingly.

ON-GOING WORK

➤ **Follow-up on approved special use permits and site plans**

Consistent communication will be given to the Planning Commission from staff to keep the commissioners informed on the site plans that they have reviewed. A program for follow up inspections of special use permits and site plan review approvals will be created.

➤ **Existing enforcement matters**

Frequent enforcement updates will be presented to the Planning Commission and ZBA.

➤ **Communications with other entities (Boards of Commissioners, townships, citizens, business owners, stakeholders)**

We will **continue to provide and update** communication tools such as email, website, and the press to better inform the stakeholders of Cheboygan County.

➤ **Planning and land use education**

We will continue to provide educational opportunities for our planning commissioners and the general public on land use.