EMMET COUNTY
PLANNING COMMISSION
REGULAR MEETING

September 1, 2011
Emmet County Office of Planning, Zoning, and Construction Resources
NEW CASES
1. Case #PS-22-11 – SPECIAL USE PERMIT-Sign Exceptions

- Applicant: RG Properties
- Township: Bear Creek
- Address: 1596 Anderson Rd, Section 7
Site is the final phase of the building located between Home Depot and Petoskey Cinema - it will complete the building approved previously which contains MC Sports, Joann Fabrics, and Goodwill.

Proposal to erect 2 wall mounted signs in addition to a panel in the joint use freestanding sign.

Both signs would meet the standards of the zoning ordinance if placed on the northerly facing wall.

Similar SUP exceptions have been granted within the PUD and on adjacent parcels.

Signs are channel type letters and are dark in color.

Freestanding sign at Lears and US-131 meets the Zoning Ordinance standards.

Sign & Lighting Committee recommended approval.
2. Case #13-11 – SPECIAL USE PERMIT - Larger than allowed accessory building

- Applicant: Jeff Taylor
- Township: Springvale
- Address: 1261 Roy Rd, Section 10
- Request to construct a 1,800 sq. ft. accessory building on fifteen+ acres zoned FF-2.
- Property is located on a dead-end road (light traffic).
- Location is partially screened from public view.
- Property is impacted by topography.
- Township recommended approval.
Other Business

- Case# 10-09-Bob & Julie Whisnant, 8044 Highlands St, Carp Lake Township
  - Request to modify SUP motion to remove time restriction or extend the time restriction as a condition of approval.
    - **Motion from July 2009 PC Meeting:** Scott made a motion to approve Case #10-09, Bob & Julie Whisnant for a Special Use Permit for an Accessory Building as a Main Use on property located at 8044 Highlands Street, Section 24, Carp Lake Township, tax parcel 24-03-06-24-152-044, as shown on the site plan dated “Received 5/28/09” because no good purpose would be served by strict compliance with the provisions of Section 2201 of the Zoning Ordinance, the standards for allowing an Accessory Building as a Main Use have been met, **and on the condition that the applicant constructs a residence on the property within two years from the current date and files an affidavit of use with the register of deeds.** The motion was supported by Gregory and passed on the following roll-call vote: Yes: Eby, Scott, Gregory, Laughbaum, Plasencia, Alexander. No: None. Absent: Anderson, Neal, Jones.
Littlefield Township – Corridor Study – M-68 & US-31 - discussion

Pursue the creation of a Planned Unit Development overlay (PUD-1) areas for the areas north and south of M-68 and west of the Industrial Park, (see Figure 4-5), in order to have more influence over access management issues (internal connections and shared access drives), increased setbacks, potential trail location on south side of M-68 and landscaping. The intent is to allow for a mix of uses to be reviewed and determined at time the overlay is established.

Explore an additional PUD district or PUD overlay, for the area identified as Optional PUD Expansion Area on Figure 4-5, including exploration of appropriate uses to be allowed and serve as a transition from the industrial park and proposed R-2B zoning to the FF-1 and R-1B zoning to the east.
Case #14-11 Text Amendment Section 801-6 Portable & Temporary uses including mining operations

- Proposal to amend Zoning Ordinance text as recommended during the August 2011 meeting.
- Civil Counsel has reviewed the text – no concerns

Portable and temporary uses including mining operations, hot mix plants, solid waste processing equipment and similar uses may be operated in any FF-1 or FF-2 District with a Permit; provided, the use: is active for periods of less than ninety (90) days on one parcel; is not nearer than 300 feet from any off premises dwelling; and is in compliance with State and Federal regulations governing pollution control and environmental protection. The intent of this provision is to allow temporary operations when such operation will serve a specific project located in the vicinity (OR within XX distance) of the subject property and the Planning Commission determines that the greater public good would be served by such temporary use.
Other Business Cont.

Annual Report
Enforcement Report
2010 Annual
Planning & Zoning Report
Emmet County, Michigan

TO: Emmet County Board of Commissioners
FROM: Emmet County Planning Commission
BY: Department of Planning, Zoning & Construction Resources
DATE: September 1, 2011

Sturgeon Bay, Northern Emmet County
Zoning activities

- Michigan Medical Marihuana regulations – remain pending.
- One rezoning – five parcels Bear Creek Township.
- Two text amendments – Schedule of Regulations.
- Six PUD reviews (one new/five amendments).
- 24 cases reviewed for Site Plan Review/SUP
- 80 Residential Zoning Permits issued (slight increase from 2009 – 2\textsuperscript{nd} lowest figure in past 10 years)
Worked with Parks and Recreation to assist in establishment of Dark Skies Park (Headlands).

Worked with MDOT, City of Petoskey, Bear Creek Township and Emmet County Road Commission to create the Access Management Plan.

Worked with Littlefield Township to create to the US-31 & M-68 corridor study.

Assisted with creation of annual Smart Commute week.
Assisted with annual Outdoor Lighting Forum awards ceremony.

Hired consultant to review & explain noise levels relative to Wind Energy Systems.

Attended Bear Creek Township PC meetings; Littlefield Township meetings (related to Corridor studies); Village of Pellston meeting; and West Traverse Township PC meeting.
Other activities

- SESC/CD/Zoning administration
- Staffed Emmet Conservation District.