Give a man a mile of road, and he can travel a mile. Give him a mile of runway and he can travel the world.
Tuscola Area Airport Authority 1750 Speirs Dr. Caro, MI 48723 989-673-4301 AWOS: 989-672-4182

Tuscola Area Airport Authority (TAAA) Zoning Permit Application

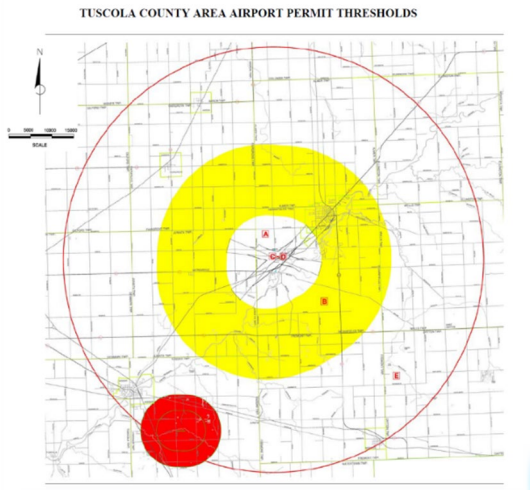
Construction inside the 10-mile radius of the CFS airport requires approval from the following agencies.

1) Tuscola Area Airport Authority approval
2) Township Zoning
3) FAA approval
4) MDOT/Office of Aeronautics approval

Overview
The Tuscola Area Airport Authority (TAAA) is the lawful Zoning Administrative Agency for the Tuscola Area Airport Zoning Ordinance, Tuscola County Ordinance #01-2010.

To contact the TAAA.
Via mail: Tuscola Area Airport Authority, 1750 Speirs Dr., Caro, MI 48723
Via phone: 989-673-4301
Via email: caroairportmanager@tuscolaairportcfs.com

Who must complete the Airport Zoning Permit Application?
Any structure within a 10-mile radius of the airport that may affect protected airport surfaces or flight patterns.







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1) Fees
   a) $250 per structure for less than 100'
   b) $650 per structure for less than 200'
   c) $1250 per structure for greater than 200'

2) Required documents for Airport Zoning Permit Application:
   a) 2 Copies of approved land use permit
   b) 2 Copies of any FAA and MDOT/MAC documents
   c) 2 Copies of the site plan (see Section 4.2 B of the ordinance for details)
   d) Completed application
   e) Application fees

3) Confirm the application is compliant with the AIRPORT ZONING ACT, Act 23 of 1950 (MCL 259.431–259.465), the Michigan Aeronautics Commission, and the Tall Structures Act, 259 of 1959.
   a) https://www.legislature.mi.gov/documents/mcl/pdf/mcl-act-23-of-1950-ex-sess-.pdf
   b) https://www.legislature.mi.gov/documents/mcl/pdf/mcl-act-259-of-1959.pdf
   c) https://www.legislature.mi.gov/documents/mcl/pdf/mcl-act-259-of-1959.pdf

4) Additionally, but not limited to, conform to 259.482a, Sec. 2a. (1) and (2), such that any structure "must not obstruct or endanger aircraft operations, such as by penetrating protected airspace, disrupting radar or communication systems, or creating other safety risks.
   a) 259.482a, Sec. 2a. (1) The commission shall not issue a permit allowing construction, replacement, or an increase in
   b) height of a structure that violates the requirements of an applicable zoning ordinance adopted by a political subdivision under the Airport Zoning Act, 1950 (Ex Sess) PA 23, MCL 259.431 to 259.465, unless the applicant has obtained the approval of a variance from the ordinance and an airspace study has been conducted by the commission resulting in a finding of noninterference to air navigation.
   c) 259.482a, Sec. 2a. (2) Unless an airspace study has been made by the commission resulting in a finding of noninterference to air navigation, the commission shall not issue a permit allowing construction of any of the following structures, or replacement of or an increase in the height of a structure that creates any of the following structures:
      259.482a, Sec. 2a. (2) (a) A structure that is over 500 feet above ground elevation at the structure's site and that is within 2 miles of a well-defined natural landmark such as a shoreline or river; a manmade landmark such as a railroad, canal, or road; or a low altitude airway.
      259.482a, Sec. 2a. (2) (b) A structure of a height that would increase the minimum obstruction clearance altitude, the minimum safe altitude prescribed by the FAA, or the minimum altitude required for a safe instrument approach.
      259.482a, Sec. 2a. (2) (c) A structure that would encroach into a runway's primary surface.
      259.482a, Sec. 2a. (2) (d) A structure of a height that would penetrate a runway's approach surface.
      259.482a, Sec. 2a. (2) (e) A structure of a height that would penetrate a runway's transitional surface.

259.482a, Sec. 2a. (2) (f) A structure of a height that would penetrate a runway's horizontal surface.
259.482a, Sec. 2a. (2) (g) A structure of a height that would penetrate a runway's conical surface.
259.482a, Sec. 2a. (2) (h) A structure that would encroach into a heliport primary surface.
259.482a, Sec. 2a. (2) (i) A structure of a height that would penetrate a heliport approach surface

5) FAA and MDOT/Office of Aeronautics approval is required before applying for a local airport permit
   a) 14 CFR Part 77 Compliance
      i) Create an account at https://oeaaa.faa.gov/
      ii) File FAA Form 7460-1
   b) Height Restrictions: Any structure exceeding 200 feet above ground level requires a notice to the FAA, regardless of its location.
   c) If the construction is near an airport, height limits apply:
      i) Within 20,000 feet of a public or military airport with long runways, structures exceeding a 100:1 slope from the runway need approval.
      ii) Within 10,000 feet, the slope changes to 50:1
   d) Additionally, and not limited, include other surfaces penetrations from slopes other than primary runway surface.

6) Submission Process
   a) Read the TUSCOLA AREA AIRPORT ZONING ORDINANCE (https://www.tuscolacounty.org/ordinance/doc/ordinances/Airport%20Ordinance.pdf)
   b) Send completed application and required supporting documents to caroairportmanager@tuscolaairportcfs.com
      i) Or mail to Airport Zoning Admin, 1750 Speirs Dr., Caro, MI 48723
   c) Payment by check, made out to
      i) Tuscola Area Airport Authority, 1750 Speirs Dr., Caro, MI 48723
   d) $250 Height of 199ft or less
   e) $650 Height of 200ft or more
   f) Sections 1 - 6 To Be Completed by Applicant
   g) Failure to provide complete information may result in a delay of review or denial of a permit.

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7) Complete FAA Form 7460-1, Notice of Proposed Construction or Alteration, and confirm that it has been submitted for review. Include a copy of that application and response letter from the FAA with this application along with any other supporting documentation.
   a) Create an account at https://oeaaa.faa.gov/
   b) Once logged in, you open a new case and provide all the details they request. Usually, it's details about the tower, elevation, location, and equipment being installed on the tower. They will eventually defer the case to MDOT. When they do, they include a form with instructions on submitting it to MDOT.

APPLICATION FOR AIRPORT ZONING PERMIT
Tuscola County Airport Zoning Ordinance

Sections 1 - 6 To Be Completed by Applicant

Failure to provide complete information may result in a delay of review or denial of a permit.
If an FAA Form 7460-1, Notice of Proposed Construction or Alteration, has been submitted for review, include a copy of that application and/or response letter from the FAA with this application along with any other supporting documentation.

1) Contact Information

a) Applicant Information

Name	
Contact	
Address	
City/ST/Zip	
Phone/Email	

b) Engineer/Architect Information

Name	
Contact	
Address	
City/ST/Zip	
Phone/Email	

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2) Structure Information

Type of Construction: New or Alteration. Describe	
Permanent	
Temporary	
Ground Elevation (MSL)	
Height of Structure (AGL)	
Top Elevation (MSL)	

a) Description & Use of Structure (dimensions, type of construction, purpose, etc.)

3) Application is fully compliant with the AIRPORT ZONING ACT, Act 23 of 1950 (MCL 259.431–259.465), Michigan Aeronautics Commission, and Tall Structures Act 259 of 1959.

Circle	YES	NO

a) If NO, describe why it is not compliant:

b) If YES, describe why it is compliant:

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4) Site Information

Site Address	
Township/Section	
City/ST/Zip	
Latitude/Longitude	
Nearest 2 intersections	

5) Drawing Information

a) Request will not be considered without an engineered drawing/site plan set which illustrates the following:

i) Drawing identification (file name or # and date)

ii) Engineer's Seal

iii) Scale

iv) Contact Information

v) Site Map

vi) Profile view of Structure

6) Remarks (Information which might have value in making determination)

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7) Certification

I hereby certify that all statements on this application are true and correct.

Name Filer	
Title of Filer	
Signature	
Date	
Phone/Email	

End of Application

FOR INTERNAL USE ONLY

Airport Ordinance Administrator Review

Date Received	
Site Location	
Zone	
Amount of Fee Received	
Ground elevation at site	
Height of Structure	
Top Elevation	
Allowable Elevation	
Notes	

All required forms submitted:	
List of agencies' approvals and dates:	
Missing required approvals:	
Comments or restrictions:	

	Tuscola Airport Ordinance Administrator
Approved/Denied	
Permit Number	
Name	
Signature	
Date	

End of Administrator Review

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VARIANCE APPLICATION
TO THE TUSCOLA AREA AIRPORT ZONING BOARD OF APPEALS
Tuscola Area Airport Zoning Board of Appeals C/O:
Jodi Fetting, Tuscola County Clerk
440 N. State Street, Caro, MI 48723
989-672-3780

A variance application may only be submitted after all local agencies (township and TAAA) have processed and denied some or all of the applicant's requests.

All Information Requested Below Must Be Provided, Along With An Application Fee Of $250 for the first structure and $50 For Any Additional Like Structure Reviewed At The Same Board of Appeals Meeting

I. Complete the form below.

Petitioner	
Address	
Represented by Phone/Email	
Property Owner	
Property Owner Address	
Address of Property for Variance	
Township and Section	
Article and Section of Ordinance for which relief is sought	
State reason for variance. The what and why.	
State the revised conditions you are seeking or to which you would agree to replace the standards from which you are seeking a variance:	

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II. An airspace determination issued pursuant to 14 CFR PART 77 and the Michigan Tall Structure Act, a copy of FAA Form 7460-1, and a sketch of the property must be included with this application. Applications without this information will not be accepted.

III. APPLICANTS FOR A VARIANCE MUST DEMONSTRATE THAT:

1. The proposed variance involves practical difficulties or would result in unnecessary hardship;

AND THAT

2. The proposed variance would protect the aerial approaches of the Tuscola Area Airport; and
3. The proposed variance would not destroy or impair the utility of the Tuscola Area Airport; and
4. The proposed variance would do substantial justice and be in accordance with the spirit of the Tuscola Area Airport Zoning Ordinance.
5. The requested variance would not be contrary to:
   - A. The public interest and safety of the public; nor to
   - B. The public interest and safety of the users of the Tuscola Area Airport; nor to
   - C. The public interest and safety of occupants of land in the vicinity of the Tuscola Area Airport; nor to
   - D. Nor to violate any statute, including the Michigan Airport Zoning Act
   - E. Any zoning ordinance or regulation of any political subdivision applicable to the same area.

Indicate your response to the items stated above in the area below.

(Attach additional sheets as necessary)

I understand that additional information or studies may be required and, if so, the acquisition and provision of this information will be at my expense.

I also attest that all information stated is true to the best of my knowledge, information and belief.

Finally, I recognize that any variance approved by the Board of Appeals is not effective for a thirty (30) day period following the date of issuance.

Applicant's signature _____ Date _____

End of Variance Application

Internal use only

Petitioner	
Address	
Represented by Phone/Email	
Property Owner	
Property Owner Address	
Address of Property for Variance	
Township and Section	
Variance Denied	
Variance Approved with the following required conditions met.	

Vote results: Ayes: _____ Nays: _____

Date of Decision: _____

_____
Chairperson, Tuscola Area Airport Zoning Board of Appeals

_____
Secretary, Tuscola Area Airport Zoning Board of Appeals