

CITY OF CHEBOYGAN PLANNING COMMISSION
Planning Commission Special Meeting
Monday, November 4, 2024 7:30 p.m.

Present: Granger, Sullivan, O'Brien, Rogers, Ruehle, Kopernik, Horntvedt
Absent: None
Admin: Sabolsky (via phone), Martin

Call to order at 7:30 by Granger. Agenda approved by order of the President. Kopernik motioned to approve the minutes of the August 12, 2024 special meeting, Ruehle second. Passed unanimously.

New Business

Public Hearing – Special Use of 521 Stempky St: Kelsey and Lynn Kennedy have filed a Special Use Application for consideration to operate an Adult Foster Care (AFC) Small Group Home at 521 Stempky Street which is zoned Local Business (B-1) and is used as a law office and the office for Straits Regional Ride. Similar adult care facilities are permitted as special uses within this district:

Granger opened public comment at 7:32, Kelsey Kennedy stated they were looking to move their Carp Lake facility to Cheboygan to make their facilities closer together. This move will also make getting clients to appointments much easier. Horntvedt questioned how many could stay in the facility. Kennedy stated 6 was the maximum under a Small Group Home. Granger read a letter of opposition from the Lu's into the record. Granger questioned where Lu's property is. Martin stated their property is adjacent to 521 Stempky and across the street. One of their properties will be sold for a pending apartment development.

Kopernik recused himself as he is the listing agent for 521 Stempky.

O'Brien questioned if property values would go down as a result of a group home. Consensus was that values would not go down. Sullivan stated the AFC facility would be well suited to the area.

Sabolsky stated no site plan was required as everything is in place. The ZBA earlier approved allowing AFC in B1 as Special Use.

Granger closed public hearing at 7:37. O'Brien made a motion to recommend council permit a Special Use of an Adult Foster Care Small Group Home at 521 Stempky. 2nd by Horntvedt. Motion passed unanimously.

Kopernik requested Sabolsky give an update on the Cheboygan Commons Project at the site of the Paper Plant. Sabolsky stated he has met with applicants 3 or 4 times. He reviewed their plan for over 8 hours. Applicant looking for PUD, Sabolsky suggests going a different direction. He also discussed density on the warehouse side and roads on all 4 sides making setbacks an issue. He made suggestions to applicant and stated they were open to making changes as necessary. A variance may be required. Sabolsky suggests

rezoning the plant side from industrial. There is a purchase agreement in place and applicant team continues to do their due diligence.

O'Brien stated that earlier ZBA meeting included a discussion on sign ordinance. Sabolsky stated current sign ordinance was worst he has worked with. Horntvedt said it would be addressed within the team working on Master Plan and ordinance updates. That team includes PC members Sullivan, Horntvedt and Rogers.

No Staff Report.

No Public Comments.

Horntvedt motioned to adjourn the meeting, O'Brien 2nd, motion passed unanimously.

Meeting adjourned 7:46 p.m.

Submitted by,

Linda Rogers, Secretary
City of Cheboygan Planning Commission