

CITY OF CHEBOYGAN PLANNING COMMISSION
Special Planning Commission Meeting
Monday, September 26, 2022, 6:00 p.m.

Present: Granger, Khan-King, Rogers, Kopernik, Sullivan, O'Brien, Horntvedt
Absent: None
Admin: Sabolsky, Clear

Call to order at 6:05 by Granger. Horntvedt motioned to approve minutes of July 25th as presented, seconded by O'Brien. Motion passed unanimously.

Discussion on amended bylaws.

Article 11 section 3 changing language to make facilitation of a quorum streamlined so as not to delay progress.

Article 11 section 6 don't want to list a specific meeting time. That way, if time changes no special notices have to be sent.

Article 11 section 10 Sabolsky to clean up language before taking to council.

Article 111 Section 1 striking recording secretary, changing references of recording secretary to "staff". Kopernik questioned whether or not the meetings were recorded. Clear showed devise indicating that they are recorded in case clarification needed.

Article 111 section 2 ok as presented.

Article 111 section 5 change duties of recording secretary to "staff".

Article 1V struck

Horntvedt asked for clarification with change to quorum. Discussion on vacancies created by term limits vs resignation. King wants members to be able to stay after term expires if no replacement has been found. O'Brien questioned who sets the 7 member limit. Sabolsky stated it is mandated by State. Granger pointed out that commission members must fall into specific categories.

Kopernik made motion to recommend council accept the amended bylaws, 2nd by Horntvedt. Motion passed unanimously.

Site plan review and recommendation – Walmart, 1150 S. Main Street. Ben Dariano presented the building addition to the commissioners. The proposed expansion is to accommodate online order pickup. No customers will be in the space, only employees. No additional water or sewer required. Parking spaces will be reduced from 991 to 929 but that is in excess of requirement. Sabolsky stated that any signage would require proper permit. Kopernik made motion to recommend council approve the addition. O'Brien 2nd, motion passed unanimously.

Site plan review and discussion (no action) Walstrom Marine, 113 E. State Street. Sabolsky shared information on planned building construction. The proposed building will require a variance as it exceeds the maximum height. The ordinance states planning commission had to be informed, Council will also be informed. Then they will go to the ZBA for a variance then back to Council and if all approved a site plan will come back to Planning Commission to make recommendation to Council.

The proposed building is so large, Sabolsky pointed out that he has had discussion with architect to soften the appearance by incorporating levels or landscaping. Sullivan pointed out the sewer problems in that area, Sabolsky is aware of the problems and is working with the Michigan Department of Transportation. They are taking care of some of the problems from Duncan to little Black River. New water, and sewer. On short list, probably will happen in 2024.

Because this site plan will come before ZBA and Planning Commission Sabolsky pointed out that dual members may only vote on the issue once, either ZBA or Planning Commission, not both.

Khan-King pointed out that Walstrom Marine is in the DDA district and would have to conform to their building guidelines.

Under commission member comments Khan-King questioned a recent article in the *Resorter* and questioned why none of the stated prospective developments came before the commission. Much discussion regarding proposed developments being outside of the city limits and need for new water and sewage infrastructure.

Kopernik questioned tax valuation increase at K-Mart plaza. Sabolsky stated he is not an accessor so could not address question. He did state that the property became uncapped and owners could go to Board of Review.

Rogers informed commission about proposed storage facility on US 27 near Black River Customs that was before County Planning Commission. 10 buildings, 590 units.

Under staff comments Clear clarified that a grant is being considered for Court, Ball and Tyler. Staff is pursuing other grants and funding.

Sabolsky stated NEMCOG was coming to visit, working on a recycle plan and safe routes to school project. Sabolsky has a team coming to work with Great Lakes Tissue on a recycling partnership. Rogers questioned why the tissue plant doesn't get their own people. Sabolsky replied because he is in favor of economic development.

Sabolsky also stated he had applied to be on the NEMCOG board and stressed that being on boards or commissions that were more widespread than the city was a good thing. He also indicated that the city was being featured in regular radio spots and infomercials to promote positive things in the city and dispel rumors.

No public comment but O'Brien stated the TV program "In Fisherman" on Sunday morning raved about what a great fishing resource Cheboygan is.

Motion to adjourn by Horntvedt second by Khan-King. Motion passed unanimously. Meeting adjourned at 7:24.

Submitted by,

Linda Rogers, Secretary