

CITY OF CHEBOYGAN PLANNING COMMISSION
Planning Commission Regular Meeting
Monday, June 24, 2024 6:00 p.m.

Present: Granger, Sullivan, O'Brien, Horntvedt, Rogers, Ruehle, Kopernik
Admin: Sabolsky, Martin

Call to order at 6:02 by Granger. Agenda approved by order of the President. Kopernik motioned to approve the minutes of the April 22, 2024 meeting, Sullivan second. Passed unanimously.

Sabolsky welcomed new Commissioner Dave Ruehle to the board.

New Business

Approval of Planning Commission Annual Report – July 1, 2022 through June 30, 2023. Kopernik motioned to approve, O'Brien second. Motion passed unanimously.

Site Plan Review & Recommendation – 245 W. Mill Street. Sabolsky had distributed a memo with the packet which discussed the project. Language of Cheboygan's ordinance pertaining to drive through windows was distributed and consensus was that you were only allowed one drive through per building regardless of how many businesses occupied the building. Sabolsky stated that he had spent a lot of time with the project engineer to get the site plan complete. The site plan presented is the 3rd version. He feels it is a great layout and they did the best they could. Considerations were made for landscaping, dumpster and deliveries. They also considered space for RV and Truck parking as well as snow plowing and snow storage.

Horntvedt questioned "conditions" on the property after Auto Zone purchased a different location. Sabolsky stated Walmart had put some restrictions on the property but nothing that would prevent the proposed use going there.

Kopernik asked how the building would be divided. Sabolsky stated there would be a fire wall dividing the building into 3 distinct entities. Kopernik is glad to see the progress.

Horntvedt questioned Mill Street Drive closing, Sabolsky said it would cause a traffic nightmare if it were to remain open. He would rather eliminate Jackson St. but that is not a City Road, it is owned by Walmart. The commission also questioned if a traffic light would be put in. Sabolsky said once everything proceeds there may be a need for an MDOT traffic study.

O'Brien questioned a little pie shaped section of the property that seemed separate but did not have a number, who does it belong to. Sabolsky thinks it is part of the property but has to do further investigation.

Horntvedt concerned with truck delivery space. Sabolsky said most deliveries would be early in the morning and even drive through area could be used for unloading trucks.

Sabolsky feels this is a “good reuse of the property, it’s been vacant since I started working here”.

Kopernik made a motion to recommend Council approve the site plan at 245 W. Mill Street subject to the Zoning Board of Appeals granting a variance for the 2nd drive through window at the building. Rogers second, motion passed unanimously.

Commissioner Comments

Rogers asked for a little background from the new member. Dave Ruehle said he his wife and two children moved here from East Jordan in 2021. He served on the East Jordan Planning Commission. He is happy to be on the commission.

Staff Report

Sabolsky stated that on request of the Mayor a team has been assembled to write a new Master Plan and update current Zoning Ordinances. Planning Commission members Horntvedt, Rogers and Sullivan will be part of the team along with several others. Sabolsky said the City received a \$50,000 grant for the process which will cost \$64,000. He has budgeted \$7,000 in 2024 and \$7,000 in 2025 but hopes to seek grant funding for that as well.

Sabolsky would like to see the Master Plan be more specific and more thorough than the 2019 version. NEMCOG will be facilitating the meetings and writing it. He wants to see the ordinances easier to understand. He cautioned that when the Master Plan is written it’s important to focus housing development where there is adequate infrastructure in place. He said the City is working as fast as physically and fiscally possible to improve infrastructure but it’s a slow process.

Sabolsky reported that there are some other projects in the works that would produce townhouses and apartments.

O’Brien questioned if there was any progress on Western project. There is not. Kopernik questioned if a project was moving forward as a result of April’s rezoning. Sabolsky stated there was progress.

Public comments, none.

Meeting adjourned by order of the President at 6:34 p.m.

Submitted by,

Linda Rogers, Secretary
City of Cheboygan Planning Commission