

CITY OF CHEBOYGAN PLANNING COMMISSION
Special Planning Commission Meeting
Monday, April 18, 2022 7:00 p.m.

Present: Granger, Khan-King, Rogers, Kopernik, Sullivan, O'Brien
Absent: Horntvedt

Admin: Sabolsky, Clear, Sangster (CEDAM Fellow)

Call to order at 7:00 by Granger.

Kopernik motioned to approve minutes of March 28th as presented, seconded by Sullivan. Motion passed unanimously.

Sabolsky added item 3 b to the agenda, site plan review/Special Use Request, 753 N. Main Street.

New Business

Site Plan Review/Reuse Overlay District Request 610 Cuyler St. Sabolsky stated that per fire code and his estimation required parking would be over 200 spaces. He feels comfortable with 150 but current plan shows 130. Architect Elaine Keiser was in attendance and explained how necessary spaces were calculated. She pointed out that she failed to include the handicap spaces so 137 spaces are available. She also stated that trailhead was within 300 feet and could be used for overflow parking as needed.

Discussion regarding how parking requirements are determined and regarding past planning cases where reduced parking had been recommended to council for approval.

Rogers stated applicant had done what was requested, fine-tuned uses and limited operational hours to no later than midnight. Plan shows landscaping and lighting that would not be obtrusive to neighborhood. She stated that based on previous public hearing, the neighbors would like to see the former armory put to use. Rogers thinks 137 parking spaces is adequate.

Kopernik made a motion to recommend council approve Site Plan/Reuse Overlay District as presented with 137 parking spaces. O'Brien seconded. Motion passed unanimously.

Site Plan Review/Special Use Request 753 N. Main. Sabolsky stated applicant wishes to turn 1 family residence into a two family unit. Rogers asked if it was proposed to be a short or long term rental space. Sabolsky replied it was to be a long term rental. Discussion regarding the applicant and their previous development near the State Street drawbridge and the quality of the project.

Granger concerned plans did not show any parking. Sabolsky indicated there is plenty of room for parking but rushed the packet together to move the project to public hearing and council asap.

Rogers made a motion to recommend council approve the Site Plan/Special Use Request with the stipulation that adequate parking be shown on the plan. Kopernik seconded, motion unanimously approved.

Zoning Land Use Permit 1123 Marina Drive. In 2004 it was allowed to put a storage building on a lot with no primary dwelling. City ordinance changed since 2004 making that use not permitted. If zoning were to be changed, any property in marina district could have storage buildings with no homes. Sabolsky stated that would not be a desired outcome. Because there are two associations with specific rules at applicant site he feels it best to approve the use. If others in the same subdivision want to do the same thing, they must follow the same process. R. Lofgren in the audience questioned whether this action would have an effect on other parts of the Duncan Bay development where there are currently no accessory buildings allowed. Sabolsky replied it would not.

Kopernik questioned quality of drawing, Rogers pointed out strict association rules. Granger concerned that the drawings do not meet site plan review standards. Rogers indicated the request was for Land Use Permit, not site plan review.

Kopernik made a motion to recommend council recommend Land Use Permit. Sullivan seconded, motion passed unanimously.

Anna Sangster discussed the new format for Planning Commission annual report. The format has been reviewed by MEDC and meets RRC standards.

Khan-King motioned to approve annual report from 7/2019 through 6/2020. Rogers seconded, motion passed unanimously.

Rogers motioned to approve annual report from 7/2020 through 6/2021. Khan-King seconded, motion passed unanimously.

Draft of modified bylaws presented by staff. Sabolsky stated if meeting dates or time were to be altered it must be done through bylaws. Currently only 2 bodies meet at 7, others meet at 6 or earlier. He indicated staff would greatly appreciate an earlier meeting time. Much discussion including a board member with prior commitment making it impossible to make a 6:00 pm meeting.

Motion made and withdrawn by Khan-King to keep 3rd Monday but begin at 6:00.

Rogers made a motion to amend planning commission bylaws to change meeting date to 4th Monday with a 6:00 pm starting time to take effect upon commission recommendation of bylaw acceptance to council and council approval. Khan-King seconded. Role call vote:

Khan-King	Yes	Sullivan	Yes	Rogers	Yes
O'Brien	Yes	Granger	Yes	Kopernik	Yes

Motion carries unanimously.

Further discussion on amended bylaws, Sabolsky stated he took current bylaws and cleaned them up. Clear to provide commission members with previous bylaws to compare changes.

Any suggestions, additions or corrections from draft bylaws should be sent to Sabolsky/Clear for discussion at next meeting.

Sablosky stated he was working on Marijuana ordinance changes. Granger stated the ordinance was passed through council bypassing planning commission.

Kopernik stated he would like to see the area of the co-op and parking lots zoned B2 or B3.

Motion to adjourn by Kopernik, seconded by O'Brien, motion passed unanimously. Meeting adjourned at 8:12 p.m.

Submitted by,

Linda Rogers, Secretary