

CITY OF CHEBOYGAN PLANNING COMMISSION  
Planning Commission Regular Meeting  
Monday, April 22, 2024 6:00 p.m.  
Minutes completed using audio recorded at meeting

Present: Granger, Sullivan, O'Brien, Horntvedt, Rogers  
Absent: Rogers, Kopernik arrived 6:20  
Admin: Sabolsky

Call to order at 6:01 by Granger. Agenda approved by order of the President. Horntvedt motioned to approve the minutes of the September 25, 2023 meeting, O'Brien second. Passed unanimously.

New Business – rezoning request

Sabolsky gave background on parcels that are to be rezoned from B-1 to R-M. Project will be multi family residential R-M limit curb cuts due to fast road. Convinced Konicki to rezone his property and DNR to rezone. This was necessary to not have spot zoning. This rezoning would make a large chunk of property zoned R-M. Sabolsky shared map with commission members. Apartments would make less curb cuts than single family.

Horntvedt questioned previous case where realtors wanted rezoning but didn't have a project to move forward. Clarified that if project does not move forward in a timely fashion zoning would revert back. Granger asked for public comment, there was none.

Horntvedt shared letter from Mike Konicki stating that parcel #4 should not be part of the rezoning. It is currently an office building and should stay zoned as it is.

Public hearing closed. Horntvedt motioned to recommend council rezone parcels 05500610000106, 05500610000103, 05500610000300 to Multi Family R-M from local business B-1. Sullivan 2<sup>nd</sup>, motion passed unanimously.

Commissioner comments – none

Staff report – Sabolsky stated master plan was done in 2019 – zoning code 2018. \$50,000 grant received to redo both documents. Planning commission will be driving force of both projects. \$64,000 for NEMCOG to do project will cost city \$14,000. Process will be one year to one- and one-half years. NEMCOG working on other projects. Updated zoning code will help all city processes. Horntvedt questioned if NEMCOG will do all the work or will Planning Commission need subcommittee. Sabolsky stated some Commissioners should be involved. Maybe council representative, DDA etc. Sabolsky stated inquiries regarding tiny houses. Lots of spotty zoning currently, for example a piece of commercial in the midst of residential. \$2 million of infrastructure improvements need to be done NOW. \$12 million in improvements need to be done on city building, many other projects need to be corrected or will be fined. Master Plan and Zoning Codes will help moving forward.

Kopernik apologized for being late.

Contract with NEMCOG signed, work should start soon – maybe summer.

Kopernik questioned when we will see plans for the new development that was just recommended rezoned. Sabolsky responded soon.

Public comments – question about a part of the rezoning – all property owners in agreement.

Meeting adjourned by order of the President at 6:23 p.m.

Submitted by,

Linda Rogers, Secretary  
City of Cheboygan Planning Commission