

CITY OF CHEBOYGAN PLANNING COMMISSION  
Regular Meeting June 21, 2021

Present: Granger, Rogers, O'Brien, Horntvedt, Khan-King, Kopernik  
Absent: Kronberg  
Admin: Eustice

Meeting called to order at 7:01 p.m. Horntvedt made a motion to approve the minutes of April 19, 2021 seconded by O'Brien. Minutes unanimously accepted.

Site Plan Review Emanon Holdings Processor, 990 E. Lincoln. Jeff of True North Builders was in attendance to address any questions or concerns. Granger questioned item #18 on checklist as it was left blank. Jeff indicated that he would pull the proper permits.

#23 and #24 on checklist regarding landscaping questioned by Granger, Jeff indicated there would just be grass, no landscaping.

Eustice indicated that no special lighting was required.

O'Brien asked about #21 and asked if the gray area on the site plan indicated paving. Jeff said gray indicates parking he is not sure how the parking will be finished. He said they would do what is necessary.

Commission questioned the width of the driveway; Granger does not think it is wide enough. Also questioned the plastic culvert pipes, currently plastic but galvanized corrugated metal pipe required. Jeff stated that they could not get the proper material at this time, will be replaced when proper material arrives.

O'Brien questioned whether curbs were required, Granger stated more information was needed but do not want to hold anything up.

Jeff indicated that owners are considering having natural gas run to the location. Kopernik stated that would benefit future growth of that area. Commissioners questioned the 2 driveways off Eastern, plan only shows 1. Jeff stated the 2<sup>nd</sup> drive was for construction purposes, for trucks. It will not be permanent. Granger stated flared ends on drive would be nice. Horntvedt questioned why page 2 of foundation plan was blank, Jeff stated it was a printing error.

O'Brien questioned who the principals are in this project, Granger stated we are considering site plan, ordinance does not require owner names. O'Brien thinks the ordinance should be reviewed to edit to include owner names. Eustice stated there is an approved permit for a processing facility. That permit is in the name of the Lange's.

Motion by Rogers to recommend to City Council to approve the site plan for Emanon Holdings Processor subject to the following conditions:

- 1) Indicate compliance with the City Street, Road, Sidewalk & Curb Specifications and with commercial driveway width.
- 2) Obtain a City Storm Water Runoff Ordinance permit.
- 3) Obtain and furnish a copy of an on-site Wastewater permit for septic tank and drain field from the Cheboygan County Health Department.

Seconded by Horntvedt, roll call vote:

O'Brien yes  
Horntvedt yes  
Granger yes  
Rogers yes  
Kopernik yes  
Khan-King abstain

**Motion carries.**

Granger questioned if land was evaluated as being a wetland. Jeff said it was checked and it is not a wetland. Horntvedt asked who did the soil report, Jeff did not know.

Eustice stated he may have a special council meeting to get this moving.

Horntvedt questioned when new City Manager was starting. Eustice stated he left Montana today. He is purchasing a house on Silver Lake off Hackleburg Road. His 2 sons will be in 9<sup>th</sup> and 11<sup>th</sup> grade next school year. He will become the zoning administrator as of July 1. Eustice can not be an employee after June 30, needs 60 days of separation. He will be assisting new City Manager to update him on all projects in process.

Zany Kitchen is called "Cottage on Main" it will have 1 residential unit upstairs and a coffee roaster downstairs. Khan-King asked about paper coming off windows and it looking so bad. Eustice to check into it.

Eustice indicated that there are public hearings being set up for July for Johnston Photography for Brownfield due to obsolescence. There is original electric etc., can't renovate without updates. Freezing taxable value, tax abated for up to 12 years. That abatement DOES NOT include city tax. Discussion regarding when taxes become uncapped.

O'Brien again questioned having names of principal owners on Site Plan, Granger stated that could be an agenda item for next meeting.

Eustice stated he is working on annual report, it will be a 2 year report this year due to COVID and not getting the report completed. The annual report is a report of what was handled by the Planning Commission over the past years. The big marijuana ordinance will be in the report.

Motion to adjourn the meeting made by Horntvedt, seconded by Khan-King. Motion passed unanimously; meeting adjourned at 7:40 p.m.

Respectfully submitted,

Linda J. Rogers, Secretary  
City of Cheboygan Planning Commission