

CITY OF CHEBOYGAN PLANNING COMMISSION
Regular Meeting August 16, 2021

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

Meeting called to order at 7:03 p.m. O'Brien made a motion to approve the minutes of June 21, 2021 seconded by Horntvedt. Minutes unanimously accepted.

New Business, Site Plan Review: Church of the Nazarene/The Lord's Kitchen – 674 Court. Two representatives of the applicant were present to answer questions. Sabolsky addressed the board advising that when a site plan comes to his office it is gone over carefully to make sure it's complete. If more work needs to be done, he will meet with applicants to let them know what needs completion. In this case Sabolsky noted that there is still a need for landscaping and drainage plan.

O'Brien questioned applicants if they had a drainage plan. Applicant stated they were looking for requirements, Granger suggested they look at website.

Rogers questioned how the property was zoned, Sabolsky and Granger said it used to be railroad right of way but thought it was now light industrial. Rogers asked if a church could be built on a residential piece of property, Sabolsky and Granger said it could.

Discussion by the board regarding appearance of pole structure and comparing to the recent pole storage structure built close to the trail. There is a need for a green belt along the trail. Applicant stated they would be happy to plant trees. Horntvedt stated he would assist the applicant with fundraising for trees. O'Brien suggested applicants reach out to one of many organizations in the city for help.

O'Brien inquired if there were living facilities in the structure noting there are showers. Applicant responded that there are no living quarters. Often their clients will need the use of a shower. Applicant did state that occasionally there is a volunteer group that my stay on the grounds short term and use the shower.

Horntvedt made a motion to recommend council approve the site plan for 674 Court Street, contingent upon submission of a drainage plan and landscape rendering. Seconded by O'Brien, motion passed unanimously.

Horntvedt welcomed City Manager Sabolsky. O'Brien stated concerns over procedures and process, would like to have a meeting to discuss those things. Sabolsky stated there could be a "work session" before or after a scheduled meeting or on a different day. Sabolsky advised we could make an overlay for the trails to keep them green.

Sabolsky indicated that we would be receiving site plans for McDonalds and for a Marijuana Facility in the Industrial Park. Horntvedt questioned if under current zoning if people could live in the Industrial Park. Sabolsky responded "I don't think that will work", Sabolsky said as an Economic Developer and Planner the Industrial Park is not attractive. We need to be careful to attract the right people to develop there.

An intern will be working with the city starting in October, the intern will be used to do leg work regarding the industrial park and other projects. O'brien said he would reach out to some contacts he has for ideas and information.

The city is looking to reorganize by appointing an Executive Assistant to the City Manager. This person would be responsible for intake of building applications and site plans as well as other duties. They would complete initial review and schedule meetings. The site plan for McDonalds had to be returned to applicant to be tightened up. Sabolsky stated the reorganization would make the city more professional and provide faster turn-around time. Commissioners thanked City Manager for that.

Hornrtvedt made motion to adjourn the meeting, seconded by O'Brien. Unanimously approved, meeting adjourned at 7:26 p.m.

Respectfully submitted,

Linda J. Rogers, Secretary
City of Cheboygan Planning Commission