

CITY OF CHEBOYGAN PLANNING COMMISSION
Regular Meeting September 20, 2021

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

Call to order at 7:01.

Kopernik made motion to accept August 16 minutes, second by Horntvedt. Minutes approved unanimously.

New Business, Site Plan Review: McDonald's – 1020 S. Main Street. Sabolsky commented the number of parking spaces in plan is short of requirement, there are as many spots as the current. Sabolsky pointed out that grade was going to be lowered.

Jeff Brinks, Engineer for Venture was in attendance representing McDonalds. He explained that existing building was built in 1978, can't be retrofit anymore. Due to the profitability of the Cheboygan location McDonald's feels it is worth it to tear down and start from scratch. Parking not be a problem as 80% of their business is drive thru.

O'Brien questioned what seating capacity would be, Brinks stated 65.

Brinks advised commission that the parcel of land is currently 2 parcels that they are looking to combine into 1.

Horntvedt complimented the plans on the comprehensive landscape plan. Discussion on types, scents and height of plantings. O'Brien concerned with visibility issues. Brink agrees and wants to cooperate.

Kopernik asked why they couldn't retrofit, they have done such a good job over the years. Brinks said there are things that can't be fixed anymore.

O'Brien questioned the timeline for the project. Brinks thinks the project will start in the spring. McDonald's had hoped sooner but the supply chain is broken.

Granger questioned whether the stormwater runoff permit had been applied for, Brinks replied it had.

Kopernik made a motion to recommend Council approve McDonald's site plan subject to obtaining a stormwater runoff permit and combining the 2 parcels to 1. O'Brien seconded. Motion carried unanimously.

Sabolsky advised site plan would go to Council Tuesday. Brinks questioned whether he should be in attendance since his commute is 4 hours. Sabolsky advised Brinks to leave business card so he could call Brinks if Council had any questions. Not necessary to make trip again.

Commission Member Comments: Kopernik questioned Sabolsky if processing facility site off Eastern Avenue was moving forward. Sabolsky responded that it was.

Sabolsky informed Commission that Council denied an alley vacation for Bishop. He feels the Alley and Street Vacation ordinance is weak, needs to be revamped. Process should be to come before Planning Commission, then public hearing. There is a lack of information in guidelines. Sabolsky proposing to tighten up the ordinance and make a brochure explaining the process. Kopernik questioned why Council did not approve. Sabolsky stated it was a lack of information, uninformed residents. Sabolsky asked if Planning Commission wants to be part of the process, Commissioners said yes.

Discussion on other alley/street vacations coming before Planning Commission. Sabolsky stated the ordinance does not currently read that way, could be that traditionally those things came before Planning Commission because that is just the way things were done. Wants to do things by the book, not by tradition.

Sabolsky stated that there are other site plans in the works, 2 almost ready to go. One is for reuse of existing structure on Riggs. The other is for the Armory Building. Potential purchasers of the building are looking to have an overlay district that would make zoning B2, Sabolsky is NOT in favor of B2 due to all possible uses that would not be acceptable in an otherwise residential area.

Sablosky may be requesting a special meeting in the next week or two to move those site plans forward.

No public comment.

O'Brien reminded Sabolsky that he would be interested in a procedural meeting as discussed previously. Sabolsky recalled discussing the work session. It will happen but not for a couple months due to all the Planning and Zoning duties going on right now.

Kopernik made motion to adjourn the meeting, seconded by Horntvedt. Unanimously approved, meeting adjourned at 7:34 p.m.

Respectfully submitted,

Linda J. Rogers, Secretary
City of Cheboygan Planning Commission