

CITY OF CHEBOYGAN PLANNING COMMISSION  
Planning Commission Special Meeting  
Monday, August 12, 2024 6:30 p.m.

Present: Granger, Sullivan, O'Brien, Rogers, Ruehle, Kopernik  
Absent: Horntvedt  
Admin: Sabolsky, Martin

Call to order at 6:32 by Granger. Agenda approved by order of the President. Kopernik motioned to approve the minutes of the June 24, 2024 meeting, Sullivan second. Passed unanimously.

#### New Business

Public Hearing – Rezoning of Parcels 055-006-300-001-06 and 055-006-300-001-05 from Local business (B-1) to Multi-Family Residential (R-M). Granger opened public hearing, no public comments, Granger closed public hearing. Kopernik motioned for council to approve the rezoning, second by Ruehle, motion passed unanimously.

Public Hearing – Site Plan Review and Recommendation for 912 S. Huron St (Parcel ID: 055-006-100-001-06, 055-006-100-001-04, 055-006-300-001-06 and 055-006-300-001-05). Sabolsky stated there have been no public comments presented to the City. Public hearing opened by Granger, no public comments. Granger closed public hearing. Granger wants it noted for the record that he does not feel the site plan presented meets our Section 8 requirements for a site plan.

Sablolsky noted that a drainage plan was needed as well as a landscape plan. Granger asked if there had been conversation with Karmol regarding water and sewage. Sabolsky said there had been. O'Brien asked if the DNR had been consulted, Sabolsky stated yes as there is a question of possible wetlands in portions of the building site.

Kopernik made a motion to recommend Council approve the site plan subject to the following conditions: Provide a drainage plan and runoff permit. Provide a landscape plan and make sure the aprons match up. Second by Rogers. Granger reiterated he does not feel the plan meets section 8. Discussion regarding Payment in Lieu of Taxes (PILOT) and the fact that applicant is looking to request funding from MSHDA so there will be some subsidized units. O'Brien questioned whether there would be a separate school tax if PILOT approved. Sabolsky stated the PILOT could be drafted in many ways. Motion passed unanimously.

#### Staff Report

Sabolsky reported that the Master Plan committee had drafted a survey that would be going out to the public soon. O'Brien questioned whether the survey was just for city residents. Sabolsky explained the survey would be much more wide reaching but would identify who was a city resident, business owner, township resident, etc. The survey will not only help the Master Plan it has recreational questions that will help draft a new Rec Plan. O'Brien asked how the survey would be circulated. Sabolsky stated several ways

they are looking at circulating including but not limited to: Website, QR code on flyer, distributing information at a table at football games. Still brainstorming.

Sabolsky invited the Commissioners to attend the Council meeting Tuesday, August 13, 2024 as there would be a presentation by a non-profit group of how to make the Water Street property more inviting and ecologically improved. Looking at improving all the way to Plaunt but they need parking. Discussion about the possibility of Bois Blanc Island creating a dock on the Lake Huron side of the bridge, it's in the works.

A land swap with the DNR is being proposed. Looking at trading DNR some Western Ave. property owned by the city for some land by the soccer field area that would include a boat, kayak and canoe launch. Nothing confirmed, just discussion.

Once water towers are in, we should get a reduction in our fire rating. Some issues with sandwich board signs. Sabolsky asking the council to give him temporary authority to approve signs until ordinances are updated. There is also discussion about businesses putting things like flowers and tables in public right of way.

Discussion regarding short-term rentals. Manpower for enforcement is the main problem as well as people just renting through word of mouth. It's a problem everywhere in the state, not just Cheboygan. Looking at other cities to see how they control the problem.

Public Comments, Adam Bedwin thanked the commission for their work and stated that as a Councilman, he would do his best to see that Council approves the Rezoning and Site Plan as recommended.

Meeting adjourned by order of the President at 7:19 p.m.

Submitted by,

Linda Rogers, Secretary  
City of Cheboygan Planning Commission