

REGULAR CITY COUNCIL MEETING

July 28, 2020

The Regular City Council meeting was called to order by Mayor Bronson via teleconference at 7:00 p.m.

Roll Call:

Present: Raab, Ptasnik, Johnston, Bronson, Mallory, Temple, and Couture

Absent:

Public Comments:

- Ms. Trudy Lofgren inquired about the plans for the crosswalk in front of Mulligans and the bare cement blocks above the entrance to City Hall.
- Mr. Gregg Elliott discussed the plans for the Cheboygan Estates housing development.
- Mr. Roger Kopernik suggested putting signs in the crosswalks to indicate traffic to stop. He also commented that short term rentals should be considered allowable in the City.

Council Response to Public Comments:

- City Manager Tom Eustice explained that because Main Street is a State Highway, the City cannot add piano stripes or any other signs in the crosswalks.
- City Manager Eustice also explained that the awning over the City Hall entrance had to be removed because the wood underneath was rotted but he is working Kathy King Johnston to write a grant to update the entrance including the awning and handicap accessible entrances.

Approval of Agenda and Receive and File All Communications:

- Councilwoman Johnston moved to approve the Agenda and receive and file all communications, seconded by Councilwoman Raab. Motion carried unanimously.

Approval of Prior Meeting Minutes:

- Councilwoman Johnston moved to approve the Special City Council Meeting minutes of June 25, 2020 as presented, seconded by Councilwoman Ptasnik. Motion carried unanimously.
- Mayor Pro Tem Couture moved to approve the corrected Special City Council Meeting minutes of June 29, 2020, seconded by Councilwoman Johnston. Motion carried unanimously.
- Councilwoman Johnston moved to approve the Special City Council Meeting minutes of July 6, 2020 as presented, seconded by Councilman Mallory. Motion carried unanimously.
- Councilwoman Johnston moved to approve the Regular City Council Meeting minutes of July 14, 2020 as presented, seconded by Councilwoman Raab. Motion carried unanimously.

Public Hearings:

- Consideration to Adopt an Ordinance to Amend the City of Cheboygan Zoning Ordinance, Chapter 154, Article 4 District Regulations and Article 7 Specific Use Standards.
 - The Public Hearing was opened at 7:19 p.m.
 - Mr. Roger Kopernik commented that he supports the ordinance amendment.
 - The Public Hearing was closed at 7:24 p.m.

- Motion by Councilwoman Raab to adopt an ordinance to amend the City of Cheboygan Zoning Ordinance, Article 4 District Regulations and Article 7 Specific Use Standards, seconded by Councilwoman Ptasnik. A roll call vote was taken, motion carried unanimously.
- Consideration to Adopt an Ordinance to Amend the City of Cheboygan Enabling Ordinance, Chapter 121, Title XI, Section 121.03 Authorization of Facilities and Fees, Section 121.04 Requirements and Procedure for Issuing permits and Section 121.06 Permits Generally.
 - The Public Hearing was opened at 7:27 p.m.
 - Mr. RJ Archambo commented that he supports and encourages Council to make the amendments to the ordinance.
 - Mr. Matt Lahaie commented that he is in support of the new wording.
 - Mr. Roger Kopernik commented that is in support of the ordinance amendment.
 - The Public Hearing was closed at 7:30 p.m.
 - Motion by Mayor Pro Tem Couture to adopt an Ordinance to amend the City of Cheboygan Enabling Ordinance, Title XI, Section 121.03 Authorization of Facilities and Fees, Section 121.04 Requirements and Procedure for Issuing Permits and Section 121.06 Permits Generally, seconded by Councilwoman Raab. A roll call vote was taken, motion carried unanimously.

Resolutions/Proclamations:

- Consideration of a Resolution of Appreciation for Commander John Stone.
 - Councilwoman Raab moved to adopt a Resolution of Appreciation for Commander John Stone of the United States Coast Guard Cutter Mackinaw, seconded by Councilwoman Johnston. Motion carried unanimously.

General Business:

- Consideration to Rezone the Property located at 1430 South Western Ave from (B-1) Local Business and (R-1) One-Family Residential to (R-M) Multi-Family Residential, described as follows: SITUATED IN THE CITY OF CHEBOYGAN, CHEBOYGAN COUNTY, MICHIGAN: PART OF THE FRACTIONAL NE1/4, SECTION 1, T37N, R2W, DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N 88°23'04" W, ALONG THE E-W 1/4 LINE OF SAID SECTION, 33.00 FT., TO THE WESTERLY RIGHT OF WAY LINE OF S. WESTERN AVENUE ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N 88°23'04" W, ALONG SAID 1/4 LINE, 2622.06 FT., TO THE CENTER 1/4 CORNER OF SAID SECTION; THENCE N 01°23'01" E, ALONG THE N-S 1/4 LINE OF SAID SECTION, 492.70 FT.; THENCE S 88°23'04" E, PARALLEL TO SAID E-W 1/4 LINE, 1325.82 FT., TO THE EAST N-S 1/16 LINE; THENCE N 01°11'06" E, ALONG SAID 1/16 LINE, 493.29 FT.; THENCE S 88°23'04" E, PARALLEL TO SAID E-W 1/4 LINE, 1291.18 FT., TO SAID R.O.W. LINE; THENCE S 00°59'26" W, ALONG SAID R.O.W. LINE, 986.03 FT., TO THE P.O.B. EXCEPT THAT PORTION OF THE RAILROAD RIGHT OF WAY. CONTAINS 41.9 ACRES, MORE OR LESS. Parcel ID# (16-055-001-204-003-00)
 - City Manager Eustice discussed the proposed project. The Planning Commission held a Public Hearing on July 20, 2020 for the proposed rezoning with no negative feedback. The Planning Commission has made the recommendation to Council to rezone the property as requested.

- Mr. Greg Elliott explained the overall project and phases of development.
- Mayor Pro Tem Couture inquired about the cost of the road development and who would be responsible for that expense.
- City Manager Eustice explained that there would be a significant expense for the City to develop the road and add utilities and he would work with the project developers on cost estimates.
- Motion by Councilwoman Raab to rezone the property located at 1430 South Western Ave from (B-1) Local business and (R-1) One-Family Residential to (R-M) Multi-Family Residential, seconded by Councilwoman Ptasnik. A roll call vote was taken, motion carried unanimously.

City Clerk's and Treasurer's Comments:

- City Clerk/Treasurer Brown discussed the number of nominating petitions received for candidates interested in filling the vacancies on Council. There is one candidate for the Mayoral seat and four candidates for the three full-term Council seats. No nominating petitions were received for the vacant partial-term Council seat. She explained the process for candidates to declare their intent to run as a write-in and that the notice would be published in the paper and on the website. Candidates have until October 23 at 4:00 p.m. to declare their intent to be a write-in and submit the appropriate paperwork.

City Manager's Report:

- City Manager Eustice reported that the Salmon Tournament is scheduled for the upcoming weekend.
- City Manager Eustice also discussed the Meijer property. True North Builders is in the process of purchasing a couple of buildings located on the property, but not the actual property. If Meijer decides to build a store, the buildings will be moved.
- City Manager Eustice discussed the Cheboygan Estates project and added that it is important to promote growth and development while maintaining the existing infrastructure. Council would like to see the projected expense to the City before committing to the project.

Committee Updates

- Mayor Bronson reported the Planning Commission met and made the recommendation to Council to rezone the South Western Avenue property presented tonight.
- Councilwoman Raab reported that the Historic Resource Commission has been dissolved due to resignations of several commissioners. Mayor Bronson added that he would like the new incoming Mayor to review the current ordinances for this commission and determine how to move forward.
- Councilwoman Johnston reported that the Ordinance Enforcement Committee met, they are still working on the Rental Registration Ordinance and training information for Council.

Messages and Communications from Mayor and Council Members:

- Councilman Temple asked about the plans to repair the holes in the streets around town.
- Councilwoman Ptasnik commented that there is good stuff going on.

- Councilwoman Raab commented that everyone is doing extremely well even in the middle of Covid and everything else we have been challenged with.
- Mayor Bronson discussed an article about the Evert Marihuana Grow Facility. The facility currently employees 100 people but has requested an amendment to the local ordinance to expand the facility and hire an additional 150 employees and what a great opportunity that could be for Cheboygan. Mayor Bronson also reported that he would discuss the needed road repairs with DPW Director Jason Karmol and the City Manager.

Adjournment

- Meeting adjourned at 8:16 p.m.

Mayor Mark C. Bronson

Clerk/Treasurer Bridget E. Brown

Councilman Brett Mallory

Councilwoman Sara Johnston

Councilman Vaughn Temple

Mayor Pro Tem Nicholas C. Couture

Councilwoman Diane E. Raab

Councilwoman Ashley Ptasnik