

REGULAR CITY OF CHEBOYGAN PLANNING COMMISSION  
September 9, 2019

Present: Horntvedt, Kopernik, Rogers, Maynard, Granger, Kronberg  
Absent: Khan-King  
Admin: Eustice, Bronson  
Citizens: See supplemental sheet

Granger called meeting to order at 5:04 p.m.

Motion made by Horntvedt to open public hearing regarding Hope Network Housing/Cheboygan One LDHA LP, seconded by Kopernik.

Kate Schultz of the Cheboygan Housing Commission and resident of Cheboygan spoke in favor of the development. She stated several reasons there was a need for this sort of housing in Cheboygan and left a data sheet with Eustice.

R. Crandall of 501 Court Street stated that everyone needs to be on the same page with what is proposed in the development project.

K. Forster, president of the Cheboygan History Center inquired as to whether or not there would be a barrier between the development and the History Center. Rogers stated that this hearing is specific to whether or not the Planning Commission recommends the Council proceed with PUD. Later in the process a site plan would come before the Planning Commission and at that time we could confirm a barrier. There is no opposition to the PUD from Forster.

C. Roznowski owner of the Cheboygan Paper Plant, KFC building and Boathouse Restaurant building spoke in opposition to the proposed development. His rationale was that proposed parking is too limited (especially in winter) and would take away spaces near his business entities. He was also concerned with noise since he runs a 24/7 operation. Further he stated that occasionally there is an odor from the paper plant and he didn't want increased residents complaining about noise or odor. He stated concerns for lack of green space and questioned whether or not there would be security assigned to the development.

L. Brisson of 410 Cuyler St. spoke in favor of the development stating that citizens in our community deserve a nice place to live. She is concerned with the proposed density.

S. Lange Cheboygan Economic Development Group member spoke in favor of the project. Lange explained that this project has evolved over the past 14 months. The proposed location is the only one that meets strict competitive funding requirements like, proximity to fresh food, parks and services. In order for Hope Network to gain land control, Lange purchased the property so Hope could immediately obtain a letter of

Intent. There are also letters of intent between Hope and the Central Michigan Railway Company for land control to move forward in the project. Lange distributed color copies of a recent drone image outlining where proposed development would be. She further stated that the proposed development could mean as much as 20 – 25 Million dollars coming into the community over the next 10 years.

L. Fell longtime Cheboygan resident commented on how nice it was to see people getting along and not arguing at a meeting.

Sheila Campbell, lead architect on the project stated that Hope only builds quality structures with excellent materials. She also stated that all developments of this nature have to comply with Green Community standards. She stated that having parking spaces at 1.25 per unit has not been a problem in other developments she has worked on. Campbell also said that environmental due diligence has been completed and that any noise level was below a common threshold.

Hornstvedt asked if it would be possible (should site plans be forthcoming in the future) to have green space that could be converted to parking if necessary. Campbell said she could do that.

Public hearing closed at 5:55 p.m.

Kopernik stated the proposed design looks beautiful.

Granger explained to the board and audience that this hearing was the very early stage and just the beginning of moving forward. Should the planning commission recommend to council that they award a PUD, extensive site plans would follow. Granger expressed again that everything is preliminary, our board only makes recommendations.

Kronberg asked that a PUD be explained to everyone. Granger explained that PUD stood for Planned Unit Development and that everyone could find it on the city website under section 5. Basically a PUD would allow more density to a development over single family zoning.

Discussion on whether the board was recommending the entire project (3 phases) to council for PUD. Eustice stated they were only looking at phase 1 – proposed 40 unit structure.

Moved by Hornstvedt and seconded by Kopernik to recommend to the City Council that the proposed PUD concept presented by Hope Network Housing and Community Development/Cheboygan One LDHA LP be approved subject to the following conditions:

- 1) that all the requirements of Article 5, Section 5.01 be complied with and completed.
- 2) that the off street parking shall conform to Article 10, Section 10.02, C, 1, b

Roll call vote showed all in favor, motion carries.

Eustice reported on parks and recreation meetings. Discussion on two trails being dedicated. Still pursuing trails town designation and Coast Guard town designation. Special recognition to the Reigers for all the work they did on the trail by City Park. Also recognition to the Little Traverse Conservancy for the Duncan Bay trail they created.

Rich Sangster thanked the board for their attention to public comment. He stated that the sort of housing proposed by the Hope Network is sometimes referred to as "Workforce Housing" as it fills a gap for people doing necessary jobs but not making an entirely living wage.

Motion by Horntvedt, seconded by Maynard to adjourn the meeting.

Meeting adjourned at 6:15.

Respectfully submitted by,

Linda J. Rogers, Secretary  
City of Cheboygan Planning Commission