

REGULAR CITY OF CHEBOYGAN PLANNING COMMISSION
October 21, 2019

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

Granger called meeting to order at 7:00 pm.

Correction to September Minutes, include Unanimous vote to opening Public Hearing and also to adjourning the meeting.

Horntvedt motioned to accept the minutes as amended, seconded by Maynard. Motion passed unanimously.

Request for a Special Use Permit – White Shoal Light Historical Preservation Society: Brent Tompkins was in attendance to answer questions. The Society is a 501c 3 nonprofit and would like to construct a building to store boats and have some office space. They are currently housed in Traverse City but really like the Cheboygan location due to its proximity to the River.

Horntvedt stated he spoke with a neighbor in the area of the proposed boat works and the only concern the resident had was with traffic and noise. Tompkins stated traffic would be extremely minimal as would noise. Proposed 1st phase is to construct a 35 tall building with 16 foot doors – building size 50 x 100.

Granger stated there was a need for public hearing so commission can't make any recommendations at this meeting. A date was set for Monday, December 16, 2019 for the public hearing. Granger stated that at that time a more professional site plan would be required in order for commission to make a recommendation to council. Horntvedt motioned to hold the public hearing on December 16, 2019, seconded by Khan-King, motion passed unanimously.

Vacation of Clinton Street, request by Bishop Cheboygan Properties, LLC. Eustice stated the length of street is 396 feet. There was discussion on how city snow plowing would be affected as a result of vacating the street. Ray Lofgren stated that whatever Bishop does will be top notch. Rogers asked if the vacation request was so Bishop would not be subject to building set backs on Clinton. Granger said nothing could ever be built on the street due to underground utilities but they could have a parking lot or could have a building close to the road. Horntvedt noted there is a lot of equipment in the area that could be a safety issue so vacation the street would be favorable. Eustice stated there would have to be a public hearing but commission could make a recommendation to council and council could schedule the public hearing.

Hornrtvedt made a motion to recommend to council to vacate Clinton Street, seconded by Maynard. Motion passed unanimously.

Commission member comments: None

Staff report: Eustice stated Parks and Recreation as well as Main Street Downtown Development Authority minutes had been included with packet. Eustice further stated that commission had been provided a copy of a presentation made to council regarding medical marijuana distribution facilities. He noted that the city is opting out of Recreational marijuana facilities for now. Council has pushed back the medical marijuana ordinance plans to the Planning Commission.

Kacey Hocquard who is on the team proposing a medical marijuana facility in Cheboygan was in attendance. He advised that they have draft ordinances that could be shared with the commission. He also stated that one of their team was an attorney who is very familiar with the laws and ordinances, the attorney would be willing to assist the commission "pro bono". Granger requested that we have a draft ordinance at least 2 weeks prior to meeting so there is ample time to review and modify.

Khan-King asked how many employees their facility would have. Hoquard replied 18-20. He stated the facility would only be retail and would be 3000 to 4000 square feet.

Public comments: Susan Cheli inquired if there has been any word or news regarding growing marijuana at the paper plant. No one has heard from paper plant owner regarding this topic.

Hornrtvedt made motion to adjourn meeting, seconded by Maynard. Motion passed unanimously.

Meeting adjourned at 7:24 p.m.

Respectfully submitted by,

Linda J. Rogers, Secretary
City of Cheboygan Planning Commission