

REGULAR CITY OF CHEBOYGAN PLANNING COMMISSION
November 18, 2019

Present: Horntvedt, Rogers, Granger, Khan-King, Kopernik
Absent: Kronberg Maynard
Admin: Eustice, Bronson
Audience: Trudy Lofgren, Ray Lofgren, Susan Cheli, Kacey Hocquard,
John Strimatter

Granger called meeting to order at 7:02 pm.

Correction to October Minutes, page 1, last paragraph "vacation" should read "vacating". Kopernik motioned to accept minutes as amended, 2nd by Khan-King. Motion passed unanimously.

Discussion on Medical Marijuana ordinance. Eustice stated that the council and commission had discussed setting limits to 5 of each type of facility. Draft ordinance provided to commission is very vague and does not address any caps on any facilities.

Granger indicated out that the ordinance should mention all schools, not just public schools. There are several numbering and formatting errors on the draft ordinance.

Horntvedt stated church should be struck from language, Granger disagrees.

Hortvedt stated that the hours of limiting light from 7 p.m. to 7 a.m. should state civil twilight to civil twilight. He also indicated that drive thru should be spelled drive through.

Much discussion regarding how many churches and schools are in town. Difficult to tell distances on small zoning map. It was suggested that a zoning map be mocked up showing all schools and churches and indicating what districts they are in and determining distances between. Rogers questioned if a church is considered a church if not currently being operated as a church.

Eustice stated the 1000 from school and 500 from church could be limiting on the East side of town due to the location of the Wesleyan church.

Kopernik questioned the zoning of the Armory, Eustice it was zoned R1.

Bronson stated 1000 feet is several blocks.

Hornvedt stated we need a visual to see churches and schools with measured distances to make informed decisions. He further reminded the commission of the fact of how linear we are only having the main roads of US23 and US27.

Eustice explained that regardless of what sort of facility or what district it would be located in, Lindsay says a special use permit must be issued. Because of that, Planning Commission can make restrictions on use on a case basis.

More discussion on how many of each type facility. Horntvedt reiterated the numbers he recommended previously, Gower A 15, Gower B 10 and Gower C 5 with the other categories each at 10. Bronson stated it would not be necessary to state any cap as the cost to start up would limit the number of applicants.

Kahn-King stated that the numbers need to be looked at every year. She also stated that the Buchanan ordinance was much more comprehensive and thought our ordinance was going to mirror it.

Consensus of the board is to have a special meeting with a more comprehensive ordinance and with City Attorney Lindsay in attendance. Eustice to contact Lindsay for possible meeting dates.

Eustice pointed out that Manistee has recreational and medical marijuana ordinances.

Bronson stated Alpena just approved a medical marijuana ordinance.

Susan Cheli asked if anyone had done research in Colorado to learn from their experience with legalizing marijuana. Granger replied that was up to the State. Bronson stated he has looked into it and Colorado does not allow people to grow their own so there is a large black market. 70% of the communities in Colorado do not allow any sales.

Cheli asked if we are going to be the marijuana capital? She wants us to start small. She is concerned that we already have a lot of substance abuse in Cheboygan.

Eustice questioned how licenses will actually be issued. There will have to be strict criteria and confirmation of financial viability.

John Stritmatter stated there were very strict requirements through the state with 25% of the requirements being liquid assets. LARA requires 3 years of tax returns and a full FBI background check.

Stritmatter pointed to the Industrial Park area of the zoning map and showed where Straits Services is located. He questioned if that organization could be considered a vocational school as they teach people skills. If that entity were to be considered a vocational facility, that would prohibit marijuana facilities in the Industrial Park.

No additional public comments.

Staff comments, Eustice stated Bill Price is renovation St. Charles church but it will not be operated as a church. Granger asked if Lords Kitchen will remain in operation there. Eustice said yes until they re-locate. Eustice said it was going to be a venue for weddings and other events and Price was seeking grant funding. Kopernik was interested in information on grant funding as he sold the building next door and wanted to give the purchaser information.

Meeting adjourned at 8:11 p.m.

Respectfully submitted by,

Linda J. Rogers, Secretary
City of Cheboygan Planning Commission