

REGULAR CITY OF CHEBOYGAN PLANNING COMMISSION
December 16, 2019

Present: Horntvedt, Khan-King, Kopernik, Maynard, Granger, Rogers, Kronberg
Absent: None
Admin: Eustice, Bronson
Counsel: Lindsay

Granger called the meeting to order at 7:00 p.m. requesting a roll call.

Motion by Horntvedt to approve minutes of November 18, second by Kahn-King, approved unanimously.

Public hearing open regarding special use permit for White Shoal Light Historical Preservation Society Headquarters and Boat Works. Laurie Stewart wants to know what she will be looking at as she lives across the street. Eustice showed her the drawing. Public hearing closed.

Kopernik questioned what we are doing. He stated concern over setting a precedence as everyone would like a pole barn on a lot. Eustice stated this special use permit would not set a precedence.

Motion by Horntvedt to approve a Special Use Permit for property at the corner of First St. and North D St., West Duncan, Block 21, Lots 6, 7, 8, Parcel ID. No. 052-W59-021-004-00, to the White Shoal Light Historical Preservation Society Headquarters & Boat Works subject to the following conditions:

1. Article 9, Sec. 9.02, A, 1 & 2.
2. the special use permit shall not be issued until item 1 has been full complied with.

Motion seconded by Rogers, passed unanimously.

Discussion on medical marijuana ordinance. Commissioners have ordinance with changes made as outlined at special meeting. Discussion on setback of church. Commissioners are in consensus that the 1000 feet from a school will stay. Horntvedt and Kopernik feel 250-foot setback for churches is adequate. Counsel Lindsay stated churches become protected more than other businesses, it becomes "political", citizens want to protect their religious institutions.

Bronson noted that the times in the ordinance should be sunset to sunrise, not specific times.

Eustice pointed out that it is important to note that no facility can be in a residential area. Ordinance says a growing facility can go in Light Industrial. Century Product building is in a Light Industrial area but should be eliminated because of Cornerstone Christian. Tap and Tool is Light Industrial but too close to church.

Horntvedt stated again that he would like to eliminate the church setback altogether to stimulate growth.

Granger opened public comment.

11 people addressed the board:

2 in favor of a medical marijuana ordinance

1 in opposition due to how marijuana businesses may affect tourism

8 citizens from the Cheboygan Church Community spoke in strong opposition to any medical marijuana businesses being in Cheboygan. The consensus of those speaking in opposition stated the problem of addiction in Cheboygan. They urged the commissioners to keep (at minimum) the 500 foot setback for churches and requested the board to consider a 1000 setback for churches in addition to schools.

Public comment session closed at 8:27 p.m.

Commissioners discussed setback and looked at maps. Consensus was that commissioners would like to see the maps with zoning districts identified as well as setback for schools and churches. Eustice said he would get the maps made and let commissioners know when they would be available for review.

Bronson pointed out several corrections to the ordinance specifically striking the word "vocational" in additional sections of the ordinance. He would like to see the time for a permit application being reviewed at 10 business days, commissioners agreed to 15 business days. He also questioned section 120.6 Permit Application Evaluation. He questioned whether this section would be necessary as any applicant would already have a permit from the state so would have been thoroughly vetted. Rogers to inquire on Buchanon's rationale for that section. Lindsay to investigate too.

Eustice updated the board on the Parks and Recreation committee being ready to create a Recreation Authority with area townships. Kopernik stated the old K-Mart building is for sale for \$550,000, he also questioned Eustice if there was any progress with Meijer. Eustice has not heard anything.

Hornstvedt motioned to adjourn the meeting, seconded by Kahn-King. Unanimous vote.

Meeting adjourned at 9:19 p.m.

Respectfully submitted by,

Linda J. Rogers, Secretary
City of Cheboygan Planning Commission