

REGULAR CITY OF CHEBOYGAN PLANNING COMMISSION
Special Meeting Tuesday, March 15, 2020

Present: Kopernik, Granger, Rogers, Kronberg, O'Brien
Absent: Horntvedt, Khan-King
Admin: Eustice

Granger called public hearing opened at 6:02 p.m.

Granger explained that action was taken on September 9, 2019 but the project has now expanded from 40 to 66 units.

Rutkus of 528 S. Huron (Post House) spoke in opposition.

Wixson owner of Century Products provided letter and made himself available for questions.

Brisson of 410 Cuyler spoke with concern of a 3-story structure being 15 feet from his home.

Forester, President of the Cheboygan County History Center spoke in opposition.

Gimble-Crandall of 501 Court St. spoke in opposition.

Schultz of the housing commission spoke in favor.

Lange of the Cheboyan Economic Development Group spoke in favor and reiterated that this project has been in development for 2 years. She further highlighted some projects the CEDG is working on – Enbridge employee housing, 2nd Coast Guard Cutter stationed here. Meeting with Moeller Aerospace of Harbor Springs about a possible Cheboygan location.

Crandall of 501 Court St. spoke in opposition.

Granger closed public hearing at 6:45 p.m.

Rogers questioned why the project had been changed so drastically and wondered if the 3-story building could be placed so no existing structure would be just 15 feet away.

Campbell (Hope Network Architect) said the site plan could be changed and explained that the project didn't score high enough points in the last round of grants. The additional units will score higher points for funding.

Granger reminded everyone that the Planning Commission only makes a recommendation to Council as to whether or not consider a PUD. A recommendation tonight is not approving a site plan.

O'Brien asked Campbell if they would consider designing the development to look more "historic". Campbell responded, "if necessary".

Kronberg reiterated that it was the elected public officials that make final decisions.

Kopernik thanked all citizens for their comments. He also stated that the space has been vacant for a long time and he would be glad to see something there. Maybe something with a "Victorian Flare".

Kopernik made a motion to recommend to council the PUD subject to section 8 site plan review. O'Brien seconded. Motion passed unanimously.

Granger adjourned the meeting at 6:55 p.m.

Respectfully submitted,

Linda J. Rogers, Secretary