

CITY OF CHEBOYGAN PLANNING COMMISSION  
Special Meeting Monday, April 27, 2020 Via Zoom Audio  
Audio Record will also be available at City website

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

Meeting called to order at 10:08 a.m.

Granger pointed out a typo from the January 21 minutes, page 2 Kronberg was spelled with a C instead of a K. Motioned by Kopernik to approve minutes as amended, seconded by Khan-King, approved unanimously.

Khan-King questioned why there was no Video for this meeting. Eustice stated that with public meetings it is good practice to not have video.

#### Medical Marijuana Application Review

Granger questioned what we are doing, he wondered where the application for Special Use Permit was. Eustice explained that a Special Use Permit was not required.

Planning Commissioners confused on that statement. The ordinance Planning Commission recommended Council adopt clearly states that Special Use Permits per Article 9 are required in B2, B3 and I1.

Eustice again stated Special Use Permit not required. Further stated that the applications need to get approved because sale of buildings is contingent on applications being approved. Concerned that if applications are not approved City could be sued.

Kopernik pointed out the clause in the application that said City could not be sued.

One application is for a building located in a Waterfront Marina zoning district. That zone not listed in the ordinance. So, that application can not be considered. Another applicant does not have their license issued by the state so that application cannot be considered.

Bronson said the only application that could be acted on was for the property on Main Street. O'Brien voiced concerns over the fact that that application had Medical and Recreational boxes checked. City hasn't opted into Recreational uses so felt that application was also null.

Much discussion on the issue of Special Use Permits being required.

Rogers voiced that it was ONLY with the understanding that each marijuana related business would have to come before Planning Commission for a Special Use Permit that the commission recommended the ordinance to council.

Granger concerned that Commissioners only had a couple days to digest the information and do not even have access to City Hall to view the zoning maps.

O'Brien thanks the businesses for choosing to invest in Cheboygan.

Granger questioned if the city would be losing Urban Bird and Chelsea's closet. Eustice said we would unless they moved.

All commissioners do not feel comfortable making any kind of recommendation without clarification.

Rogers motioned to postpone to date specific any discussion on the applications until the regular meeting on May 18 OR by the call of the chair after receiving more information from staff and legal counsel. Motion seconded by Kronberg. Motion passed unanimously.

#### Staff Report

Eustice stated that there may be a rezoning request for 44 acres owned by Carol Stempky. Current zoning is single family residential. They may be looking to put in an apartment building. They are also considering a single-family housing development. Granger commented that it was good they put city water and sewage in that area.

No other administrative comments

No public comments.

Motion by Rogers to adjourn, seconded by Khan-King, motion passed unanimously.

Respectfully submitted,

Linda J. Rogers, Secretary