

CITY OF CHEBOYGAN PLANNING COMMISSION  
Regular Meeting Monday, July 20, 2020 Via Zoom Audio  
Audio Record will also be available at City website

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

Meeting called to order at 7:05 p.m.

Granger recused himself, turned meeting over to Kopernik.

Eustice explained the purpose of the public hearing is to consider a recommendation to council regarding rezoning a 44 acre parcel owned by Carol Stempky from B1 to residential one family and multiple family. Phase 3 of the development could include an apartment building but right now it is single family and townhouse style duplex. This is a "significant investment" in the community.

Kopernik opened the public hearing at 7:13.

Greg Elliott stated that they are not building condos, 200 dwellings in total want to start work this fall. Will start with 150-185 steel frame structures.

Bob Pulte works with Mr. Levine, owner, supports redevelopment.

Trudy Lofgren stated it was wonderful and thanked the developer.

Sharon Lange spoke in support.

Rick Bowers wants what is best for Cheboygan, save trees, fix houses, restore Victorian homes.

Horntvedt asked how the trail would be managed. Pulte replied that plans are included to put stop signs on trail.

Khan-King questioned of 200, how many will be single vs duplex. 52 single family, 55 duplex to start. Elliott stated the single family dwellings will be by school and the duplexes on Western will be the first phase. Duplex, side by side 1 story and 2 story blending for appearance.

Public hearing closed.

O'Brien made a motion to recommend to Council that 1430 Western be rezoned from B1 to R1 and RM. Horntvedt seconded. Eustice stated that he received one letter of support and no opposition. Motion passed unanimously.

Motion by Kopernik and 2<sup>nd</sup> by Horntvedt to approve the minutes of June 29. Motion passed unanimously.

No commissioner comments.

Staff Comment – Sent out proposals for bids to paint Lincoln Street Bridge, no responses. Swartz Boiler not interested. May have to go with Seaway for approximately \$120,000.

Discussion on color and the fact that it was painted before the concrete was properly set. No recourse with contractors at this late date.

Update on Meijer, no plans, all new builds are on hold. Meijer is selling 2 buildings to True North, they are on leased land. Assumption is that when Meijer is ready, True North will tear down buildings. Meijer is a minimum of 2 years out. They haven't gone away but they aren't moving fast.

Discussion of Loomis and Stemky road extensions and running sewer. Eustic working on USDA and other grants.

7:51 meeting opened to public comments.

Lange thanked the commission for moving forward.

Bowers does not think it is right, wants to keep Cheboygan intact, modular homes cause cancer.

Horntvedt moved at 7:55 to adjourn the meeting, seconded by O'brien. Meeting adjourned by order of the chair.

Respectfully submitted,

Linda J. Rogers, Secretary  
City of Cheboygan Planning Commission