

CITY OF CHEBOYGAN PLANNING COMMISSION
Special Meeting Monday, October 5, 2020 Via Zoom Audio
Audio Record will also be available at City website

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

Meeting called to order at 7:01 p.m.

Roll call

Granger opened Public Hearing at 7:03, there were no public comments but applicant had not joined call.

Horntvedt commented that the materials received were very difficult to read. Need larger and in color. Brown indicated she would "see what we can do". O'Brien would like a printed copy of zoning map, Brown indicated one is available for viewing at City Hall. Khan-King said it was very easy to google address and get street views but other commissioners stated zoning districts were not visible that way.

Applicant Blaine LaVigne joined call, Horntvedt inquired if the proposed storage was for personal storage or units to rent. Applicant replied that it would be units to rent out. He is proposing a 40 x 150 foot building that would have 32 non climate controlled units.

7:12 Granger closed public hearing.

Kronberg questioned if the zoning was changed, could it change back or would it be forever. Eustice said it would be permanent. He further clarified that he suggests Light Industrial as that would avoid a spot zoning issue.

Kronberg stated the property is surrounded by residential, people did not plan on Light Industrial being next to them. Horntvedt stated he had been driving around the area and that it definitely had a residential feel to it. He also spoke with some nearby residents who had not been notified of the meeting, they were alarmed to hear of this proposal. Horntvedt does not feel comfortable with a zoning change.

O'Brien stated that the Master Plan is there for a reason, there is no reason to deviate from R1 zoning. Property in question is perfect spot for homes to be built.

Rogers echoed O'Brien's statement.

Khan-King does not disagree but stated that the property had been vacant for a very long time. Does not know if homes will ever go there.

O'Brien is hopeful of new development someday, cannot support rezone.

Granger stated that he was concerned with Light Industrial between 2 residential zones. He is not in favor of change, maybe if it were "conditional" but not as it is proposed.

O'Brien made a motion to NOT recommend rezoning to Council. Seconded by Horntvedt. Motion passed unanimously.

Granger requested Eustice deliver the message to Council that the commission DOES NOT recommend the property be rezoned.

Horntvedt motioned to accept the minutes of the special meeting of August 31 as presented, seconded by Kronberg. Motion passed unanimously.

Katie Duszowski gave an overview of the documentation that was included in packet regarding Michigan Mainstreet streetscapes. Horntvedt would like to see a list of acceptable trees/shrubs. Commissioners would like to see Mainstreet concepts reach beyond DDA district.

Discussion on trees, themes etc. Eustice pointed out that there a list of NON acceptable trees. King questioned who would enforce an ordinance requiring only certain plantings. Much discussion.

Granger thanked Duszowski for her time.

O'Brien wants a process for enforcing rules. Granger said any member can research and present.

Staff report, Eustice stated that projects are moving forward but probably won't see construction anywhere until Spring. Working on the development of Loomis and Stempky streets. Currently no public right of way from Loomis. Loomis is on school property; Eustice has reached out to the school board for a collaboration.

No public comments.

Bronson stated that he was interested in the discussion.

Motion to adjourn by Kronberg at 8:04, seconded by Rogers, motion passed unanimously

Respectfully submitted,

Linda J. Rogers, Secretary
City of Cheboygan Planning Commission