

CITY OF CHEBOYGAN PLANNING COMMISSION
Monday, December 21, 2020 7:00 p.m. Via Zoom Audio
Audio Recording will also be available at City website

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

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

Roll call

Motion by Kopernik, second by Horntvedt to approve minutes of October 2, 2020 special meeting. Motion carried unanimously.

Main Street DDA Katie Duckowski Main Street DDA shared PowerPoint.

Cheboygan Estates Site Condominium Presentation. Greg Elliott and Alan Granger, Chair Granger recused himself, turned meeting over to Kopernik.

Eustice advised commissioners that this is a residential condominium project. Site plan review does not apply due to it being 1 family development. Our task is under 5.03 will go down through C2, D and beyond relevant to article 8. There are some administrative issues that go beyond that. Tonight, 1st phase, 10 units on Western Avenue. Phase 2 and 3 will come later. Tonight we're looking at only phase 1. We can recommend to council to approve, approve with conditions or not approve. Eustice feels it is complete as far as utilities and property lines, lot sizes. All meet proper setbacks.

Rogers questioned Eustice why development is residential condominium rather than subdivision. Eustice explained that a subdivision has to be fully completed before lots could be sold. Residential condominium project can sell lots right away.

Elliott stated development started with gentleman that was part owner in Kmart strip. Elliott thought this location would be a good start for development. Talking about modular style BOCA homes, looking at as many as 200 homes. Getting started with 10 homes, 1 investor right now. There is a need for housing in Cheboygan.

Horntvedt questioned what BOCA stands for... Elliott said it's a better quality, houses will be up to code and better. All will have 1.5 to 2 car garages. Eustice states they are stick built house in 4 sections.

Horntvedt discussed rules and regulations of covenants. Houses will go for \$180,000 to \$190,000. Horntvedt questioned if they are all the same size. Granger says home sizes are varied. Horntvedt questioned if they considered a service drive in front of houses so there would be 1 ingress and egress. Granger, no, when these homes sell there will be a road behind to service phase 2.

O'Brien, will there be curb and gutter. Elliott "don't think that is a requirement". Chair Granger states there will not be curb and gutter. O'Brien does this meet boundary requirement, Elliott says yes. 5.03 B6, O'Brien questioned water runoff, drainage. Elliott states it will all be in city sewer so run off not an issue. O'Brien will there be sidewalks. Elliott, no sidewalk. Chair Granger explained there are 2 ways to development small land for housing, can go full bound subdivision – must be complete before you can sell any lots. Or can do site condo, has association to maintain rules, can advertise lots for sale.

Horntvedt questioned if lots are being sold or building houses. Elliott/Granger stated that they are selling lots with promise of homes – rules set out in master plan. Kopernik stated BOCA different quality of construction but meets requirements for snow etc. Will sell quickly. Looking for motion for approving site plan.

Rogers agrees with Horntvedt that a service drive out front with one ingress and egress would be a good recommendation. Horntvedt discussed traffic with further development. Kopernik asked, would plans have to be altered to allow for a service drive. Chair Granger, yes would have to be altered and would wipe out lots.

O'Brien, ever consider to have one entrance off Western then run ingress and egress on the back. Alan Granger, would lose 8 lots because of railroad grade. Next phase would have 1 access. Horntvedt asked how many total units. Elliott stated 10 then 110 more in future phases. 13 behind 1st 10.

Horntvedt, these 10 will be the only to spill on Western, others will come on other roads. Chair Granger, remember Western Ave traffic is mostly school traffic that funnels off Lincoln. Some traffic load off Western will be reduced because of Loomis/Stempky traffic.

Horntvedt stated the city should invest in Loomis extension. Eustice, working with school board. Eustice stated it would take 2 mils 1 year to fund, huge benefit for school district. Horntvedt questioned whether the proposed homes are in 25 or 55 mph speed zone, Eustice stated 25 mph but want radar controlled signs.

O'Brien what is assessed value if all homes come to fruition 150 units Eustice speculates \$350 million in new taxable real estate. City will get water/sewer revenue. Chair Granger, questioned Eustice about Loomis and Stempky going through sewer and water permits as well as easement across trail. Eustice replied going out for bids should be ready to move forward by next fall, construction not starting until 2022.

O'Brien can sewage facility handle this, Eustice, yes it can. O'Brien concerned about driveways on Western. Kopernik said he doesn't see a problem. As any city grows and expands this is a good way to make development without subdivision plat. This will make growth in the city

Horntvedt would be willing to make a motion to approve with stipulation that future phases have rule regarding extending Loomis. Chair Granger advised each phase will have to come before planning commission. Khan-King, stated we have approved small things like Mariner Village, Auto Zone... money, time becomes limited, what assurances do we have that things will be built as promised. Do we have any assurances? Chair Granger, if there are any changes they have to come before the commission.

Khan-King wants to make sure we have assurances that what we approve will be what we get. Kopernik stated as long as there are covenants and restrictions he is in support of the first phase.

Horntvedt would like to see the covenants. What if someone built a garage and not a house, would like to see the covenants. Kahn-King agrees would like to see covenants before we make motion. Rogers suggests we see covenants before we make recommendation to council. Kopernik asks Granger/Elliott what covenants are in place. O'Brien, do you have prospective buyers yet? Granger, no, waiting for approval. Have signs, phones, websites, ready to market.

Elliott stated having stipulations in master deed isn't a problem intent is to have a nice development. Kahn-King would like to see covenant, things change.

Eustice has seen document; Lindsay is reviewing it. Horntvedt wants to know what we're recommending, wants to see restrictions, covenant. Need to know what we are voting on. Consensus of commission is to see final draft of covenant before making recommendation to council. Willing to hold special meeting to expedite.

O'Brien, if Lindsay doesn't have problem with it, we shouldn't have problem with it, the businessman wants to make it as nice as possible. Horntvedt we are serving the community; we want to have all the facts before we make a recommendation.

Horntvedt, Mariners Village is an example, the wall on main street was supposed to be brick... made compromise because they ran out of money. Chair Granger stated the commission is comparing commercial projects to a residential development. Can't say what happened in commercial will also happen in residential.

Consensus of commission is to obtain the final covenant from Lindsay and hold a special meeting to discuss after review.

Eustice stated this submittal to planning commission is legal once we review the master deed and bylaws, they have met requirements of basic law.

Kopernik turned meeting over to Granger.

Commissioner Comments - none

Staff Reports – Eustice have to submit annual report, will have at next meeting. Has to approve the activities from 7/2019 to 7/2020 needs to go to council. With COVID, everything slowed down. Rogers inquired if Mayor Tebo was on the call. Eustice stated he was not.

Public Comments – none

8:36 Motion to adjourn by Rogers seconded by O'Brien, motion passed unanimously.

Respectfully submitted,

Linda J. Rogers, Secretary
City of Cheboygan Planning Commission