

CITY OF CHEBOYGAN PLANNING COMMISSION  
Special Meeting, Monday, January 04, 2021 6:00 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, 2<sup>nd</sup> by O'Brien to correct the typo on agenda to read "Discussion on Site Condominium". Motion passed unanimously.

Granger turned meeting over to Kopernik as he has recused himself.

Rogers stated she would like to see a service drive in the proposed development due to the 55 mph speed limit just coming to an end, schools nearby, a curve and hill on road, shopping center and many other businesses. Horntvedt also recommends service drive as he is concerned with safety.

O'Brien is concerned with 10 drives on Western.

Commissioners discussed the rationale for recommending zoning change to council. Their recommendation was made based on the conceptual drawing showing ingress/egress off Stempky. Further, the Pulte name was associated with the conceptual diagram and Planning Commission was informed that the single family homes would be by school and duplexes would be on Western. Commission is questioning why everything is changed and why they didn't receive adequate information about the project.

Elliot does not recall if the July drawing had drives on Western. Further phases will have ingress/egress off Stempky.

Chair Granger clarified that in July the conceptual drawing was just a "guesstimate" and was not fully comprehensive. In July commission was not approving a site plan just recommending rezoning.

Commissioners stated that conceptual plan was all we had to base recommendation on. How many more changes will take place that they are not made aware of. Lots of talking over each other. Kopernik requested that anytime someone wants to talk they should say "Mr. Chair" to be recognized before speaking.

Granger clarified that developments like this can be completed in phases. Each phase will come before the commission.

Khan-King stated that there was a substantial change from July to now.

Kopernik questioned Eustice on whether or not there would be speed signs posted. Eustice stated he would like to see solar signs put out.

Rogers questioned who the actual developer is and why he is not active in the process. Elliott stated the name is Alex Levin, owner of the K-Mart strip. Levin not active in process as Elliott acts as his representative.

Kopernik stated that it looks like a lot of money has been spent on the project and questioned if Pulte was still involved. Elliott stated that Pulte was not involved in project at all. Elliott stated he has a different builder on board. Pulte was just helping. Kopernik stated how there is a need for housing, even 1 is a start.

Eustice stated the proposed homes are BOCA construction with 2 car garages. High Quality homes priced in the \$170,000 range. Eustice also stated that doublewides could go in there in the future but didn't think they would.

King would not like to see trailers. Kopernik stated that if a lot was purchased the owner could put a modular home on it.

Eustice stated that as an administrative step, as homes go in only administration needs to approve them. There is no site plan review. Eustice cannot deny a home that is allowed in a zoning district.

Chair Granger pointed out that they have to follow ordinance and will require building permits. He also stated that if a service drive were added the project future phases would lose 8 to 12 lots. Elliott stated did not see a problem w/10 driveways on Western.

Rogers stated that it was not the Planning Commission concern that project could lose lots or money. It is the job of the Planning Commission to make recommendations to the Council based on what is best for the city.

Commissioners stated concerns over the changes in the numbers and types of homes. Further discussion on service drive. Horntvedt questioned how long the project would take, Elliott stated probably about 7 years. Chair Granger questioned Elliott if the project would be profitable if it dropped from 111 homes to 100. Elliott responded that it would make it tougher.

Rogers made a motion to recommend council approve the development with the stipulation that a service drive be included so no driveways would be on Western. The rationale stated for this stipulation is the speed on Western, nearby stores & businesses as well as the hill and curve on Western. Motion seconded by Khan-King. Chair Granger requested a roll call vote:

Hornvedt = yes   O'Brien = yes   Rogers = yes   Khan-King = yes  
Kopernik = no   Granger = recused

Motion carries.

Meeting turned back over to Granger

Commissioner comments:

Rogers stated that the commissioners deserve more information in a timelier fashion.

O'Brien would like a better understanding of what the Planning Commission can and cannot do. Stated the need to have a walkable city, future developments need sidewalks. Wants to get the process started for implementing ordinances calling for sidewalks.

Chair Granger stated, the Planning Commission would start the process but what good are sidewalks if they don't go anywhere.

Hornvedt stated he was not against development; he was encouraged to see Pulte on the conceptual development. Disappointed that everything changed and commissioners received very little detail.

Eustice stated that he has not made his point well. Explained that when we have an ordinance it is local law. If a developer meets requirements project can't be denied.

Discussion on doublewides. Granger says it is against the law to say you can't have doublewides. Hornvedt and O'Brien agree that we need updates to our ordinances. Khan-King agreed that further discussion is warranted. Also stated DDA is working with downtown. Need to work on big picture.

Kopernik commented on the expense of broken sidewalks and that a 40-acre development does not happen overnight. He congratulated the developer and stated that 10 driveways on Western would not be a problem in his opinion.

Staff announced that there would not be a meeting January 18 but a request to vacate an alley would be on February agenda.

Public comments regarding disappointment that Pulte not involved. Lack of communication between Council and Planning Commission. Suggestion of Council Liaison attending Planning Commission meetings. Necessity of working together. Suggestion of layer of speed limit.

Motion to adjourn by Hornvedt at 7:49, 2<sup>nd</sup> by O'Brien, motion passed unanimously.

Respectfully submitted,

Linda J. Rogers, Secretary  
City of Cheboygan Planning Commission