

CITY OF CHEBOYGAN PLANNING COMMISSION  
Regular Meeting March 15, 2021  
Audio Recording will also be available at City website

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

Meeting called to order at 7:01 p.m. Kopernik made a motion to accept the minutes of February 22, Khan-King 2<sup>nd</sup> no discussion. Motion passed unanimously.

Architect Chris Enright representing Lume Cannibus explained that Lume is the largest operator in MI with 15 locations and 15 – 25 more in the works. Their plan is to demolish what is currently on the property and build new. All commissioners have the site plan. Granger questioned Eustice if there were any questions or concerns after the staff review. Eustice stated there were no issues, site plan meets requirements. Eustice stated that Karmol was concerned with MDOT construction going on at same time as Lume construction. Granger questioned Enright whether they had an interaction with MDOT regarding storm drain system. Enright stated they have made a formal submission to MDOT for review. He stated existing drives would be used. Kopernik thanked Enright for the professional site plan and stated this would be an improvement to the property. Discussion regarding size and depth of retention pond.

O'Brien echoed Koperniks remarks regarding easy to understand site plan. He questioned what would happen to the building on Main Street that Lume originally planned to develop. Enright does not know. He did explain that since COVID-19 their business model had changed to accommodate more curbside pick-up, not as many people in the store. O'Brien questioned State rules regarding set-backs and how they are measured. Enright stated each municipality could have different rules.

O'Brien questioned where Lume gets their product. Enright stated that all Lume product is produced in Ewart. Moving forward, O'Brien suggested Lume look at Cheboygan's Industrial Park if they wish to build a new facility to serve the UP.

Kopernik made a motion to recommend council accept the site plan as presented contingent on applicant receiving MDOT storm water run off permit. Seconded by Horntvedt. No further discussion, motion passed unanimously.

Under Commissioner comments, Rogers questioned whether there was policy regarding when special meetings are called. Granger and Eustice stated there are not rules. Granger suggested Planning Commission have fee attached to special meetings like Council does. Eustice stated that Special Meeting being proposed for week of March 29 was not going to happen due to inability to have quorum. The item to be discussed will be on the April agenda. Kopernik explained that a special meeting could

save as much as 45 days in coordination with Council meetings, notices, etc. O'Brien stated that a good business plan ahead.

Khan-King asked how City Manager search is going. Eustice replied there are 3 good candidates, and they are hiring a recruiter to expand the search. Hope to have someone in place by the end of April.

Kopernik questioned whether there was activity at the K-Mart building. Eustice stated several investors had looked at it, but problem is that new roof is needed. Cost of roof could be \$400,000. Kopernik stated taxes are \$80,000, maybe a tax abatement could be worked out to help with repair costs.

Eustice stated Capital Improvement plan will be brought to the Commission in April for review. Currently 26 million in projects. Impossible but need to look forward. An example was with the ice arena. The chillers they have to freeze the ice are from 1992 and have a 25 year life expectancy. They cost \$150,000 each. Horntvedt questioned if there was plan or sinking fund to accommodate that. Eustice said there was not and that a millage would probably be proposed. O'Brien stated that as a city we need to be more aggressive in that sort of planning. Kopernik recommend we do some fundraising.

Horntvedt updated Commission on the recent Council meeting where they did NOT vacate the alley and street for the storage building to move forward. Owners will need to make a different plan. Kopernik stated he has been working with owner to see what can fit in existing footprint. Granger asked if a site plan would be required. Eustice stated one would not be required. O'Brien stated the current mindset was to just fill empty space without looking at the long term. Cheboygan has opportunity, need to change from how things have been done in the past.

No public comments.

Rogers stated she had read in newspaper that Planning Commission was going to be tasked with creating a short-term rental ordinance. Eustice said there was one, but it needs fine tuning and that it would be coming before the Commission. Discussion on historical reasons for wanting an ordinance.

O'Brien thanked Sara Johnson for her service, she only wanted to improve the city.

Horntvedt made motion to adjourn meeting, second by Rogers, motion passed unanimously. Meeting adjourned at 7:58 p.m.

Respectfully submitted,

Linda J. Rogers, Secretary  
City of Cheboygan Planning Commission