

CITY OF CHEBOYGAN PLANNING COMMISSION
Special Planning Commission Meeting
Monday, March 28, 2022 6:00 p.m.

Present: Granger, Horntvedt, Khan-King, Rogers, Kopernik, Sullivan, O'Brien
Absent: None

Admin: Sabolsky, Clear

Call to order at 6:01 by Granger.

Horntvedt motioned to approve December minutes with correcting the spelling of his name in 4th paragraph. O'Brien 2nd, motion carried unanimously.

New Business "a" Site Plan Review/Reuse Overlay 610 Cuyler. Sabolsky stated the plan wasn't clear but invited applicant Voisin to inform the board his intention on use of the former Armory. He stated it would be a multi use facility much like it had been used for over the past 50 years. Community center, concerts, event center, Restaurant, Live/Work quarters for employees.

Roger stated the list of uses was too broad and she would like to see a more specific plan. Granger noted there were deficiencies in document. The drawing simply showed the existing armory space, no notice of what was proposed.

Elaine Kaiser who completed the drawings was in the audience. She advised that the drawings were prepared to show different ways the building could be used. Much discussion between City Manager, Planning Commission, Kaiser and Voisin. Kaiser stated they were informed to show every use. Sabolsky clarified that they were to narrow their plan.

Horntvedt advised that he had won the bid for that building in 2016 but backed out due to asbestos, buried tanks and lead remediation.

O'Brien voiced that he would like to see the building back on the tax role and that the concern of the commission was the safety of neighbors.

Sabolsky clarified that the property can not be rezoned as that would create a spot zoning issue. Reuse overlay is the way to handle the use, but applicant needs to be more specific.

Khan-King stated she appreciates what the applicant is trying to do in looking for guidance. But, the commission needs to know specifically what the use will be in order to move forward.

Applicant pointed out that the former Junior High School in Cheboygan was the first reuse overlay awarded. He pointed out that it is used for classes as well as a Farmer's Market. Voisin further stated that he would like to see the Armory used as an event center but also a ghost kitchen.

Horntvedt stated there are countless possibilities for the space and alluded to a building in Ann Arbor MI that houses several businesses.

Granger questioned what a “live/work unit” is. Applicant explained it would be employee housing as there is a shortage of housing in Cheboygan. Commission questioned whether there was housing at the Armory in the past. Horntvedt stated that the military would set up cots for 2-week training sessions. No permanent housing. O’Brien commented that housing brings a new light to the application.

Horntvedt shared a letter he had received from 419 Taylor Street resident Mark Bronson. The letter stated he felt the application needed to be more specific to move forward.

Granger again reiterated the need for more specifics and wondered why the sewer lines were removed from the drawing. Kaiser said they were on most current drawing that commission members did not have. Discussion on sewer pipes, applicant realizes he may have to put some new ones in.

Discussion on environmental study, applicant has study. Underground tanks have been removed.

Sabolsky questioned whether the applicant was going to run the venture himself or lease. The applicant stated that was “to be determined”.

Commission feels this application has come forward backward as the public hearing is slated for March 29 at the City Council meeting. Sabolsky agrees that in the future there should be the Public Hearing, then Planning Commission then Council.

Horntvedt made a motion to postpone to date specific on April 18, 2022 to allow commission members to hear public comment at Council meeting and allow applicant to submit more details regarding the use of the property. Rogers supported. Much discussion. Roll call vote:

Sullivan	Yes	O’Brien	No	Horntvedt	Yes
Granger	Yes	Kopernik	No	Rogers	Yes
Khan-King	Yes				

Motion carried; site plan will be revisited by Commission in April.

Site plan Review “b” 629 N. Main/Ryba Marine. Sabolsky indicated that this is phase 1 of several upcoming projects. The proposed building will allow applicant to fabricate their own metal which will create local jobs.

Discussion regarding water runoff and gravel ground. Horntvedt indicated the lack of any buffer to make the building more aesthetic to traffic.

O’Brien made a motion to recommend Council approve the site plan pending stormwater runoff report and a request applicant put in a landscape buffer like evergreen plantings to soften the corners of the building. Kopernik seconded. Motion carried unanimously.

Site Plan Review "c" 306 N. Main Street. Sabolsky advised that the applicant was told they didn't need anything from the city and had already started the project. Sabolsky stated that there has been more clarity between the City and County now so projects will move more smoothly in the future.

Granger concerned over stormwater plan especially with proposed parking behind building. Sabolsky stated that additional parking would not be necessary. Kopernik questioned why a site plan was needed as the business was a laundry in the past. Sabolsky clarified that if the business has not operated in over a year a site plan was required.

Kopernik motioned to recommend council approve the site plan subject to a stormwater runoff permit. Horntvedt seconded. O'Brien questioned why we are always waiting for the stormwater permit. Sabolsky clarified that it's because it's the final step in permitting. Would not want applicant to get permit more than once. Motion carried unanimously.

Discussion of proposed Zoning Ordinance Amendments:

Sabolsky stated that amendments would be forthcoming to commission. One pertains to the condos and storage buildings at Duncan Bay, there are some technicalities between ordinance and condo covenants.

The other is cleaning up the ordinances pertaining to Medical and Recreational Marijuana. These ordinances are not being changed, they are being cleaned up. They may repeal and merge to clean up to align with State language.

Sabolsky reported that the City received \$56,000 for each of the 3 operational Marijuana stores. The money goes in the general fund.

Ray Lofgren commented that Granger was correct at the beginning of the meeting stating the Armory site plan was incomplete. He stated it was not normal for the commission to spend so much time helping an applicant decide what to do.

Adam Bedwin who lives near the Armory stated he would like to see it on the tax roll and wants it to be put to good use. He was glad to hear that the Planning Commission could make recommendations regarding hours, lighting, noise etc.

Lofgren questioned whether landscaping requirements were addressed City Ordinances. Sabolsky stated they were. Lofgren went on to ask if the City was getting any lease money from Ryba, Sabolsky stated the City did not.

Granger adjourned the meeting at 8:04 pm.

Submitted by,

Linda Rogers, Secretary