

CITY OF CHEBOYGAN PLANNING COMMISSION
Planning Commission Meeting
Monday, June 26, 2023 6:00 p.m.

Present: Granger, Rogers, Kopernik, Sullivan, O'Brien, Horntvedt
Absent: Khan-King
Admin: Sabolsky

Call to order at 6:00 by Granger. Kopernik motioned to approve minutes of February 27, 2023 as presented. Second by Horntvedt. Motion passed unanimously.

Granger opened public hearing to rezone portion of 525 E State St. No comments, public comment closed at 6:03.

Kopernik stated he was familiar with the property and in favor of the change. Sullivan confirmed that the lots had been combined. Horntvedt spoke with neighbors who have no objection.

Horntvedt made a motion to recommend council approve the rezoning of 525 E State Street from R-2 to B-1, second by Kopernik. Motion passed unanimously.

Public Hearing for Special Use Permit for 525 E State. Calvary Outreach Fellowship would like to use the space for a "Place of Worship". Rita Spray informed the commission that they had looked for a building for 8 months. The space at 525 E. State is perfect and they are entering into a 2 year lease. The building can hold 49 people but they only have 24 chairs. Rogers asked for clarification on parking. Sabolsky stated that once the special use permit was approved they would have to submit a site plan. Granger stated that current requirement would be for *1 parking space for every 3 up to 49 maximum capacity*. Sabolsky stated he could work with the applicant on that once SUP approved.

Kopernik stated he hoped the commission could be flexible on the number of parking spaces required.

Horntvedt made a motion to recommend Council approve the special use permit with the understanding that a site plan review be submitted. The site plan would specifically include the parking plan and water runoff plan. The special use permit recommended would only be in effect as long as the lease (2 years). Should the lease be extended for the "Place of Worship" City planning and zoning staff would have authority to extend the SUP. O'Brien seconded the motion.

Applicant David Tucker questioned whether they can reduce the number of spaces required. Sabolsky said once the site plan was submitted, he could work with the applicant. Horntvedt stated all previous business in that location were kind of an in and out sort of use like a party store and a bakery.

Granger pointed out that once a site plan was approved a formal paved lot would not be immediately required. They would have 2 years to actually pave. Spray pointed out that there was also a parking pad currently in place behind the building. Sabolsky reiterated that he would work with the applicant on the site plan process.

Motion passed unanimously.

Commissioner comments – Kopernik wondered if there are any projects in the works. Sabolsky stated several projects are in the works but he cannot elaborate on them at this time. He stated there is “lots of interest” in Cheboygan. He also stated that the City owns a lot of property.

O’Brien requested *Public Comment* opinion on language of ordinance section 14.04 “Rules and procedures for Variances”. Specifically #4 which states “Any variance approved by the Zoning Board of Appeals permitting the erection or alteration of a building shall be valid for a period of one year, provided a building permit for the work has been obtained within that time period and work has commenced on the site. Additionally, the application must demonstrate continued progress towards completion of the project... O’Brien feels the wording is not clear and should be changed.

Staff report – Sabolsky working toward Redevelopment Ready Communities certification which would open some funding doors. To qualify he needs to complete another 9 hours of courses and zoning ordinances and master plan needs to be updated. As long as we move toward RRC, there may be grant funding available for Ordinance and Master Plan updates.

Hornstvedt motioned to adjourn, Kopernik seconded. Motion passed unanimously meeting adjourned at 6:40.

Submitted by,

Linda Rogers, Secretary
City of Cheboygan Planning Commission