

**RECORD OF PLANNING COMMISSION PROCEEDINGS
REGULAR MEETING & PUBLIC INPUT HELD ON
THE 19th DAY OF MARCH 2024
1020 CITY BOULEVARD, GRAYLING, MI**

I. Meeting called to order by Chair Hehir at 6:00 P.M.

II. Pledge of Allegiance

III. Oath of Office

A. April Hehir

B. Joseph Contreras

(Took place before the meeting was called to order)

IV. Roll Call

Members Present: Nelson, Rosin, Gosling, Gross, Doe, Hehir, Contreras

Members Absent: None

Also, in Attendance: Ben Yoder, Lori McGeorge, Matt LaFontaine, Christine LaFontaine,
Erich Podjaske, Lee Bender, Josie Krupp, Lauren Goodale

V. Public Comment

Podjaske commented.

VI. Approval of Agenda

24-011

Moved by Rosin, seconded by Nelson to approve the agendas presented.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

VII. Approval of Minutes

February 20, 2024

24-012

**Moved by Rosin, seconded by Gross to approve the meeting minutes for February 20,
2024 as presented.**

Ayes: 7
Nays: 0
Abstain: 0
Absent: 0
Vacant: 0
Motion Carried

VIII. Public Hearing

A. Zoning Amendment – Sidewalk Café

Open – 6:02 pm

Podjaske and LaFontaine’s expressed their support for the zoning amendment.

Closed – 6:04 pm

IX. New Business

A. Zoning Amendment – Sidewalk Café

24-013

Discussion was had by the Board and Yoder regarding the re-write of the zoning amendment. Consensus was to support the zoning amendment and have it sent to City Council for a vote.

Moved by Gross, seconded by Rosin to support the zoning amendment for the Sidewalk Café ordinance that would require a vote from City Council.

Ayes: 7
Nays: 0
Abstain: 0
Absent: 0
Vacant: 0

B. Marihuana Code of Ordinance Amendment discussion

24-014

Discussion was had by the Board and Yoder Discussion was had in regards to amending the Marihuana Code of Ordinance, most specifically to removing Sec. 19-3 (Subsection #5, Subsection #9, 17 & 18). Recommendation was made to send to City Council for a public hearing.

Moved by Doe, seconded by Rosin to support the amendment for the Marihuana Code of Ordinance that would require a public hearing at City Council.

Ayes: 7
Nays: 0
Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

C. Animal Shelter Resale Shop in CBD District Discussion

Lee Bender from the animal shelter came and discussed their interest in the vacant space next to Tip'n the Mitten. They would like to have a space that enables them to do part retail/part resale in order to raise funds for the animal shelter. Discussion was had between the Board and Bender regarding the business plan. The consensus was made that additional discussion is needed between Yoder and Bender to see if a conditional re-zoning amendment or special use approval is needed.

D. Self-Storage Facilities Amendment Discussion

Lauren Goodale discussed the storage unit system that he is considering adding to his existing facility(s). He is inquiring about an amendment to the existing ordinance with his concerns being particularly regarding Section 7.10, #4 & #5. Also, the language of temporary vs. permanent and the implications of fencing, lighting, etc. The Board requested additional information to include a sketch of a site plan for review including that from the Fire Department. Reviewing additional information during a work session was suggested.

E. Master Plan Grant

Podjaske explained that we have a Master Plan Grant through MSHDA that is geared towards housing. This will provide us with a Master Plan update that will be completed with McKenna & Associates. This company is also helping with the TIF Plan.

X. Unfinished Business

A. Feedback from MAP Training at Kirtland

Feedback was given by the Board members that attended the training. The consensus seemed to be that the training seemed to be more of a "Citizen Planner" and needed to be more detailed. It seemed to be too broad and geared for more entry level planners. On a positive note, everyone agreed that the training did a good job in identifying community roles.

B. Zoning Fee Schedule Annual Review

Co-Chair Gosling reviewed the fee schedule as well as the current fee schedules in surrounding communities. The City has similar fees with the recommendation from Co-Chair Gosling to make no changes.

C. RRC Recertified for 5 years

Yoder elaborated on the recertification.

XI. Public Comment

Matt LaFontaine provided several positive comments regarding Yoder.

XII. Zoning Administrator's Report

Yoder elaborated on his report including additional information/updates regarding the Sawmill Lofts project, Alger Apartments and the Goodwill. Hehir encouraged members to come in and review the updated plans for the Sawmill Lofts project due to the size and detail of the plans.

XIII. City Council Update

Nelson provided an update from the last City Council meeting.

XIV. Commissioner Comments

Yoder provided discussion.

XV. Correspondence

None

XVI. Adjournment

24-015

Moved by Rosin, seconded by Gross that the meeting is adjourned:

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

Adjourned meeting at 7:20 pm

Lori McGeorge, City Clerk

Approved Minutes can be found on our website: www.cityofgrayling.org