

RECORD OF PLANNING COMMISSION PROCEEDINGS
REGULAR MEETING
HELD ON THE 18th DAY OF JULY, 2017 @ 6:00 PM
1020 CITY BOULEVARD, GRAYLING, MICHIGAN

Meeting called to order by Chair Williamson at 6:00 pm

I. Roll Call

Members Present: Jon Williamson, April Hehir, Heather Forbes and Dee VanNuck
Members Absent: Mark Allen, Clinton Ross, Richard Doe
Also in Attendance: Zoning Officer Podjaske, City Clerk/Treasurer Johnson, Roger Moshier

II. Public Comment

None

III. Approval of Agenda

17-024

**Moved by VanNuck, seconded by Williamson to approve the Agenda as presented
Ayes: 4, Nays: 0, Abstain: 0, Absent: 3, motion carried.**

IV. Approval of Minutes

17-025

**Moved by Hehir seconded by Forbes to approve June 20, 2017 meeting as presented.
Ayes: 4, Nays: 0, Abstain: 0, Absent: 3, motion carried.**

V. Public Hearing

A. Covenant Capital/TeriDee LLC rezoning request

Zoning Officer Podjaske explained that they are requesting a change of rezoning from a C-3B to R-2 to construct apartments.

Member VanNuck asked if there was enough room for parking.

Zoning Officer Podjaske said yes.

Chair Williamson asked if it would be a 2 story apartment.

Zoning Officer Podjaske said yes, that he hadn't received a visual yet.

Member Hehir mentioned she had concerns if it is rezoned. They would not have to do their due diligence on if there are any contaminants on the property.

Zoning Officer Podjaske mentioned that a phase 1 & 2 had been previously done and asked if she wanted to review it.

Member Hehir looked it over and said that they didn't test for items that she was concerned about. She said if commercial they would have to do a new phase 1 & 2.

Members had general discussion

Member Allen arrived at 6:14 pm.

17-026

Moved by Williamson seconded by VanNuck to recommend rezoning request to City Council as presented.

Member Allen asked questions and more discussion on the concerns of Member Hehir were discussed.

Ayes: 4, Nays: 1 (Hehir), Abstain: 0, Absent: 2, motion carried.

VI. New Business

NONE

VII. Unfinished Business

A. Food Trucks

Zoning Officer Podjaske explained that Boyne City doesn't have an Ordinance pertaining to food trucks but does allow them. Traverse City allows them by Ordinance.

Member Allen is still concerned on the Brick and Mortar businesses and if too many are allowed it could affect them, and feels they should be numbered to how many are allowed.

Members had general discussion

Zoning Officer Podjaske said he would look more into this.

B. Zoning Fee Schedules

Zoning Officer Podjaske mentioned he felt that demolition fees should be removed, since this is handled by the building inspector.

Members agreed.

Zoning Officer Podjaske felt some of the other items needed to be looked at and if the correct fee was being charged.

Members had discussion

Chair Williamson thought that Mrs. Cline with NEMCO should also be asked her thoughts on the fee schedules.

Member Allen also asked if estimated time spent on the different items could be put on the sheet as well.

Zoning Officer Podjaske said he would do more research on the fees.

C. Rental Ordinance

Zoning Officer Podjaske mentioned that member Allen had looked into this and asked that he explain.

Member Allen mentioned he had checked with different communities and that Alpena seemed to have the best one and many used it to draft one for their committee.

Members had discussion

Zoning Officer Podjaske did mention that this would not be put in the zoning ordinance; it would be in the City Code of Ordinances.

Member Allen will do more research on this and bring it back to the committee.

VIII. Public Comment

Mr. Moshier asked about the Middle School work that is happening and if there was a plan for water runoff.

Zoning Officer Podjaske mentioned he had no control over schools and he knew they were working with the DPW.

IX. Zoning Administrators Report

Gave an update on meetings he attended and different projects he was working on.

X. City Council Update

Member Allen gave an update on the City Councils past meeting and also noted that a special meeting had been set for July 31, 2017 at 6:30 pm for the Proposed Zoning Ordinance.

XI. Commissioner Comment

NONE

XI. Correspondence

A. Annual Planning Conference

Members will get back with the Zoning Officer on if they can attend.

XII. Adjournment

17-027

Moved Allen by seconded by Williamson to adjourn meeting.

Ayes: 5, Nays: 0, Abstain: 0, Absent: 2, motion carried.

Meeting adjourned at 8:00 pm

Lisa K Johnson
City Clerk/Treasurer