

**RECORD OF PLANNING COMMISSION PROCEEDINGS  
REGULAR MEETING & PUBLIC INPUT HELD ON  
THE 17th DAY OF OCTOBER 2023  
1020 CITY BOULEVARD, GRAYLING, MI**

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

**II. Pledge of Allegiance**

**III. Roll Call**

Members Present: Hehir, Nelson, Teeter, Gosling, Gross

Members Absent: Rosin, Doe

Also, in Attendance: Ben Yoder, Lori McGeorge, Geno Mastroeni, Pete Pollard, Sarah Ross, Kathleen Dyer, Roger Moshier, Bob Safin

**IV. Public Comment**

None.

**V. Approval of Agenda**

**23-049**

Moved by Nelson seconded by Teeter to approve the agenda as presented.

**Ayes: 5**

**Nays: 0**

**Abstain: 0**

**Absent: 2**

**Vacant: 0**

**Motion Carried**

**VI. Approval of Minutes – September 19, 2023**

**23-050**

Moved by Gosling seconded by Nelson to approve the meeting minutes for September 19, 2023 with the following changes: Meeting was called to order by Chair Hehir and the motion to adjourn the meeting was moved by Nelson & seconded by Rosin.

**Ayes: 5**

**Nays: 0**

**Abstain: 0**

**Absent: 2**

**Vacant: 0**

**Motion Carried**

**VII. Public Hearing**

- a. **Special Land Use-Restaurant with drive through & Automobile Service Station at 2373 S I-75 BL Grayling Mitten Mart**  
Opened at 6:06 pm  
Closed at 6:08 pm
- b. **Special Land Use-Cottage Industry Hobby Shop at 500 Michigan Ave. AuSable Sport Collectibles**  
Opened at 6:09 pm  
Kathleen Dyer is located across the street for the proposed business and expressed concern about safety of children walking to and from school. She does not want traffic added to the area. Roger Moshier also asked for additional clarification in regards to parking. Pete Pollard explained that parking for the current residents is in the back with parking for the Hobby Shop out in front. Bob Safin expressed concern in regards to the signage and property values.  
Closed at 6:16 pm

## **VIII. New Business**

- a. **Special Land Use – Grayling Mitten Mart**  
There were no additional changes to the site plans. Gross indicated that he did not have any additional questions (he was not present at last month's meeting).

**23-051**

**Moved by Teeter seconded by Nelson to approve the Special Land Use for the Grayling Mitten Mart**

**Ayes: 5**

**Nays: 0**

**Abstain: 0**

**Absent: 2**

**Vacant: 0**

**Motion Carried**

- b. **Special Land Use – Cottage Industry Hobby Shop**  
The board were of the consensus that additional information should have been brought to this meeting. They are requesting drawings to include a layout of the proposed Hobby Shop and proposed mock-up of signage. The information that is being requested by the board needs to be submitted by the next meeting in order to make an informed decision on either approval or disapproval of the Special Land Use. Mr. Pollard indicated that the space would be approximately 300 sf with no planned signage in the yard itself. They are considering a small sign in the window as well as a drop-down sign on the porch. The Fire Department completed their inspection.

## **IX. Public Comment**

Kathleen Dyer wanted to know if a traffic study had been done in the area of the proposed Hobby Shop. Both Hehir and Yoder indicated that is not a requirement.

**X. Zoning Administrators Report**

Yoder discussed report and further elaborated on doing website updates & research and RRC recertification. Krist had cancelled the previously scheduled special sessions, Mark's Pig Roasting is moving out and 808 Michigan will have a court hearing next week.

**XI. City Council – Update of Meeting**

Nelson discussed information from the last City Council meeting that included past, present and future budgets, Krist will be getting an additional small triangle of contiguous property that is owned by the city and the DDA Liquor License for Mimi's & Pipi's restaurant has been approved.

**XII. Commissioners Comments**

None

**XIII. Correspondence**

None

**XIV. Adjournment**

**23-052**

**Moved by Nelson seconded by Teeter to adjourn the meeting.**

**Ayes: 5**

**Nays: 0**

**Abstain: 0**

**Absent: 2**

**Vacant: 0**

**Motion Carried**

Adjourned meeting at 6:35 pm

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Lori McGeorge, City Clerk

Approved Minutes can be found on our website: [www.cityofgrayling.org](http://www.cityofgrayling.org)