

**RECORD OF PLANNING COMMISSION PROCEEDINGS
REGULAR MEETING HELD ON
THE 18th DAY OF OCTOBER 2022
1020 CITY BOULEVARD, GRAYLING, MI**

- I. Meeting called to order by Vice Chair Teeter at 6:13 p.m.**
- II. Pledge of Allegiance**

III. Roll Call

Members Present: Teeter, Doe, Nelson, Gosling, Yoder
Also, in Attendance, Erich Podjaske, City Manager, Chelsea Goodwin, City Clerk/Treasurer and Lahken Maher and Members of the Public

IV. Public Comment

None.

V. Approval of Agenda

22-027

Moved by Nelson seconded by Teeter to approve the agenda with the changes as noted.

Ayes: 5

Nays: 0

Abstain: 0

Absent: 2

Vacant: 0

Motion Carried

VI. Approval of Minutes

22-028

Moved by Gosling seconded by Nelson to approve the meeting minutes from September 2022 as presented.

Ayes: 5

Nays: 0

Abstain: 0

Absent: 2

Vacant: 0

Motion Carried

VII. Public Hearing

None

VIII. New Business

A. State Licensed Home Daycare Expansion at 408 Park St.

Ms. Schreiner is currently licensed for 1-6 children; Expansion is for 6-12 children. Ms. Schreiner needs a fenced yard in order to get permitted for her expansion, however due to the winter season cannot get the fencing put up until the Spring. Requesting that her permit for the fence be extended out to that time.

B. 807 Vine Street Car Port Violation

Property owner Greg Kalonich at 807 Vine is requesting an extension for the car port in his yard, in order to continue developing their products while seeking out a storefront location. After stopping by the property, officer Paille verified that the car port is being used for the purposes of design and development as stated by Mr. Kalonich, as well as that he was impressed by their innovative design. He did not go too in depth as far as project details as Mr. Kalonich and his business partner are trying to maintain a level of secrecy while perfecting their product and business plan.

Doe stated that due to their diligence in following up with Yoder and staying on top of the situation, he didn't see issue with an extension of 6 months given that there is a set, non-negotiable deadline at the end of that time.

22-028

Moved by Doe seconded by Gosling to approve a 6-month Extension for the use of the car port at 807 Vine.

Ayes: 5

Nays: 0

Abstain: 0

Absent: 2

Vacant: 0

Motion Carried

C. Spikes Site Plan for Addition

Owner of Spikes Keg O nails provided and went over their site plans for the establishment which included an additional seating area outdoors as well as a secondary, smaller kitchen area. There are no plans to change the existing interior of the building. Spikes owner has plans to meet with a topographer to solidify details of

containing runoff due to the proximity of the building to the river. After this time the site plans can be re addressed in hopes of moving forward.

IX. Unfinished Business

A. Marihuana Ordinance – Yoder presented the board with examples and ordinances from surrounding cities to help guide the planning commission to a better idea of what types of ordinances they might like to adopt.

B. Districts-

After taking a closer look at surrounding districts the planning commission is leaning more in the direction of Gaylord lead over other surrounding cities such as Kalkaska that act as more of a hub for Marijuana dispensaries. Despite the positive financial impact, it will have on the town, it is important to preserve the family-oriented nature of Grayling and not be highlighted for the presence of multiple dispensaries.

C. Design standards-

The planning commission was unsure of what is appropriate concerning what is allowable whilst remaining fair, as far as building design as well how specific they needed to be in their verbiage in order to uphold certain standards.

D. Signage- It is preferred by all members of the planning commission that any and all signage remain discreet and professional and without the use of slang terms used to describe marijuana. It is also preferred that any displays be free of signage that is too obtrusive as well as any that would be appealing to children.

X. Public Comment

None

XI. Zoning administrators Report

Yoder provided an Admin Report of all his meetings, inspections, permits and violations issued. Some of such including a meeting with Sweet Fire Tobacco about conditional rezoning. Another meeting with a developer to discuss the purchase of smoking bucks as well as a phone meeting with Clark logic to go over their project on industrial Drive. He did find violations during some of his inspections to which violations were issued as well as issued permits where deemed allowable.

XII. City Council Update of Meeting

XIII. Commissioner Comments

None

XIV. Correspondence
None

XV. Adjournment.

22-029

**Moved by Nelson seconded by Teeter to adjourn the meeting.
Ayes: 5 Nays: 0 Abstain: 0 Absent: 2 Vacant: 0 Motion Carried**