

**RECORD OF PLANNING COMMISSION PROCEEDINGS
REGULAR MEETING HELD ON
THE 18th DAY OF NOVEMBER 2025
1020 CITY BOULEVARD, GRAYLING, MI**

I. Meeting called to order by Co-Chair Gross at 6:04 P.M.

II. Pledge of Allegiance

III. Roll Call

Members Present: Gross, LaFontaine, Nelson, Contreras, Godsey, Phillips, Gosling

Members Absent: None

Also, in Attendance: Lori McGeorge (City Clerk), Ben Yoder (Zoning Administrator)

IV. Public Comment

None.

V. Approval of Agenda

25-027

Moved by Nelson, seconded by Contreras to approve the agenda as presented.

Ayes: 6

Nays: 0

Abstain: 0

Absent: 1

Vacant: 0

Motion Carried

VI. Approval of Minutes

August 19, 2025

25-028

Moved by Nelson, seconded by Contreras to approve the meeting minutes for August 19, 2025, as presented.

Ayes: 6

Nays: 0

Abstain: 0

Absent: 1

Vacant: 0

Motion Carried

VII. NEW BUSINESS

A. Annual Planning Report Discussion

Yoder explained and asked if anyone would like to assist in crafting the annual planning report. Godsey indicated that he would help. Gosling requested a copy be sent out to the board to review.

B. Annual Fee Schedule Review

Gosling will review the fee schedule of other neighboring communities for comparison and will provide recommendations at the next meeting.

C. Capital Improvement Plan

Yoder explained the Capital Improvement Plan and answered questions from the board.

25-029

Moved by Nelson, seconded by Contreras to approve the Capital Improvement Plan as presented.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

D. Annual Joint Meeting Date

It was agreed by the board to request that City Council set the Annual Joint Meeting date for February 17th, 2026.

E. 2026 Planning Meeting Schedule

The board reviewed and agreed on the 2026 meeting schedule.

25-030

Moved by Contreras, seconded by Phillips to approve the 2026 Planning Meeting schedule as presented.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

VIII. PUBLIC COMMENT

None.

IX. ZONING ADMINISTRATORS REPORT

Yoder elaborated on his report to include that the property at Michigan and North Down will remain a dentist office, the Carmella project is considering not moving forward, the plumbers union will be building, waiting on a purchase agreement for the 4 acres in the Industrial Park from Milan Supply and Krist Oil is moving forward with demolition permits beginning in the Spring, the Bear's Den has closed and Sawmill Lofts will be done in June.

X. City Council – Update of Meeting

Nelson provided an update of the last City Council meeting.

XI. Commissioner Comments

Commissioners commented on recent events including the proposed data center in Kalkaska. There was also general discussion regarding the lack of communication from McKenna & Associates regarding the Master Plan.

XII. Correspondence

None.

XIII. Adjournment

25-031

Moved by Contreras, seconded by Nelson that the meeting is adjourned.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

Adjourned meeting at 6:39 pm

Lori McGeorge, City Clerk

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