

**RECORD OF PLANNING COMMISSION PROCEEDINGS
REGULAR MEETING HELD ON
THE 16th DAY OF NOVEMBER 2022
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, Teeter, Doe, Nelson, Rosin, Gosling

Members Absent: Forbes

Also, in Attendance, Ben Yoder, Zoning Administrator, 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: 7

Nays: 0

Abstain: 0

Absent:

Vacant: 0

Motion Carried

VI. Approval of Minutes

****tabled until next meeting****

VII. Public Hearing – 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.

Heir mentioned that there had been concern from a close by neighbor about potential noise and disruption caused by the children due to issues she had with a previous tenant. However, after some thought, she decided that as she has not had any issues so far with the children currently cared for by Ms. Schreiner as well as the fact that Grayling is in need of more daycare options, that she would lay her concerns to rest.

It was discussed and agreed upon by all members of the City planning Commission that there is need for more day care within the city.

22-028

Motion moved by Gosling seconded by Doe to approve an extension of fencing permit until the spring.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

VIII. New Business

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

Addressed and resolved per Public Hearing as shown above.

IX. Unfinished Business

A. Marihuana Ordinance Final Review

It was mentioned by Doe that City Planning Commission has reviewed and discussed the ordinance in great detail, questioning what the next steps to be taken are.

Yoder stated that after talking to officer Paille it seems that scheduling and fees are the next order of business however those details did not make it into the current ordinance draft. Once it is included the next step is to go to City Council for review and Vote.

Doe proposed that due to having very little to do with scheduling and fees that it may be best to proceed with giving it to City council to which all members agreed.

Heir agreed there would be no need for a motion or vote but to send it to city council and move forward with the next order of business.

X. Public Comment

None

XI. Zoning Administrators Report

There is now a preliminary site plan for Krist gas station which will be built where Smoking Bucks was previously located. So far, the only issue has been with placement of a canopy.

Justin Johnson is working towards a variance request for the fencing he put up. Due to the design of Dr. Opermans office patients are able to see directly into his home window with no privacy. It was explained to him that there is a process and certain ordinances to be followed. Yoder is trying to come to a conclusion between the two parties in order to avoid having to go through the legal process. Johnson is taking his concerns and variance request to the Decembers City Council Meeting.

A complaint was made about the large amount of pileup at 135 Fulton Street as well as a camper in the yard that appeared to be lived in. Yoder along with City Manager Erich Podjaske visited the residence to address this. Although there was a large amount of pile up, the camper did not appear to be lived in. The resident came in to speak with Yoder on November 14, 2022 to request an extension. After revisiting the property and seeing the large amount of work that had been done, Yoder issued an extension for December 1, 2022.

Tenants at 1001 E MI Ave have had an excessive amount of trash and junk pile up in their yard for a prolonged period of time. The tenant is very argumentative and unwilling to speak with either Yoder or officer Paille. There have been multiple citations sent however they all go to the landlord not the tenant. The landlord is the mother of one of the tenants therefore will not do anything about the situation. Multiple violations have been sent without payment leaving the situation unresolved. Doe suggested adding them to the tax bills in order to be left with the possibility of action to be taken if citations are not paid.

XII. City Council Update

It was approved to grant a tax exemption of 8 years to the new Grayling apartments being built which was a compromise from the 10 they had requested.

We are currently waiting on paperwork to move forward with a 1.5 million dollar grant to go towards water/sewer upgrades, maintenance, etc.

The Northern market would like to build a website designed similarly to insta cart. This could potentially be used with the farmers market as well. Voting on such will take place during January, 2023 City Council meeting.

There is a hotel chain interested in potentially purchasing the space where the local market was supposed to be built. Moving forward with this would have a positive impact on the City of Grayling, as well there are additional spaces that the local market could be built when the time comes.

XIII. Commissioner Comments

None.

XIV. Adjournment

22-029

Moved by Rosin seconded by Gosling to adjourn the meeting.

Ayes: 4

Nays: 0

Abstain: 0

Absent: 3

Vacant: 0

Motion Carried

Adjourned meeting at 7:14pm

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