

**RECORD OF PLANNING COMMISSION PROCEEDINGS  
REGULAR MEETING & PUBLIC INPUT HELD ON  
THE 18<sup>th</sup> DAY OF JANUARY, 2022  
1020 CITY BOULEVARD, GRAYLING, MI**

**I. Meeting called to order by Chair Hehir at 6:04 P.M.**

**II. Pledge of Allegiance**

**III. Roll Call**

Members Present: Hehir, Rosin, Gosling, Doe

Members Absent: Forbes, Teeter

Also, in Attendance: Erich Podjaske, Zoning Administrator, Chelsea Goodwin, City Clerk/Treasurer

**IV. Public Comment**

None

**V. Approval of Agenda**

**22-001**

**Moved by Rosin seconded by Gosling to approve the agenda with the addition of item #A – Annual Report under New Business.**

**Ayes: 4**

**Nays: 0**

**Abstain: 0**

**Absent: 2**

**Vacant: 1**

**Motion Carried**

**VI. Approval of Minutes**

**21-085**

**Moved by Gosling seconded by Doe to approve the regular meeting minutes of December 21, 2021 as presented.**

**Ayes: 4**

**Nays: 0**

**Abstain: 0**

**Absent: 2**

**Vacant: 1**

**Motion Carried**

## **VII. New Business**

### **A. Annual Report – 2021**

Chair April Hehir explained that the annual report would need to be updated for next week's meeting on January 24, 2022 for the all-boards joint meeting. Members discussed and reviewed activity to include in the annual report.

## **VIII. Unfinished Business**

### **A. Hospitality House Property Site Plan**

Members discussed the revisions requested previously to the site plan of the hospitality house property. Planning Commission board is only able to approve up to 35 feet building height contingent upon airport zoning approval. Required parking spaces for the property are 227 but will have 211 with bike racks and is sufficient. The lighting lumens were updated to show on the site plan. Members agreed to approved the site plan contingent upon sufficient lighting upon construction completion as noted on site plan or additional lighting may be required after a final review once development is complete. Transformers must also be properly padded and screened.

**22-002**

**Moved by Rosin seconded by Gosling to approve the Hospitality House Property Site Plan contingent on airport zoning approval on building height up to 35 feet, allowing 211 parking spaces instead of required 227 with the addition of bike racks, approve as presented in site plan contingent upon review of adequate lighting after construction complete and that transformers are properly padded and screened and hidden.**

**Ayes: 4**

**Nays: 0**

**Abstain: 0**

**Absent: 2**

**Vacant: 1**

**Motion Carried**

### **B. Pedicab Ordinance**

Main Street Manager Jillian Engelhardt Tremonti explained she had been working on the pedicab ordinance and used the verbiage from Grand Rapids ordinance to go off of. She mentioned that the ordinance would set the guidelines for the pedicab. Podjaske explained that the Planning Commission would approve the business for use and the City Manager would have to approve the use of the streets.

### **C. Shipping Containers for Temporary Use**

Public meeting to be set for February's meeting on 2-15-2022.

**IX. Public Comment**

None.

**X. Zoning Administrators Report**

Podjaske didn't have much to report and that it had been slow with the holidays. He was planning to get with businesses to get feedback about the FIT Assessment. He mentioned that he had received 1 permit to remodel the Hallmark store and could potentially be the new future location for DHHS.

**XI. City Council Update**

Refer to City Council Minutes from 1-10-2022.

**XII. Commissioner Comments**

Rosin pointed out that the agenda date showed 2021 instead of 2022.  
Chair Hehir mentioned that she would like to see and work on some design standards for Grayling in the near future.

**XIII. Adjournment**

**22-003**

**Moved by Rosin seconded by Gosling to adjourn the meeting.**

**Ayes: 4**

**Nays: 0**

**Abstain: 0**

**Absent: 2**

**Vacant: 1**

**Motion Carried**

Adjourned meeting at 7:38 pm

---

Chelsea Goodwin, City Clerk/Treasurer

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