

**RECORD OF PLANNING COMMISSION PROCEEDINGS
REGULAR MEETING & PUBLIC INPUT HELD ON
THE 21st DAY OF DECEMBER, 2021
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, Rosin, Forbes, Gosling, Teeter, Tremonti, Doe

Members Absent: None

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

IV. Public Comment

None

V. Approval of Agenda

21-084

Moved by Forbes seconded by Teeter to approve the agenda with the addition of item #B – Hospitality House Site Plan Review under Unfinished Business.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

VI. Approval of Minutes

21-085

Moved by Forbes seconded by Tremonti to approve the regular meeting minutes of November 16, 2021 with the correction of only 1 member absent under Adjournment.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

VII. Public Hearing

Chair Hehir opened the public hearing at 6:03pm.

No public comment.

Closed the public hearing at 6:04pm.

VIII. New Business

None.

IX. Unfinished Business

A. Hospitality House Property Special Use Permit for 108 Apartments at 1232 S I-75 Business Loop.

21-086

Moved by Doe seconded by Forbes to approve the Special Use Permit for 108 Apartments at 1232 S I-75 Business Loop.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

B. Hospitality Property Site Plan Review

Nathan Waggner, the Engineer on the project, gave a brief overview of the project. He mentioned there would be 3 separate buildings for a total of 108 apartments and would include an on-site manager and groundskeeper. He explained there would be some apartments designated as short-term and some as long-term. Members asked Mr. Waggner questions and had general discussion about the site plans. Parking spaces required for the project are 227, 2 spaces per unit plus 1 space per 10 visitors. Podjaske explained that the Planning Commission Board would be able to approve reduction of spaces with the addition of bike racks. Forbes asked about the placement of the mail receptacle. Mr. Waggner replied that it would be something they would need to work out with the Post Office and their guidelines. Members had concerns about lighting locations and visibility also. Site plan approval was tabled to have more time to review completely. Chair Hehir requested an updated site plan include the parking changes with added bike racks, updated lighting map, updated landscape plan showing the excavating, removal and replacing of trees. The final site plan to be review at the January 18th meeting.

C. Pedicab Ordinance

Tremonti gave an update about the ordinance and that it was coming along.

D. Shipping Containers for Temporary Use

Podjaske presented the suggested changes by City Council to the verbiage. If an extension is granted of use over 1 year that it must be enclosed.

X. Public Comment

Matt LaFontaine wanted to express that he thought it was great that the new apartments property plans are this far along and is exciting it is moving along.

Jack Pettyjohn expressed he thinks the project is amazing but suggested that the board think ahead 20 years and the aged version of the building and brick with the upkeep and maintenance.

Podjaske replied that the brick would hold up better than vinyl or other materials but currently there are no requirements in the ordinance.

Nathan Waggner replied that it would be a darker red brick with a gray/sandstone trim.

The owners of 114 Clare Street expressed their concern with privacy since they own the 7-acre lot behind the current hospitality house. They're concerned with the noise, lighting and traffic right next to their home.

Podjaske replied that the current tree line between the two would not be removed.

XI. Zoning Administrators Report

Podjaske handed out a list of meetings he attended. He added there was nothing new to report with the holidays.

XII. City Council Update

Refer to City Council Minutes from 12-13-2021.

XIII. Commissioner Comments

None.

XIV. Adjournment

21-087

Moved by Forbes seconded by Gosling to adjourn the meeting.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

Adjourned meeting at 6:50pm

Chelsea Goodwin, City Clerk/Treasurer

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