

**RECORD OF PLANNING COMMISSION PROCEEDINGS  
REGULAR MEETING HELD ON  
THE 19<sup>th</sup> DAY OF APRIL, 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, Doe, Gosling, Forbes, Teeter, Nelson

Members Absent: Rosin

Also, in Attendance: Erich Podjaske, Zoning Administrator, Chelsea Goodwin, City Clerk/Treasurer, Jill Tremonti, Grayling Main Street Manager, Jack Pettyjohn

**IV. Public Comment**

None

**V. Approval of Agenda**

**22-013**

**Moved by Forbes seconded by Teeter to approve the agenda with the removal of #2 Appointment of Officers.**

**Ayes: 6**

**Nays: 0**

**Abstain: 0**

**Absent: 1**

**Vacant: 0**

**Motion Carried**

**VI. Approval of Minutes**

**22-014**

**Moved by Doe seconded by Forbes to approve the regular meeting minutes of March 15, 2022 as presented.**

**Ayes: 6**

**Nays: 0**

**Abstain: 0**

**Absent: 1**

**Vacant: 0**

**Motion Carried**

**VII. Public Hearing**

**A. EZ Mart, 608 James Street**

Public Hearing opened @ 6:04pm.

Heidi Farmer expressed her concerns with the gas station and convenience store struggling with the economy and their ability to sustain business with customers not buying as much gas with the rising prices. She stated that she was in favor of the upgrade to the current EZ Mart but worried about the long-term success of it.

Tim Ash stated that he thought it would be beneficial to the community for the upgrade to the business and downtown Grayling.

Matt LaFontaine stated that he hoped it would benefit the community especially being on a main corner in downtown grayling that has heavy traffic flow.

Public Hearing closed @ 6:10pm.

**VIII. New Business**

**IX. Unfinished Business**

**A. EZ Mart, 608 James Street Special Use Permit and Site Plan**

**22-015**

**Moved by Forbes seconded by Teeter to approve the Special Use Permit for 608 James Street.**

**Ayes: 6**

**Nays: 0**

**Abstain: 0**

**Absent: 1**

**Vacant: 0**

**Motion Carried**

EZ Mart contractor Jim Simon explained that he is confident on the longevity of the gas station/convenient store that has been widely known and successful all over Michigan. He is confident that the company is here to stay. He explained that the architectural look of the building would be a wood frame and have a hunter green asphalt roof similar to the other Blarney Castle stores. Doe asked if it would be similar to the Blarney Castle in Lake City and that he really liked the look of that store. Simon replied yes. He explained that the benefit of this project would be the ability to build the new store before closing the old store so there wouldn't be a gap in business. He also mentioned that the asbestos remediation had been completed.

The new presented site plan provided, as requested, the traffic flow diagram, wall pack lighting instead of light poles, elimination of the back door for snow storage and dumpster resulting in deliveries going through the front door now, MDOT approval, vinyl fencing and a variety of hardy weather shrubbery. Canopy maintenance could possibly include the whole façade being redone.

Chair Hehir questioned additional snow storage as well as general outdoor storage, wall pack lighting on the backside of the building and landscape details as far as the height of the shrubbery when planted and the maturity height of them to determine whether or not it would obstruct the view of traffic.

Podjaske stated that he was not comfortable approving the site plan still having a few unknowns and possible changes yet. He suggested to hold a special meeting once the site plan is final for approval instead of waiting months since everyone is eager to see the old Cedar Motel taken down and the project move forward. Members agreed.

Simon will email the site plan with the updates to Podjaske for Members to review and set a special meeting date.

## **B. Marijuana Ordinance Draft**

Podjaske explained that the ordinance for Alpena, Traverse City, Kalkaska and West Branch were all close but Alpena had the best fit for putting Grayling's Marijuana Ordinance Draft together. Members had general discussion about the draft. Chair Hehir suggested putting together an advisory board to recommend to City Council for approval. Podjaske mentioned that the board would need to decide whether or not to limit the number of licenses for each. There are two parts, the Code of Ordinance and the Zoning Ordinance. The Zoning Ordinance would define what is allowed in the different areas of Grayling. He suggested that if the board would like to move forward to hold a work session to go over it more in-depth because it is a lot to go through. Members agreed. Podjaske said he would send out a list of dates for a work session.

## **C. Design Standards**

Nothing new to report. Will be setting a meeting to go over.

## **X. Public Comment**

Heidi Farmer asked if urban chicken were allowed under the city ordinances and that she can hear roosters every morning.

Podjaske stated that chickens are not allowed within city limits and he was not aware of any chickens and/or roosters in the city.

## **XI. Zoning Administrators Report**

Podjaske explained his admin report handout on project updates in the area. Not much new.

**XII. City Council Update**

Refer to City Council Minutes from 3-14-2022.

**XIII. Commissioner Comments**

None.

**XIV. Adjournment**

**22-016**

**Moved by Forbes seconded by Teeter to adjourn the meeting.**

**Ayes: 7**

**Nays: 0**

**Abstain: 0**

**Absent: 1**

**Vacant: 0**

**Motion Carried**

Adjourned meeting at 7:20pm

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Chelsea Goodwin, City Clerk/Treasurer

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