

**RECORD OF PLANNING COMMISSION PROCEEDINGS  
REGULAR MEETING  
HELD ON THE 21<sup>st</sup> DAY OF MAY, 2019 @ 6:00 PM  
1020 CITY BOULEVARD, GRAYLING, MICHIGAN**

**I. Meeting called to order by Chair Williamson at 6:00 pm**

**II. Roll Call**

Members Present: Jon Williamson, Richard Doe, Dee VanNuck, Clinton Ross, Heather Forbes, April Hehir and RaDel Rosin.

Members Absent:

Vacant Seat: None

Also, in Attendance: Erich Podjaske; Zoning Officer, Bill Gannon, Matt and Christine LaFontaine, Peter Hahn, Jason Ballard, Marilyn Crowley, Tom Steffen, Dan Sanderson, Brian Edelin, Kimberly Hatfield, Ronda Rakoczy and Michael Colby.

**III. Public Comment**

None

**IV. Approval of Agenda**

**19-017**

**Moved by VanNuck seconded by Forbes to approve the Agenda as presented  
Ayes: 7, Nays: 0, Abstain: 0, Absent: 0, Vacant: 0 motion carried.**

**V. Approval of Minutes**

**19-018**

**Moved by Forbes seconded by VanNuck to approve April 22, 2019 Regular Meeting  
Minutes as presented  
Ayes: 7, Nays: 0, Abstain: 0, Absent: 0, Vacant: 0 motion carried.**

**VI. Public Hearing**

**A. Conditional Re-zoning from C-3A to Industrial -5671 W M-72**

Zoning Officer Podjaske mentioned that two letters not in support of the re-zoning were received and that members had copies to review. He also handed out a letter from Jay Bird Manufacturing that explained the business operations.

Jason Ballard explained they have been in business since 1989 and they would be making a product for Arauco that are used to strap their product when shipping.

Member Doe asked how many trucks would be in and out per day.

Jason Ballard said one in and one out per day.

Chair Williamson reminded everyone that this is a conditional re-zoning and would revert back to its current re-zoning once they leave the site.

Member VanNuck asked on the sawdust put in bags and where they would be stored. Jason Ballard said they would be stored inside and that they would be shipped back to Arauco for them to repurpose.

Mr. & Mrs. LaFontaine voiced their concerns with re-zoning the property and that this type of business should be in the industrial park.

Jason Ballard mentioned that it will all be kept indoors and meets the Fire Marshall standards.

Member Forbes asked about if the building had a fire suppression system.

Bill Gannon said yes, just needed to be reactivated.

Chair Williamson mentioned it was not currently functional and would need to be brought up to code to meet today's requirements.

Kimberly Hatfield asked if the river could ever be contaminated if something bad happened, how many employees would they employee

Pete Hahn mentioned there would be 7 to 10 employees from 8 to 5, one truck in and one truck out per day and no waist/air stream that would affect the area.

Member Forbes asked about the chemicals in the dust if something were to happen.

Pete Hahn it is contained within the building

Chair Williamson mentioned it is the flour stuff that is explosive and it would be a flash fire.

Mrs. LaFontaine asked why not look in the industrial park for a location

Pete Hahn there is nothing in the industrial park that fits their needs and if build it would take longer to get up and going and they are currently trucking to AR and back.

Mrs. LaFontaine the industrial park is for these kinds of businesses.

Jason Ballard noted the sawdust is put in corrugated boxes and loaded in a box van and taken back to Arauco

Mr. Steffen mentioned the plans for a 5-story retail/apartment complex is in the works for Michigan Ave. and is torn on if this should be allowed in the location, not the ideal thing to look at but yet need businesses in Grayling that would be increasing jobs within Grayling.

Kimberly Hatfield mentioned it is only 8-10 jobs and why haven't they looked to be closer to Arauco

Pete Hahn mentioned they are, but this current location has been an empty warehouse and if not used may stay empty.

Jason Ballard mentioned it was a timing thing, if fails it would be months before they may find a place or build. They are only going to be leasing the building and they are not looking to harm residents or the environment. He understands the concerns and respects the comments.

Kimberly Hatfield asked how long the lease was for.

Jason Ballard said one year

Kimberly Hatfield asked if they would move to a new location in one year

Jason Ballard said the hope is for a larger facility, but that is not currently in the works

Ronda Rakoczy asked if approved, do they have plans to beautify the area and make it look more appealing.

Pete Hahn we could

Chair Williamson mentioned there are steps the board needs to review for a conditional re-zoning to see if it fits/meets the requirements.

Member Ross read question A-E under the zoning ordinance 10.2.3 #2

Chair Williamson closed the public hearing at 634 pm

## **19-019**

**Moved by Williamson seconded by Forbes to not recommend moving forward with the Conditional Re-zoning from C-3A to Industrial to City Council.**

**Ayes: 7, Nays: 0, Abstain: 0, Absent: 0, Vacant: 0 motion carried.**

## **VII. New Business**

### **A. Sawmill-Site Plan Review**

Zoning Officer Podjaske mentioned that a few members, fire department and DPW have reviewed the plans.

Mike Corby and Marilyn Crowley explained the plans and funding and also thanked the members who traveled to Grand Rapids to view a similar project they had completed.

Members asked general questions of the project.

Zoning Officer Podjaske asked what the time line is for the project.

Marilyn Crowley said they do not know exactly; it depends on when all the funding is in place but felt the demo of the current building would start this fall.

### **19-020**

**Moved by VanNuck seconded by Forbes to approve the Site Plan Review as submitted and to allow the 5 stories.**

**Ayes: 7, Nays: 0, Abstain: 0, Absent: 0, Vacant: 0 motion carried.**

### **B. Master Plan**

Members reviewed chapters 4 & 5 and made changes.

### **Unfinished Business:**

None

## **VIII. Public Comment**

None

## **IX. Zoning Administrators Report**

Zoning Officer Podjaske he had been working on code enforcement, a new candy store would be opening downtown, the hotel that is being proposed for downtown just received demo and asbestos quotes and they are still working with MEDC on this project. He then mentioned that the Northern Market has been contacted with possible funding of 10 million or more and has asked to be kept unanimous at this time, so city staff has been working to get everything submitted and reviewed. It will then go to this board sometime in August for approval.

Member Ross mentioned that LaFontaine's purchased Diane's Carwash

## **X. City Council Update**

Member Forbes gave members an update on the last City Council meeting.

## **XI. Commissioner Comment**

None

## **XII. Correspondence**

None

## **XIII. Adjournment**

**19-021**

**Moved by Ross seconded by VanNuck to adjourn meeting.  
Ayes: 7, Nays: 0, Abstain: 0, Absent: 0, Vacant: 0 motion carried.**

Meeting adjourned at 7:33 pm

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Lisa K Johnson  
City Clerk/Treasurer