

**RECORD OF PLANNING COMMISSION PROCEEDINGS
REGULAR MEETING HELD ON
THE 21st DAY OF JUNE 2022
1020 CITY BOULEVARD, GRAYLING, MI**

I. Meeting called to order by Chair Hehir at 6:01 P.M.

II. Pledge of Allegiance

III. Roll Call

Members Present: Hehir, Rosin, Gosling, Forbes, Teeter, Nelson, Doe

Members Absent: None

Also, in Attendance: Erich Podjaske, Zoning Administrator, Chelsea Goodwin, City Clerk/Treasurer, and members of the public.

IV. Public Comment

Richard Rawlings presented his plan to purchase 308 E Michigan Ave to open a coin-operated laundromat but would need the property to be rezoned. The property's current zoning does not allow for laundromats currently. He plans to have the laundromat on one side and potentially lease the other side of the building to another business. Eventually, he would like to also add 2 rental units behind the laundromat. There will not be any chemicals used for the dry-cleaning meaning there won't be any chemicals going down into the sewer. He has already checked on the existing utilities and are able to support a laundromat. Board members agreed to hear more and for the item to be added to the agenda under new business.

V. Approval of Agenda

22-017

Moved by Forbes seconded by Gosling to approve the agenda with the addition of item #B – Rezoning of 308 E Michigan Ave., under new business.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

VI. Approval of Minutes

22-018

Moved by Forbes seconded by Teeter to approve the meeting minutes from April 19, 2022 as presented.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

22-019

Moved by Forbes seconded by Teeter to approve the meeting minutes from May 17, 2022 as presented.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

VII. Public Hearing

Opened public hearing at 6:10pm

None.

Closed public hearing at 6:11pm

VIII. New Business

A. Rezoning on property off Knight Street

The owner of the property at the end of Knight Street, Mr. Singh, is requesting the property be rezoned to R-1 to allow him to build (3) rental homes. The homes would be 3 bedroom/2 bathroom and approximately 150 square feet.

22-020

Moved by Gosling seconded by Doe to recommend to City Council for the property to be rezoned.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

B. Rezoning of 308 E Michigan Ave.

Chair Hehir asked Mr. Rawlings if he had investigated the old laundromat. Mr. Rawlings replied yes that the building is being demolished and removed due to contamination from the previous chemicals used there. He stated that he was hoping to have the business up and running within a couple months and that he has already done the research, received quotes, signed a purchase agreement pending the rezoning, utilities, and funding. He would not be doing much renovating to the inside other than removing a couple non-load bearing walls.

IX. Unfinished Business

A. EZ Mart Site Plan

Jim Simon with Blarney Castle announced that they had recently also acquired the Fenton's building which had changed the site plan. It now has better parking, access to fueling, loading/unloading space and snow storage.

Podjaske explained that with all the changes, there would need to be another public hearing before approving the site plan. He also informed him that he would need an updated letter from MDOT. Public hearing to be set for the July 19th meeting.

B. Marijuana Draft

Podjaske explained that he had recently met with the city attorney. He wanted to add a couple things and would have it back to him soon.

C. Design Standards

No meeting. Nothing to report.

X. Public Comment

None

XI. Zoning Administrators Report

See attached

XII. City Council Update

Refer to City Council Minutes from June 27, 2022.

XIII. Commissioner Comments

Forbes talked about her experience at camp Grayling and shooting a cannon.
Rosin mentioned that the Hospitality House property was looking good with the demolition in progress.
Chair Hehir stated that she would not be at the next meeting.

XIV. Adjournment

22-021

Moved by Forbes seconded by Rosin to adjourn the meeting.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

Adjourned meeting at 7:04pm

Chelsea Goodwin, City Clerk/Treasurer

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