

**RECORD OF PLANNING COMMISSION PROCEEDINGS  
REGULAR MEETING HELD ON THE 20<sup>TH</sup> DAY OF AUGUST 2019  
1020 CITY BOULEVARD, GRAYLING, MI**

Meeting called to order by Vice Chair Ross at 6:30 P.M.

**I. Roll Call**

Members Present: Hehir, Ross, Teeter, Forbes and Doe

Members Absent: Rosin, Williamson

Vacant Seats: None

Also in Attendance: Lisa Johnson City Clerk, Erich Podjaske, Zoning Administrator, Tom Steffen, Cherise Nelson, Roger Moshier, Janice Stevenson, Paul W., Richard and Missy Hoag, Mat and Christine LaFontaine and Gus and Christine Preinel

**II. Public Comment**

None

**III. Approval of Agenda**

19-25

**Moved by Doe seconded by Forbes to approve the agenda as presented.**

**Ayes: 5, Nays: 0, Abstain: 0, Absent: 2, Vacant 0, Motion Carried**

**IV. Approval of Consent Agenda**

19-26

**Moved by Hehir seconded by Forbes to approve the consent agenda as presented. Ayes:**

**5, Nays: 0, Abstain: 0, Absent: 2, Vacant 0, Motion Carried**

**V. Public Input Session**

**A. Proposed Planned Unit Development**

Steffen explained his proposed project and that currently it shows 7 homes. The size of each will be approx. 20x27 (512 sq. ft.) He explained that this is currently what he is thinking and is asking the public what they like and don't like about the proposed project.

Paul W. asked why 7 homes.

Steffen mentioned it was the maximum allowed on the lot.

Podjaske mentioned to the public that this is just a drawing and not the final. Steffen is just brining this drawing to the commission and public to review his proposed idea.

Missy Hoag asked if that was filling all of the property.

Janice Stevenson asked how many each house could accommodate

Podjaske said 1 to 2

Janice Stevenson asked on the small side yard between the homes.

Steffen said it would be about 8 feet.

Janice Stevenson asked about the zoning section 5.7.1-5.7.4 and feel this will not fit the questions.

Podjaske said that is why it is being proposed as a Planned Unit Development.

Janice Stevenson asked if they will be condos and will they be sold.

Steffen mentioned he was not sure as of yet, could be rentals.

Janice Stevenson asked what the cost would be as rentals.

Steffen said approx. \$700 per month.

Janice Stevenson said if there were 2 occupants in each that is 14 people and only 6 parking spaces, which is not enough.

Podjaske reminded everyone this is just a preliminary drawing and that Steffen would have to meet the parking requirements.

Janice Stevenson feels it is on a bad corner and how is traffic going to flow. She doesn't feel it is beneficial to the area or solve the problem of housing.

Richard Hoag looks at the property every day and feels 14 cars will be too much and feels the lot is too small for 7 homes.

Podjaske again reminded everyone this is only a preliminary and it has to meet parking and it is only a concept at this time.

Richard Hoag said he is against this project.

Janice Stevenson asked, what about the animals at least half will own a pet.

Richard Hoag asked where they will park recreational vehicles they own, such as snowmobiles, boats and so on. There will be no parking for those items.

Janice Stevenson asked about if they are young couples and then have children, who will know how many are living in a unit.

Christine LaFontaine feels an association is the better way to go, it has set rules and the association has to police it. She would rather see them sold and not be rentals.

Roger Moshier wished the chair was in attendance to know what the fire department thought on spacing. He feels a home should be built not small homes.

Missy Hoag mentioned the city already has apartment and rentals.

Roger Moshier mentioned there are waiting list for apartments and did mention the Housing Commission is considering purchasing a lot and expanding. He feels this project is in the wrong place and will just add more traffic to the already busy street.

Paul W. mentioned that State Street is a busy street feels it would be more congested.

Matt LaFontaine likes the clean look of the small homes. Only would be in favor of this if the homes were sold. It needs to be an association to regulate restrictions. He also isn't sure if this is the correct location for the small homes.

Christine LaFontaine mentioned that people who work for them want to live in Grayling and can't find anywhere to live in Grayling, the city needs housing. She feels 4 homes would be better than 7.

Richard Hoag asked on washer and dryers.

Steffen said each unit would have one.

Podjaske explained the layout of the homes.

Janice Stevenson asked the LaFontaine's if they were going to purchase them.

Christine LaFontaine said no. She said she likes the concept but isn't sure on the location and number of homes on the preliminary drawing. She did mention that the younger generation wants small homes.

Matt LaFontaine mentioned that some apartments are smaller than what is being proposed.

Vice Chair Ross closed public comment

Vice Chair Ross asked members if they had any questions for Steffen

Member Forbes asked Steffen on the plans and if this is just a rendering of what he is thinking of constructing.

Steffen said yes, just a rendering and if positive will come back with architect drawings.

Podjaske mentioned the fire concerns would be reviewed at that time.

Steffen asked if the Planned Unit Development is acceptable with the commission.

Member Doe asked where the communal area was on the drawing.

Podjaske said in the center.

Member Hehir mentioned the criteria under Zoning Section 7.3.2, it has to meet those to be approved. She also mentioned if approved to move forward with the concept, he would have six months to bring back to the commission.

19-027

**Moved by Hehir seconded by Forbes to approve the preliminary Planned Unit Development with a final site plan review.**

Member Doe mentioned a developer should look at the fire aspect

Member Hehir said they will have to

Member Doe mentioned an association would be a positive to police it.

Vice Chair Ross feels it is too many units and would like to see them sold and not rentals.

Member Forbes feels people are downsizing and living smaller, but feels less units would be better and allow for more green space.

**5, Nays: 0, Abstain: 0, Absent: 2, Vacant 0, Motion Carried**

## **VI. New Business**

### **A. Draft Amendment to the Zoning Ordinance #1**

Podjaske mentioned that the LaFontaine's submitted an application with a draft amendment to the zoning ordinance that would allow new vehicles to be parked at different locations within the C-1, C-3A, C-3B and RC districts.

Member Doe asked that this is only for commercial property.

Podjaske said it is changing 4 districts and it would only allow 5 vehicles in all districts and not 5 at each district.

Member Doe said he would be ok with that.

General discussion took place.

Podjaske asked if the members wished him to move forward with a public hearing on this proposed change.

Consensus of the members was to hold a Public Hearing at the next scheduled meeting.

Member Hehir mentioned it looked like it would allow 5 in each district.

Podjaske said he would make sure it would be changed to only allow 5 in all districts.

Roger Moshier asked if it was for used and new.

Podjaske said new only.

**A. Draft Amendment to the Zoning Ordinance #2**

Podjaske mentioned this was to amend Section 3.9 Clear vision. Corner lots for a fence must currently go at an angle and feels it doesn't need to. He had pictures to show members. Member Doe mentioned the 10' should stay in for driveways. Podjaske mentioned that privacy fences would still have the setbacks. Member Hehir mentioned that is why there is a road right of way. General discussion took place.

Consensus of the members was to also hold a public hearing for amendment #2 once a draft has been prepared.

Podjaske will email the members a final draft once drafted.

**VII. Unfinished Business**

None

**VIII. Public Comments**

None

**IX. Zoning Administrators Report**

Podjaske gave a verbal report.

**X. City Council Update**

Member Forbes gave a verbal report.

**XI. Commissioner Comments**

None

**XIII. Adjournment**

19-028

**Moved by Forbes seconded by Ross that the meeting is adjourned.  
Ayes: 5, Nays: 0, Abstain: 0, Absent: 2, Vacant 0, Motion Carried**

Adjourned meeting at 7:25 pm.

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Lisa K Johnson,  
City Clerk/Treasurer

Approved 9-17-19

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