

**RECORD OF PLANNING COMMISSION PROCEEDINGS  
MEETING HELD ON THE 15<sup>th</sup> DAY OF SEPTEMBER, 2020  
1020 CITY BOULEVARD, GRAYLING, MI**

Meeting called to order by Chair Hehir at 6:00 P.M.

**I. Roll Call**

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

Members Absent: None

Vacant Seats: Two

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

**II. Public Comment**

None

**III. Approval of Agenda**

20-027

**Moved by Forbes seconded Rosin to approve the agenda as presented**

**Ayes: 5**

**Nays: 0,**

**Abstain: 0,**

**Absent: 0**

**Vacant 2**

**Motion Carried**

**IV. Approval of Minutes**

20-028

**Moved by Doe seconded by Forbes to approve the regular meeting minutes of August 18, 2020 as presented.**

**Ayes: 5**

**Nays: 0,**

**Abstain: 0,**

**Absent: 0**

**Vacant 2**

**Motion Carried**

Adjourned Regular Meeting

Started Public Hearing

## V. PUBLIC HEARING

A. Thomas Steffen, PUD

No Public Comments

Closed Public Hearing  
Resumed Regular Meeting.

## VI. New Business

None

## VII. Unfinished Business

### A. Thomas Steffen PUD

Member Forbes stated she liked the addition of the washer & dryer in units. Member Doe stated he liked the layout with smaller units towards the back. He asked Mr. Steffen about the foundations of the units. Mr. Steffen replied that the foundations would be poured shallow, frost protected foundations. Mr. Steffen emailed final site plan with revisions on May 19<sup>th</sup>. Chair Hehir informed Mr. Steffen he needed to update the HOA rules and regulations and add his contact information on the first page since he is the owner. Member Rosin asked when he planned on breaking ground. Mr. Steffen stated he would like to put up one unit to get the word out and get a feel for the interest in the community. He plans to demo existing structure before then. His goal is to have first up in spring and hopes to be done by end of summer. Chair Hehir informed Mr. Steffen that no phase plan was needed if completed within 1 year. Mr. Steffen stated he would need an approval to move forward and acquire permanent financing from mortgage holders but does have building financing in place currently. Podjaske suggested to Members a conditional approval in order for Mr. Steffen to secure funding. Mr. Steffen will need to submit phasing and timeline plan prior to initial construction. Chair Hehir asked what exterior material will be used. Member Rosin and Podjaske suggested board & batten, cedar shake and/or cement board as shown in previous model pictures for a clean look and each have individual character. Chair Hehir asked for a list of interested buyers, building materials and list of deviations be included in the phasing plan.

20-029

**Moved by Doe seconded by Forbes to approve conditional approval in order for Mr. Steffen to secure funding and submit Phasing & Timing plan prior to construction.**

**Ayes: 5**

**Nays: 0,**

**Abstain: 0,**

**Absent: 0**

**Vacant 2**

**Motion Carried**

### **B. Accessory Structures**

Members received a revised zoning amendment with previously discussed modifications. Member Doe suggested taking the proposed ‘shipping container’ section out of the amendment (3.6.1 11b) and add shipping containers to the list of structures not allowed to avoid having shipping containers popping up all over the City.

Podjaske informed Members of the added section (3.6.1 15) for vehicle charging stations as they are now becoming more common but did not fall under an existing category currently. Members were in agreeance and will hold a Public Hearing during regular meeting on October 20, 2020 at 6pm. Notice will be sent to the newspaper no later than September 25, 2020 for following week newspaper.

### **VIII. Public Comments**

None

### **IX. Zoning Administrators Report**

Zoning Officer Podjaske gave a verbal report. He stated the Sawmill project was a go. That EGLE approved \$554,000 in more grant funding but the structure will be reduced to a 3-story from a 5-story due to lack of funding. A new site plan will need to be submitted because of the 10%+ change. Demo to start the end of October. New construction to start in the spring and completed by end of 2021.

### **X. City Council Update**

Member Forbes gave a verbal report.

### **XI. Commissioner Comments**

None

### **XII. Adjournment**

20-030

**Moved by Forbes seconded by Hehir to adjourn meeting.**

**Ayes: 5**

**Nays: 0,**

**Abstain: 0,**

**Absent: 0**

**Vacant 2**

**Motion Carried**

Adjourned meeting at 7:12 pm.

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Chelsea Goodwin, Grayling City Deputy Clerk/Treasurer

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