

**CITY OF GRAYLING**  
**CITY COUNCIL**  
**REGULAR MEETING MINUTES**  
**Monday, April 8, 2024**

**I. Meeting called to order by Mayor Forbes at 6:30 pm**

**II. Pledge of Allegiance**

**III. Roll Call**

Members Present: Pettyjohn, Moshier, Nelson, Forbes

Members Absent: Sloan

Vacant Seats: None

Also in Attendance: Lori McGeorge (City Clerk), Jenny Maples (City Treasurer), Ben Yoder (Zoning Administrator), Amanda Clough (City Police Chief), Ilene Wilson, Michelle Phillips, Mack McClelland

**IV. Public Comment**

None.

**V. Approval of Agenda**

**24-025**

**Moved by Nelson, seconded by Pettyjohn to approve the agenda as presented.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain: 0, Absent: 1, Vacant: 0**

**Motion Carried**

**VI. Approval of Consent Agenda**

**24-026**

**Moved by Pettyjohn, seconded by Nelson to approve items #C - #H. Moshier indicated that he would like the minutes from March 11, 2024 to contain more in-depth conversation and will be brought back to the next meeting for additional review.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

**VII. City Manager's Report**

Podjaske elaborated on his report with additional information regarding the following:  
March 12: Podjaske explained that there was a sewer back-up by The Brook and that the sewer lines need to be cleaned out block by block over the summer.

March 20: Podjaske explained that that an appraisal may be needed regarding the apartments behind Save-A-Lot in order to prove their value.

April 2: Podjaske explained that himself, Josie Swander and Pettyjohn met with Joe Merchant regarding his views /suggestions in regards to Grayling's economy.

April 4: Podjaske and Yoder explained that a court hearing was completed in regards to the Respecki property with the judge ruling that they have 30 days to clean up the property.

## **VIII. Unfinished Business**

### **A. Sawmill Lofts Brownfield TIF Plan**

**24-027**

Podjaske indicated that a work session will be needed with Marilyn as a 3<sup>rd</sup> party consultant. Mack McClelland explained that a provision needed to be done in order to terminate the prior plan from 2017 with a new plan being proposed.

**Moved by Pettyjohn, seconded by Nelson to approve the termination of the prior Sawmill Lofts Brownfield TIF plan from 2017.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

**24-028**

**Moved by Pettyjohn, seconded by Nelson to approve the new Sawmill Lofts Brownfield TIF Plan.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

### **B. Northern Market, Resolution to Terminate Brownfield Plan**

**24-029**

**Moved by Moshier, seconded by Nelson to waive the reading of the resolution.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

**24-030**

**Moved by Pettyjohn, seconded by Nelson to approve the resolution to terminate the Brownfield Plan for Northern Market.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

### **C. Marihuana Code of Ordinance Amendments**

#### **24-031**

Podjaske and Yoder explained the amendments would require a change to the code or ordinance. The changes include removing the requirement for both a medical and recreational license, removing the “living wage” requirement as well as a benefit package.

**Moved by Nelson, seconded by Pettyjohn to approve the Marihuana Code of Ordinance Amendments as noted above.**

**Roll Call Vote**

**Ayes: 3 Nays: 1, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

### **D. Zoning Ordinance, Section 7.14 Amendment**

#### **24-032**

Podjaske and Yoder explained the proposed changes to the ordinance that include reducing the pedestrian access from the curb to 5 feet, removing the “enclosed structures” from the Design Standards and providing new language regarding “Sidewalk Café Barriers”.

**Moved by Nelson, seconded by Pettyjohn to approve the amendment to the Zoning Ordinance, Section 7.14 as noted above.**

**Roll Call Vote**

**Ayes: 3 Nays: 1, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

### **E. Set DDA TIF Plan Public Hearing for June 10, 2024**

Podjaske elaborated on the setting the date for the public hearing as notices need to be sent. The draft needs to be reviewed with implementation taking place in 2025.

## **IX. New Business**

### **A. 24/25 Draft Budget**

Podjaske explained some line items of the proposed budget but indicated that the Military Budget was not included and would be brought to the next meeting.

### **B. Parking Next to The Brickery Building**

Podjaske explained that The City had received an email from The Brickery in regards to their parking and wanted to get additional feedback from Council Members. The possibility of gifting the land for parking in the front of The Brickery was discussed with Pettyjohn and Forbes opposed. Everyone agreed that the parking lines could be repainted.

### **C. Industrial Lots**

Podjaske explained that the City was contacted by a realtor regarding the Industrial lots by the sewer ponds. The proposed development is a wholesale food distributor. A letter of intent was drafted that indicated they would offer \$71,000 with most of the closing costs paid for by the City. The consensus was that the City would not pay for any closing costs and the development clause needs to be changed to 1 year.

## **X. REPORTS**

### **A. Planning Commission**

No questions were presented.

### **B. DDA**

Nelson wanted to get specifics in regards to the tribute for Greg. The tribute is planned for during the Block Party.

### **C. Police Department**

Chief Clough elaborated on her report including an upcoming mass casualty exercise at Camp Grayling. The outfitting for the in-car and body cam will be completed soon. Officer Paille is back on light duty. Pettyjohn had questions for the Chief in regards to "Squatter's Rights".

### **D. Fire Department**

None provided.

## **XI. PUBLIC COMMENT**

None.

## **XII. COUNCIL MEMBER COMMENTS**

Moshier indicated that the Housing Commission is looking for a new director and that some of the main roadways are in need of repair. Podjaske said that he would reach out to DPW in regards to needed repairs. He also spoke about the AuSable Artisan Village and their upcoming grand opening. He would like to present a key to the City to Terry before he retires due to all the contributions he has made throughout the years. Moshier also spoke on Terry's contributions as well. Podjaske, Yoder and Pettyjohn discussed the sidewalk with Pettyjohn inquiring if the poles by the sidewalk will be staying. Yoder indicated they were.

## **XIII. Correspondence**

## **A. Camp Grayling**

Heather spoke about the upcoming talent show and the Pass in Review. Everyone should attend the Hail and Farwell dinner.

## **XIV. Adjournment**

**24-033**

**Moved by Nelson, seconded by Pettyjohn that meeting is adjourned.**

**Roll Call Vote**

**Ayes: 4 Nays: 0, Abstain 0, Absent: 1, Vacant: 0**

**Motion Carried**

**Adjourned at 7:33 PM**