

**RECORD OF PLANNING COMMISSION PROCEEDINGS
REGULAR MEETING & PUBLIC INPUT HELD ON
THE 18th DAY OF JUNE 2024
1020 CITY BOULEVARD, GRAYLING, MI**

- I. Meeting called to order by Chair Gosling at 6:00 P.M.**
- II. Pledge of Allegiance**
- III. Election of Officers**

Moved by Nelson, seconded by Contreras to nominate Gosling as Chairperson.

Ayes: 4

Nays: 0

Abstain: 1

Absent: 0

Vacant: 2

Moved by Gosling, seconded by Nelson to nominate Gross as Vice-Chairperson

Ayes: 4

Nays: 0

Abstain: 1

Absent: 0

Vacant: 2

- IV. Roll Call**

Members Present: Gosling, Nelson, Gross, Doe, Contreras

Members Absent: None

Also, in Attendance: Ben Yoder (Zoning Administrator), Lori McGeorge (City Clerk), Erich Podjaske (City Manager), John Paramski, Thomas Steffen, April Hehir, Rae Gosling, Matt LaFontaine, Roger Moshier, Karen Harrison, Jeffrey Gardner, Jeremy & Darcie Bowers, various representatives and attorneys for Krist Oil and Knight Enterprises

- V. Public Comment**

Some of the public commented on their concerns for the development as well as the “eye sore” that the property has become and the probability of someone developing it.

- VI. Approval of Agenda**

24-026

Moved by Nelson, seconded by Gross to approve the agenda.

Ayes: 5

Nays: 0

Abstain: 0

Absent: 0
Vacant: 2
Motion Carried

VII. Approval of Minutes

May 21, 2024

24-027

Moved by Gross, seconded by Nelson to approve the meeting minutes for May 21, 2024 as presented.

Ayes: 5

Nays: 0

Abstain: 0

Absent: 2

Vacant: 0

Motion Carried

VIII. Public Hearing

A. Special Land Use for KRIST gas station/convenience store

Opened at 6:05 pm

Many of the public had comments in regards to its current use, the concerns about the proposed use in close proximity of the river, types of mitigation of the current contamination, etc.

Closed at 6:15 pm

IX. New Business

A. Special Land Use for KRIST gas station/convenience store

24-028

The board had many questions for the KRIST/Knight Enterprises attorneys and representatives regarding the clean-up and its close proximity to the river. KRIST agreed that much clean-up is needed. They want to develop and help clean-up the site without asking for additional resources. Additional information was given to the board regarding the clean-up process and responsibilities. The court order regarding the agreed upon special land use was discussed.

**Moved by Gross with no second to deny the Special Land Use for KRIST.
Motion dies due to lack of a 2nd.**

Additional discussion was had in regards to the current court order in place. KRIST is going to participate in the clean-up and can't operate until EGLE approves.

Moved by Contreras, seconded by Doe to approve the Special Lane Use for KRIST.

Ayes: 3

Nays: 2

Abstain: 0

Absent: 0

Vacant: 2

Motion Carried

B. Site Plan Review - KRIST

24-029

There was much discussion regarding the on-site Storm Water Retention. City Ordinance currently calls for it to be 100% contained onsite while KRIST has indicated that they would like to use the MDOT system. Their representatives indicated that they feel that there is a chance of the plume further migrating if 100% onsite is utilized.

Moved by Doe with no second to approve the Site Plan Review with the stipulation of using the 100% onsite storm water management system.

Motion dies due to a lack of a 2nd.

Moved by Nelson with no second to approve the Site Plan Review with the use of the MDOT system.

Motion dies due to a lack of a 2nd.

Moved by Gosling, seconded by Gross to approve 100% onsite retention with the caveat for the board to confer with an environmental consultant and have the option to approve the method with the least environmental impact.

Ayes: 5

Nays: 0

Abstain: 0

Absent: 0

Vacant: 2

Motion Carried

C. RaDel Rosin letter of resignation

24-030

Yoder explained that the Parks & Rec plan needs to be updated in order to be eligible for grants.

Moved by Nelson, seconded by Doe to accept RaDel Rosin's resignation.

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

D. New Board Member applications

There are currently 4 new applicants in which 3 are being sent to City Council for possible approval for 2 vacant positions.

E. Master Plan Chapter 8 & 10 homework

Yoder explained that chapters 8 & 10 of the master plan need to be revamped. He would like the Planning Commission to have input on revisions to take back to the consultant.

X. Public Comments

Podjaske spoke in regards to the special land use for KRIST and the board's actions.

XI. Zoning Administrator's Report

Yoder noted what was done within the last month that includes: Goodales's being approved by City Council and the Dunkin Doughnuts project trying to get their tanks set. The Respecki clean-up is coming along with a 2-week extension issued. There is also interest in the old Big Boy site by two developers.

XII. City Council Update

Nelson explained that there was a public hearing on the TIF Plan, the 24/25 budget was approved, the Nature Center will be closed for the winter and the crosswalks by the school will be painted before school starts in the fall.

XIII. Commissioner Comments

Gosling commended the board on its thoughtful questions regarding the KRIST special land use and site plan review.

XIV. Correspondence

None

XV. Adjournment

24-031

Moved by Nelson, seconded by Contreras that the meeting is adjourned:

Ayes: 5

Nays: 0

Abstain: 0

Absent: 0

Vacant: 2

Motion Carried

Adjourned meeting at 8:32 pm

Lori McGeorge, City Clerk

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