

**RECORD OF PLANNING COMMISSION PROCEEDINGS
REGULAR MEETING & PUBLIC INPUT HELD ON
THE 19th DAY OF NOVEMBER 2024
1020 CITY BOULEVARD, GRAYLING, MI**

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

II. Pledge of Allegiance

III. Roll Call

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

Members Absent: None

Also, in Attendance: Lori McGeorge (City Clerk), Ben Yoder (Zoning Administrator), Erich Podjaske (City Manager), Kip Sircely (Michigan Works), Donovan Smith (McKenna) via phone

IV. Public Comment

Kip Sircely introduced himself from Michigan Works and offered information.

V. Approval of Agenda

24-047

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

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

VI. Approval of Minutes

September 17, 2024

24-048

Moved by LaFontaine, seconded by Gross to approve the meeting minutes for September 17, 2024, as presented.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

VII. New Business

A. Master Plan Update

Donovan Smith from McKenna attended via phone and went over where we are at on the process of the Master Plan Update. Smith sent over several documents to review, i.e. Goals & Objectives, Market Reports, Housing Needs Assessment, Community Engagement Memo and Project Schedule for the Master Plan. Additional discussion was given by the board that included city demographics.

B. Zoning Amendment Discussion – Allowing Child Care Facilities in C-1 & C-2 District

Yoder explained that he had a request for a home daycare to be operated in C2. Discussion with the board was had regarding allowing home daycares in C1 & C2 to mirror the other districts. 6 children or less would not require a permit while 7-12 would need special land use. A public hearing will need to be conducted in order amend the ordinance.

24-049

Moved by LaFontaine, seconded by Doe to have a public hearing regarding approving home daycares in C1 & C2 districts.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

C. Overlay Historic Zoning District Discussion

Yoder explained that the overlay would go over the current zoning for the CLG Historic Preservation program. The Planning Commission would set the boundaries. Discussion was had regarding the scope of the overlay. It was agreed to bring this topic back for discussion at the next meeting. Yoder will send out additional information regarding the program along with a sample ordinance.

D. Allowing Chickens in the City Discussion

Yoder provided information to the board from other municipalities regarding having chickens within City limits. A resident had requested that this be brought before City Council. City Council has now sent it to the Planning Commission for discussion and consideration. Several board members were opposed to allowing chickens in the city with the topic tabled until the next meeting to give the opportunity for more research.

24-050

Moved by LaFontaine, seconded by Contreras to table this vote until the next meeting.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

E. 2025 Meeting Schedule

24-051

Moved by LaFontaine, seconded by Nelson to approve the 2025 meeting schedule.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

VIII. Public Comment

None.

IX. Zoning Administrator's Report

Yoder elaborated on his report including additional information regarding a developer interested in the prior car wash location. They are waiting for a survey. The Mexican restaurant will be opening soon. Compass Nutrition will be moving into the prior "Hair Station" building. Grayling Particle Park received a 2-year extension and is waiting on site plans for the Carmella building. Grayling Country Club may be interested in the old Big Boy building.

X. City Council update

Nelson provided an update regarding the last City Council meeting.

XI. Commissioner Comments

Most of the board members were unable to review the material that was sent from McKenna and requested to receive any materials needed for review further in advance of any meetings.

XII. Correspondence

None

XIII. Adjournment

24-052

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

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

Adjourned meeting at 7:12 pm

Lori McGeorge, City Clerk

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