

**RECORD OF PLANNING COMMISSION PROCEEDINGS
REGULAR MEETING & PUBLIC INPUT HELD ON
THE 17th DAY OF DECEMBER 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), Kip Sircely (Michigan Works), Representative from Carmella and other members of the public

IV. Public Comment

None.

V. Approval of Agenda

24-053

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

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

VI. Approval of Minutes

November 19, 2024

24-054

Moved by Gross, seconded by LaFontaine to approve the meeting minutes for November 19, 2024, as presented.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

VII. Public Hearing

A. Zoning Amendment #1 – Allowing Family Child Care Homes as a Permitted Use in C-1 & C-2 Zoning District.

Opened Hearing: 6:02 pm

No Public Comment

Closed Hearing: 6:03 pm

B. Zoning Amendment #2 – Allowing Group Child Care Homes as a Special Land Use in the C-1 & C-2 Zoning District.

Opened Hearing: 6:03 pm

No Public Comment

Closed Hearing: 6:04 pm

VIII. New Business

A. Zoning Amendment #1

No additional comment.

24-055

Moved by Nelson, seconded by Doe to allow Family Child Care Homes as a Permitted Use in C-1 & C-2 Zoning District as presented.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

B. Zoning Amendment #2

No additional comment.

24-056

Moved by LaFontaine, seconded by Nelson to allow Group Child Care Homes as a Special Land Use in the C-1 & C-2 Zoning District as presented.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

C. Site Plan Review - Carmella

The board reviewed the site plan with the Carmella representative. There was a slight change/addition to the print that was previously presented.

24-057

Moved by Gross, seconded by Contreras to approve the site plan for Carmella as presented.

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

IX. Unfinished Business

A. Chickens in the City

The board discussed allowing chickens within the city and how to best regulate it. There was discussion regarding how other similar communities have legalized it. Conversation was had concerning possibly having an application and/or permitting process/fee. The consensus was to do additional research and bring the discussion back to the next meeting before voting.

B. Overlay Historic District

The board discussed looking into an overlay historic district and the sample zoning amendments that were provided. The consensus was to make the district as small and generic as possible to prevent unnecessary/unwanted restrictions. The board has agreed to table the discussion for next month to do more research.

X. Public Comment

None.

XI. Zoning Administrator's Report

Yoder provided a verbal report of this month's activities that included updates regarding Dunkin Donuts & Mimi & Pipi's possibly opening in January. Mezcalito Mexican Grill has opened, Sawmill Lofts are starting. Krist is waiting for the purchase agreement to be finalized. There are no updates for the former Big Boy building. The prior laundromat building is waiting for a survey to possibly do a property split.

XII. City Council update

Nelson provided an update regarding the last City Council meeting, including upcoming public hearings regarding a water/sewer rate increase.

XIII. Commissioner Comments

LaFontaine provided an update from the most recent SAAB meeting that he attended at KCC.

XIV. Correspondence

None

XV. Adjournment

24-058

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

Ayes: 7

Nays: 0

Abstain: 0

Absent: 0

Vacant: 0

Motion Carried

Adjourned meeting at 7:01 pm

Lori McGeorge, City Clerk

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