

ARTICLE XV PLANNED COMMERCIAL DISTRICT, PC

SECTION 15.01 – INTENT

The intent is to establish a zoning district for necessary commercial uses on property, which could be released from state ownership to serve the general and light commercial needs of the community.

SECTION 15.02 – APPROVAL REQUIREMENTS

- A. All businesses wanting to locate in this area must appear before the Grayling Township Planning Commission with a written recommendation from the Industrial Development Committee of the Grayling Regional Chamber of Commerce. Once obtained, Planning Commission approval will be forwarded to the Michigan Department of Natural Resources Real Estate Division with a request to release a specific portion of land in this district for sale to the prospective business. Any business or organization which obtains property and locates in this district without prior Planning Commission approval will be in violation of this ordinance and subject to prosecution under prescribed civil penalty provisions.
- B. A fee as established by the Township Board must accompany a petition to appear before the Grayling Township Planning Commission requesting permission to locate in this zoning district.
- C. A general business plan must accompany a petition to appear before the Grayling Township Planning Commission requesting permission to locate in this zoning district. It must contain the following in writing:
 - 1. Reasoning as to why this business would best benefit the community if located in this district rather than in a different location.
 - 2. A detailed building site plan.
 - 3. A short- and long-term statement of goals and objectives of the business.
 - 4. A general financial statement from the prospective purchaser and/or business developer.
- D. The Grayling Township Planning Commission will hear and make every effort to determine approval or non-approval within five (5) working days of notification that the Zoning Administrator or Township Clerk has received a petition. Variances, special use permits and public hearings will be handled in normal time frames due to legal notification and publication requirements.

SECTION 15.03 – SPECIAL PERMIT USES

All proposed uses shall be treated as special permit uses and subject to the requirements of Article XVIII.

SECTION 15.04 – REQUIREMENTS FOR USE

- A. Uses other than for normal accessory storage within this district shall be conducted within a completely enclosed building.

- B. All other requirements within the Grayling Township Zoning Ordinance will remain in effect, such as parking, fencing, landscaping, buffering and the like.
- C. Businesses requiring municipal water and/or sewer services will comply with all regulations and requirements of any presiding agreement between the City of Grayling and Grayling Township designed to facilitate this need.
- D. Private property owners whose ingress and egress to their properties could be cut off shall be given easements.

SECTION 15.05 – USES THAT WILL NOT BE PERMITTED

- A. Salvage yards or businesses, which require storage of unsightly material outside a building.
- B. Businesses which are not compatible or could be determined to constitute an unnecessary risk to the health, safety and welfare of its own employees, employees of nearby businesses, neighborhood residents, the community as a whole, or any aspect of the surrounding environment.