

ARTICLE XIV PLANNED INDUSTRIAL/COMMERCIAL DISTRICT, PI/PC

SECTION 14.01 – INTENT

The intent is to establish a zoning district for necessary industrial and/or commercial related uses on property, which could be released from state ownership to serve the general industrial needs of the community. These properties fall within the current management agreement with the Michigan Department of Natural Resources and Environment, and are limited to the applicable lands in Town 26N, Range 3W, Sections 20, 29, 32, and 33.

SECTION 14.02 – 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 Crawford County Economic Development Partnership. 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 Grayling Charter Township Board of Trustees 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 14.03 – PERMITTED PRINCIPAL USES

- A. Commercial and manufacturing as defined in Sections IX and X.
- B. Uses directly related to heavy commercial and manufacturing which require a large amount of land to conduct a primary business.

SECTION 14.04 – REQUIREMENTS FOR PRINCIPAL USE

- A. Uses other than for normal accessory storage within this district shall be conducted within a completely enclosed building or buildings.
- 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, or within the authority of the Grayling/Beaver Creek Utility Authority designed to facilitate this need.
- D. A natural buffer zone of a depth of not less than one hundred (100) feet shall be maintained adjacent to any residential private property line.
- E. Private property owners outside this zone whose ingress and egress to their properties could be cut off shall be given easements.

SECTION 14.05 – USES THAT WILL NOT BE PERMITTED

- A. 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.

SECTION 14.06 – SPECIAL PERMIT USES

Secondary uses requested after the approval and establishment of a primary use and not specifically prohibited by Section 14.05 require Planning Commission approval under the special permit procedures of this ordinance as specified in Article XVIII.