

GRAYLING CHARTER TOWNSHIP  
PLANNING COMMISSION MINUTES  
MARCH 28, 2018

1. 7:00 meeting called to order by Chair Gosnell.
2. Pledge of allegiance.
3. Roll call:
  - Present – Gosnell, Michal, Cox, and Dedenbach
  - Absent - Robson
  - Also present –Rick Harland as recording secretary and guests see sign in sheet (on file)
4. Motion by Michal support by Dedenbach to approve minutes from January 24, 2018. Four, ayes. One absent. Motion carried.

5. Case #18-02SPR                      Site Plan Review  
    Petitioner:                        JJJ Holdings, LLC  
   PO Box 180  
   Saint Louis, MI 4880  
    Property address:                Tandem Axel  
   5789 Industrial DR  
   Grayling, MI 49738  
    Property ID#                        040-41-032-09-020-00  
    Location:                            Sec. 32 T26N R3W  
    Zoning;                                Industrial  
    Size:                                    43.77 acres  
   Site plan for a proposed trucking terminal to support local businesses.  
   Proposed site includes concrete driveway off Industrial Drive, crushed  
   concrete aggregate maneuvering area, concrete parking area located  
   adjacent to the proposed office building (5,000 sq.ft.), proposed truck  
   garage (5,000 sq.ft.), concrete sidewalk adjunct to proposed building  
   and grading and drainage improvements.

Legal Non- Conformances: None

Zoning Justification: Ordinance 2010-02, Article 19.01

Mike Faeth P.E. reviewed and explained site plan for Tandem Axel project.

Discussion followed.

Motion by Dedenbach support by Michal to approve request. Four ayes, one absent. Motion carried.

6. Motion Dedenbach support by Michal to close regular meeting and open public hearing. Four ayes, one absent. Motion carried.

7. Case #18-01SUP/SPR Special Use Permit and Site Plan Review

Petitioner: Brad Lapworth  
 Address: 8759 W M-72 Hwy  
 Grayling, MI 49738  
 Property address: Same  
 Grayling, MI 49738  
 Property ID#: 040-42-010-08-040-00  
 Location: SEC 10, T26N, R4W  
 Zoning: R-2 General Residential  
 Lot size: 18,368 sq' + or -  
 Request: Requesting as described in the DEQ application to install a seasonal dock of 12 boats. Also a parking lot to accommodate users of boat slips. Also requesting a site plan review as required by Article XIX Section 19.01 to 19.03.  
 Non-conformances: None  
 Zoning justification: Ordinance 2010-02, Article VII, Section 7.04B

Chair Gosnell announced that a decision would not be made at the meeting tonight. Hope to make a decision at the April 25, 2018 5:00 p.m. meeting. Reason for not making a decision is to have time to seek legal counsel to determine if the request falls within the guidelines of the Grayling Charter Township Ordinances.

Chair Gosnell explained the public comment portion of the process. Starting in the front row, each person will be given 3 minutes for comments and questions.

Petitioner Brad Lapworth presented and explained his request.

The floor was then opened for comments and questions. See Attachment "A" for list of citizens.

Following is a list of issues brought up during the public hearing to be considered.

Safety concerns- Entering and exiting parking lot off W M-72 HWY although regulated by MDIOT was a concern of many.

Canoes and kayaks being unsafe with all the extra boat traffic.

A dock from shore into lake 200 ft. Initially the request was for a dock going 200 feet into the lake but was limited to 120 feet by the DEQ.

There was a concern in regard to potential terrorism with boats allowed to use one of the 12 slips.

Environmental concerns- Gas & oil being spilled into the lake creating contamination.

Potential disruption of spawning cycle of fish and other wildlife.

Introduction of vegetation and other things that are not native to lake.  
Additional erosion due to dockage use and runoff from parking lot.  
Increased prop cutting of milfoil.

Nuisance concerns- Additional noise as a result of more use of the lake.

Speeders on lake as a result of more usage.  
Miss use creating garbage, trespassing, drug use, loitering, parting all night etc. as a result of more usage.  
Interference with views and quality of life.

Property values concerns- Full and part time residents that property values could be negatively affected due to over use, pollution and abuse of lake.  
If this special use request is granted others would choose to get a special use permit and the lake would have multiple marinas.

A total of 38 citizens made public comments. One in favor, 37 not in favor.

There were a number of people that were concerned about DEQ and MDOT approval. The Planning Commission addressed the issue by letting them know we cannot answer for the DEQ or MDOT. There were comments that that the Township and the Planning Commission did not know what they are doing, we are doing things wrong, that we have something to gain, that we should not even consider the request.

Questions and comments about the guidelines and contingencies that were in place and who and how were they enforced.

Comments that we should have waited until the snow birds were back from the south. Why are we rushing this through?

Announced that we had received 22 correspondences (on file) by the close of office hours the day of the meeting. Read names of citizens that either emailed or mailed letters. One legal opinion, 18 not in favor and 2 request delay decision.

8. Motion by Dedenbach support by Michal to close public hearing and open regular meeting. Four ayes, one absent. Motion carried.
9. Board discussed submission of request and minutes to our attorney for legal opinion.
10. Motion by Michal support by Cox to adjourn meeting. Four ayes, one absent. Motion carried.

