GRAYLING CHARTER TOWNSHIP

PLANNING COMMISSION MINUTES

SEPTEMBER 29, 2021

1. 7:00 PM meeting called to order by Chair Gosnell.
2. Pledge of allegiance.
3. Roll call:

Present – Gosnell, Cox, Dedenbach, Michal and Reetz

Absent - None

Also present –David Scrimler, Sara & Steve Belcher and Lacey Stephan III as recording secretary.

1. Motion by Dedenbach support by Cox to approve minutes from June 30, 2021. All ayes,

Motion carried.

1. Open public hearing close regular meeting.

Case # 21-03 Special Use & Site Plan Review

 Petitioner: Keil & Amanda Clough

 9340 Romany Ave.

 Address: Grayling, MI 49738

 Local Address: 4562 W North Down River Rd

 Grayling MI 49738

 Property ID # 040-41-005-12-070-01

 Location: SEC 5, T26N, R3W

 Zoning: C-2 Heavy Commercial

 Lot Size: 2.35 Acres +or-

 Request: Special Use for a Fitness & Recreational Sports Center and a Site Plan Review.

 Non-conformance: None

 Zoning Justification: Ordinance 2018-01, Site Plan Review Sec 5.2B-6.2A

 Amanda explains request.

 No public comment or correspondence.

 No questions from the Board.

1. Close public hearing and open regular meeting.

Motion by Reetz support by Michal to approve request as presented. All ayes. Motion carried. Work sheets on file.

7. Case # 21-04 Site Plan Review

 Petitioner: DGOGGRAYLINGMI 07212021

 159 Imperial Center, Suite 2001

 Address: West Plains, Missouri 65775

 Local Address: North East Corner West M-72 and AuSable Trl

 Grayling MI 49738

 Property ID # 040-42-012-11-010-00 & 040-42-012-10-090-01

 Location: SEC 12, T26N, R4W

 Zoning: C-1 General Commercial

 Lot Size: 2.66 acres +or-

 Request: Requesting a Site Plan Review.

 Non-conformance: None

 Zoning Justification: Ordinance 2018-01, Site Plan Review Sec 5.2B.5.4A-G

David Scrimler (representative from Dollar General) explains site plan.

Dedenbach and Cox both have questions.

Motion by Dedenbach support by Michal to approve site plan with the following conditions:

Privacy fence shall be installed contiguous with residential property, shall be 10’ in height from grade to top, fence shall be maintained in good condition. Deterioration shall be replaced as required by zoning administrator. Fencing material shall be constructed of commercially accepted material approved by the zoning administrator.

Dumpster shall not be emptied between the hours of 1:00 pm and 6:00 am.

Buffer trees shall be evergreen Blue Spruce or equivalent, spaced 6’3” apart along property line contiguous with residential property. Landscape buffer shall mitigate problems associated with noise, odor, glare and pollution. Trees and shrubs shall be maintained in a live and healthy state, any dead or unhealthy trees shall be replaced within time line established by zoning administrator.

All ayes. Motion carried. Work sheets on file.

7. Last minute additions and other matters which may legally come before the board.

8. Motion by Dedenbach support by Michal to adjourn. All ayes. Motion carried.