

GRAYLING CHARTER TOWNSHIP PLANNING COMMISSION
MINUTES DECEMBER 27, 2023

1. 7:00 P.M. call to order.
2. Pledge of Allegiance.
3. Roll Call: Gosnell, Michal, Reetz, Dedenbach & Palmer.
Absent: None
Also present: Chad Lahey, Andrew Rosell, Bill Williams, Cam Reed, Brent Lease & also Lacey Stephan III as recording secretary.
4. Motion by Palmer support by Michal to approve minutes of November 29, 2023. All ayes, motion carried.

5. Open Public Hearing

Case # 23-09

Site Plan Review

Petitioner: Midwest V. LLC
1435 Filton St 2nd Floor
Address: Grand Haven, MI 49417
Local Address: 685 S I-75 Business
Grayling, MI 49738
Property ID # 040-41-006-14-100-04
Location: SEC6 T26N, R3W
Zoning: C-1
Lot Size: 1.71 Acres +or-
Request: Requesting Site Plan Review for Dollar General Store.
Non-conformance: None
Zoning Justification: Ordinance 2018-01, Site Plan Review Sec. 5.2B.5.4A-G

Andrew Rosell explains request

Michal had question about buffer would like to see 10 ft. fence no trees.

Palmer requests 6 ft privacy fence.

Dedenbach ask about fence, tree buffer on north & east.

Reetz also want buffer on north & east.

Close public hearing, reconvene regular meeting.

Motion by Dedenbach support by Palmer approve as requested with the condition of a 6 foot cyclone fence north, east & south up to and past the church playground ending at the dumpster.

All ayes, motion carried. Worksheets on file.

6. Open public hearing close regular meeting

Case # 23-10

Special Use and Site Plan Review

Petitioner: Atlas Towers
3002 Bluff St

Address: Boulder, CO 80301
Local Address: 6825 M-93 Hwy
Grayling, MI 49738
Property ID #: 040-42-013-05-050-17
Location: SEC 13 T26N, R4W Unit 17 Viking Village Estate Condominium
Zoning: C-1
Lot Size: 1.148 Acres +or-
Request: Requesting Special Use and Site Plan Review for wireless communication tower. Article 7 Sec 7.24 A.2.B.1-3 C.1-10 Article 5 Sec 5.2A B.1-9
Non-conformance: Special Use Approval
Zoning Justification: Ordinance 2018-01, Article 4 Section B & C

Bill Williams explains request. T Mobile anchor tenant and up to 3 carriers.
Palmer asks about airport county FAA zoning approval. Request maximum height be no more than 130 ft.

Public hearing closed reconvene regular meeting.
Motion by Palmer support by Reetz to approve request with restriction of 130 ft maximum tower height and written approval from County Airport Zoning & FAA within 60 days.
All ayes, motion carried. Work sheets on file.

7. **Case # 23-11 Special Use and Site Plan Review**
Petitioner: Atlas Towers
3002 Bluff St
Address: Boulder, CO 80301
Local Address: 4869 Brighton Circle
Property ID #: 040-44-029-07-030-00
Location: SEC 29 T27N, R3W
Zoning: C-1
Lot Size: 14.66 Acres +or-
Request: Requesting Special Use and Site Plan Review for wireless communication tower. Article 7 Sec 7.24 A.2 .B.1-3 C.1-10 Article 5 Sec 5.2A B.1-9
Non-conformance: Special Use Approval
Zoning Justification: Ordinance 2018-01, Article 4 Section B & C

Bill Williams explains request.
Dedenbach asks about location.
Palmer asks about airport county FAA zoning approval, request maximum height be no more than 130 ft.

Public hearing closed reconvene regular meeting.

Motion by Palmer support by Michal to approve request the same as Case #23-10 restriction of 130 ft maximum tower height and written approval from County Airport Zoning & FAA within 60 days.

All ayes, motion carried. Work sheets on file.

8. Last minute additions and other matters which may legally come before the board.
Motion by Reetz support by Dedenbach to add Discuss Short Term Rentals to the December 27, 2023 Agenda.
9. Motion by Michal support by Dedenbach to adjourn. All ayes, motion carried.