

GRAYLING CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
November 28, 2018

1. 7:00 meeting called to order by Chair Gosnell.
2. Pledge of allegiance.
3. Roll call:
 - Present – Gosnell, Reetz, Cox, Michal, Dedenbach
 - Absent – None
 - Also present –Eugene & Joyce Frazier, Bryan Costello, Ryan Bauer, Derek & Janise Ferry and Lacey Stephan as recording secretary
4. Motion by Michal support by Dedenbach to approve minutes from October 30, 2018. All ayes. Motion carried.
5. Motion by Michal support by Dedenbach Appoint Jerry Gosnell as chair and Jamie Cox as Secretary. All ayes. Motion carried.
6. Open public hearing – Motion by Michal support by Dedenbach All Ayes Motion carried

7. Case # 18-06 SUP/SPR, Special Use Permit, Site Plan Review

Petitioner: Joseph DeLuca
Address: 4005 Lexington Ct.
Largo Florida 33771
Local Address: 2428 Shaw Park Rd
Grayling Mi 49738
Property ID # 040-40-009-05-040-00
Location: SEC 9, T26N, R2W
Zoning: R-F Recreational Forrest
Lot Size: 5 Acres +or-
Request: Requesting Guest house on same lot
Non-conformance: None
Zoning Justification: Ordinance 2010-02, Article XI Section 3.05 g, 11.04 i

Bryon Costello represented petitioner, Costello explained request for new home to be built and existing home be considered guest house. Dedenbach is concerned new house drawing submitted did not have enough detail to verify square footage requirements and requested application be

tabled till January 30th 2019 meeting giving builder time to submit acceptable print/drawing with more detail about dimensions to verify square footage requirements. Costello accepted request.

Motion by Dedenbach support by Michal to table request #18-06 SUP/SPR until January 30, 2019. All ayes. Motion carried.

8. Case # 18-07 SUP/SPR, Special Use Permit, Site Plan Review

Petitioner: Derak M Ferry
 Address: 3755 wintergreen Lane
 Grayling Mi 49738
 Local Address: 3755 wintergreen Lane
 Grayling Mi 49738
 Property ID # 040-45-340-00-011-00
 Location: SEC 33, T27N, R3W
 Zoning: R-F Recreational Forrest
 Lot Size: 2.62 Acres +or-
 Request: Requesting Automotive repair out of existing detached garage
 Non-conformance: None
 Zoning Justification: Ordinance 2010-02, Article XI Section 11.04 h, 20.01 1-12

Applicant Derak Ferry explains his request to operate transmission repair out of his garage. Board asked about storage and disposal of old parts, process containing used fluids and other potential contamination. What kind of sign would be displayed for his business. Approved of methods explained by Mr. Ferry for containment of solvents and used fluids. Concern with how many cars would be on site while operating business in residential neighborhood. Owner said all cars would be inside his large 30X50 garage while rebuilding transmission. Concern about noise during working hrs. Owner explained working hrs. would be 9 A.M. to 3 P.M. Monday thru Friday and doors would be closed. Questioned how parts delivery would happen. Mr. Ferry explained that Fed Ex, UPS and local parts supplier would deliver parts. How would cars needing repair would be delivered. Mr. Ferry said by wrecker and sometimes owners would drive to his garage. Board was satisfied with his answers.

Joyce and Eugene Frazer voiced their concerns about noise, traffic, dust, contamination, privacy, and hrs. Of operation. Fraizer is concerned his property value will go down with transmission repair shop next door. Mr. Frazier asked request for 18-07 special use request be denied.

Dedenbach asked Mr. Ferry to explain how he would address Mr. Frazer concerns. Mr. Ferry explained that he respects the concerns and would make effort to address Mr. Fraziers concerns.

Motion by Cox support by Reetz to close public hearing and open regular meeting. All ayes. Motion carried.

Motion by Dedenbach support by Reetz to approve 18-07 special use permit with conditions.

- A) No vehicles parked outside
 - B) No deposit of toxic materials on site
 - C) Reasonable efforts towards noise abatement
 - D) Hours of operation no earlier than 9 A.M. and no later than 4 P.M. Monday Thru Friday
 - E) Signage only on building above doors
- All ayes. Motion carried. (work sheets on file)

9. Motion by Michal support by Cox to adjourn 8:05. All ayes. Motion Carried.