

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.
4. Motion by Dedenbach support by Cox to approve minutes from June 30, 2021. All ayes, Motion carried.
5. 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 +-  
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.

6. 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:      DGOGRAYLINGMI 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.