

GRAYLING CHARTER TOWNSHIP PLANNING COMMISSION  
MINUTES SEPTEMBER 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: Robert LaBelle, Amy Rodriguiz, Glen Carlson, Bob & also Lacey Stephan III as recording secretary.
4. Motion by Dedenbach support by Reetz to approve minutes of June 28, 2023. All ayes, motion carried.

5. Open Public Hearing

**Case # 23-07      Special Use & Site Plan Review**

Petitioner:           Telecad Wireless  
                            1961 Northpoint Blvd. Suite 130  
Address:             Hixson, TN 37353  
Local Address:      8307 W M-72 Hwy  
                            Grayling, MI 49738  
Property ID #        040-42-010-14-030-00  
Location:            SEC10 T26N, R4W  
Zoning:              C-1  
Lot Size:            3 Acres +or-  
Request:             Requesting Special use and Site Plan Review for  
                            wirelesscommunication tower. Article 7 Sec. 7.24 A.2.B.1-3 C.1-  
                            10  
Non-conformance:   Special Use Approval  
Zoning Justification: Ordinance 2018-01, Article 4 Section B & C

Gosnell reads letter in opposition

Amy Rodriguez explains request

Robert LaBell attorney explained request and FCC rules and interference influence if towers are too close.

Michal had question about height of fence, landscaping on exterior, deer resistant trees.

Dedenbach asked about snow removal.

Palmer had airport zoning questions.

Reetz asked about pole structure composition.

Close public hearing, reconvene regular meeting.

Motion by Dedenbach support by Reetz to approve as requested with the condition of a 6 foot privacy fence and landscaping.

All ayes, motion carried. Worksheets on file.

6. Open public hearing close regular meeting  
**Case # 23-08 Special Use**  
Petitioner: Glenn Carlson  
1849 Clearwater Trail  
Address: Grayling, MI 49738  
Local Address: 1849 Clearwater Trail  
Grayling, MI 49738  
Property ID # 040-41-009-12-005-01 & 040-41-009-12-010-00  
Location: SEC 09 T26N, R3W  
Zoning: RF  
Lot Size: 2.50 Acres +or- Each Lot  
Request: Requesting Special use for operating a well drilling business in a residential area.  
Non-conformance: None  
Zoning Justification: Ordinance 2018-01, Article 6 Section 6.2 A-F

Palmer asks Board to be recused as he has a conflict being a neighbor and family member.

Motion by Michal support by Reetz to allow Plamer to be recused from Case #23-08.  
Four ayes, one abstain, motion carried.

Glen explains his request.

Dedenbach asks about fencing to screen neighbors, has concerns about blight.

Michal would like to give owner time to clean up.

Public hearing closed reconvene regular meeting.

Motion by Dedenbach support by Reetz to approve request as presented pending zoning officials approval that property is cleaned up within 30 days (weather permitting).

Four ayes, one recused, 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 Reetz to adjourn. All ayes, motion carried.