

PLANNING COMMISSION
APRIL 25, 2005

The Gladwin City Planning Commission met Monday, April 25, 2005 at Gladwin City Hall. The meeting was called to order at 7:30 p.m. by Chairman Alward followed by the Pledge of Allegiance.

Present: Commissioners Darlington, Jenkins, Foor, Alward, Rhode, Stout and Hindman.

Absent: Commissioners David and Clayton.

Also present: Diane Anderson and Bernadette Weaver.

Motion by Commissioner Darlington, supported by Commissioner Rhode to approve the meeting minutes of March 28, 2005 as presented. All ayes. Motion carried.

Diane Anderson of Real Estate One presented a site plan for her parking lot at her realty office on North State Street. Bernadette Weaver explained that the reason the plan was brought to the Commission was that Ms. Anderson wished to request a waiver for the berm or screening wall on the West side of her property which is adjacent to a residential zone and the ordinance allows for this variation with Planning Commission approval. A letter had been received from Megan Zara, adjacent residential property owner, which noted she had no problem with the lack of a berm or screening wall. Weaver also reported that in a telephone conversation with Ms. Zara that she wanted to construct a fence in the future and that the construction of a berm or hedge would make this less attractive for both properties. Motion by Commissioner Foor, supported by Commissioner Stout to accept the parking plan as presented with the waiver of the berm or screening wall. All ayes. Motion carried.

Commissioner David entered the meeting at 8:10 p.m.

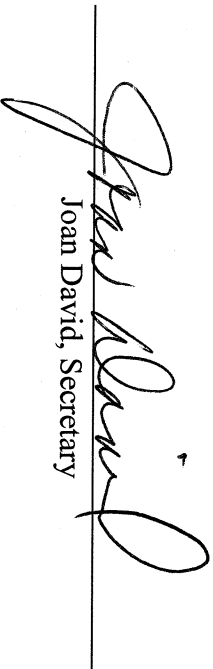
A parcel split request from John Rapanos was presented. Lengthy discussion as to access for this parcel and future parcels, and the need for protecting residents which border Cedar Court. Could the Department of Transportation be contacted in regard to the number and location of curb cuts they would allow? One alternative is a shared drive. Commissioner Jenkins, Stout and Darlington stressed the need for proactive planning and as the consensus of opinion is that access off Cedar Court should be prohibited in order to protect the residences across the street this be conveyed as soon as possible to all interested parties. Weaver replied that the property owner, potential buyer and their engineer would be notified as soon as possible and that MDOT would be contacted as well. Motion by Commissioner Jenkins, supported by Commissioner David to recommend the City Council allow the lot split as presented with instructions to the zoning administrator to contact involved parties as to their concerns regarding access points. All ayes. Motion carried.

Discussion as to Master Plan review and that several avenues have been pursued, but none proved fruitful in regard to funding the project. Pages 1-22 will be reviewed by the commission and comments forthcoming the next meeting.

Summer meeting times were discussed. Motion by Commissioner David, supported by Commissioner Stout to change the meeting times for the months of May-June-July-August to 12:00 noon the fourth Monday of each month. All ayes. Motion carried.

Correspondence was reviewed.

Motion by Commissioner Stout, supported by Commissioner Rhode to adjourn. Motion carried. Meeting adjourned at 8:35 p.m.


Joan David, Secretary