

PLANNING COMMISSION
FEBRUARY 28, 2005

The Gladwin City Planning Commission met Monday, February 28, 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, David, Jenkins, Clayton, Alward, Rhode and Hindman.

Absent: Commissioners Foor and Stout.

Also present: Bernadette Weaver.

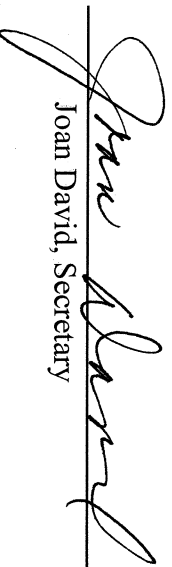
Motion by Commissioner David, supported by Commissioner Clayton to approve the meeting minutes of January 24, 2005 as presented. All ayes. Motion carried.

A parcel split request from DeWitt Builders was reviewed, accompanied by a survey map and legal descriptions, which proposed that a 2.10 acre parcel (Parcel 1) fronting on Cedar Avenue that is zoned C-2 (Service Commercial) be split off from the adjacent 8.41 acre parcel (Parcel 2) upon which The Brook assisted living facility will be located. An easement decided to the Brook from Cedar Avenue would allow access to the development. The parcel fronting on Cedar Avenue will then be available for commercial development. Weaver noted that Jack Abernathy, City Administrator, had reviewed the proposal and had found it acceptable.

Commissioner David noted that Section 1201(5) of the current zoning ordinance specified that a parcel had to front over 50% on an "improved, public right-of-way" except when the Planning Commission deems that appropriate provisions for interior vehicular circulation, and ingress/egress issues have been addressed in a site plan. As these issues had already been discussed during the site plan process, an easement of adequate width had been provided, the current proposal would further promote safety by limiting curb cuts to the highway and allow an additional parcel to be developed, and as all provisions of the Lands Division Act had been met, a motion was made by Commissioner David, supported by Commissioner Darlington to recommend to the City Council that the split request including an easement to Parcel 2 be granted. All ayes. Motion carried.

Chairman Alward noted that review of the master plan needs to be underway. He suggested that perhaps the best way to accomplish this is to form a committee to bring suggestions back to the full Commission. It will be discussed at the next meeting.

Motion by Commissioner Jenkins, supported by Commissioner Clayton to adjourn. Motion carried. Meeting adjourned at 7:45 p.m.


Joan David, Secretary