

PLANNING COMMISSION
JULY 25, 2005

The Gladwin City Planning Commission met in regular session, Monday, July 25, 2005 at Gladwin City Hall. The meeting was called to order at 12:00 noon by Secretary David followed by the Pledge of Allegiance.

Present: Commissioners Hindman, Rhode, Clayton, Foor, David and Darlington.

Absent: Commissioners Alward, Stout and Jenkins.

Also present: Alan Hover, Bob Moffit, Bernadette Weaver, Charles Stein, Don Hamilton, Father Jeff Donner, Erna Stephenson, Lyle Emrick, Dallas Gerow, Jan Bauman, and Wanda Rawsin.

The meeting minutes of June 27, 2005 were accepted as presented.

Secretary David introduced and welcomed Bob Moffit, the new city administrator and then relinquished the chair to Vice-chairman Jenkins who entered the meeting at 12:03 p.m.

Motion by Commissioner David, supported by Commissioner Foor to temporarily adjourn the regular meeting and open the first public hearing which is consideration to allow home occupations as principle rather than special uses in the R-1A and R-1B zoning districts. All ayes. Motion carried. Regular meeting temporarily adjourned and public hearing opened at 12:05 p.m. Zoning Administrator Weaver read the notice of public hearing. Vice-chairman Jenkins opened the floor for public comment.

As there was no public comment, including letters received a motion was made by Commissioner Darlington, supported by Commissioner David to close the public hearing and reconvene regular session. All ayes. Motion carried. Public hearing closed at 12:07 p.m. and regular meeting reconvened.

Motion by Commissioner David, supported by Commissioner Rhode to recommend to the City Council that home occupations be allowed as a principle use rather than a special use in the R-1A and R-1B districts, subject to restrictions imposed by Section 1213 of the zoning ordinance. All ayes. Motion carried.

Motion by Commissioner David, supported by Commissioner Rhode to temporarily adjourn the regular meeting and open the second public hearing which was a request by Alan Hover to conduct a home business at his residence located at 1695 Timothy Street. All ayes. Motion carried. Regular meeting temporarily adjourned and public hearing opened at 12:10 p.m.

Zoning Administrator Weaver read the notice of public hearing. No written comments had been received. Vice-Chairman Jenkins opened the floor to public comment. In the absence of comments, a motion was made by Commissioner David, supported by Commissioner Darlington to close the public hearing and reconvene the regular meeting. All ayes. Motion carried. Public hearing closed and regular meeting reconvened at 12:12 p.m.

Motion by Commissioner Clayton, supported by Commissioner Darlington to recommend to the City Council that the request by Alan Hover be granted to conduct a home occupation at 1695 Timothy Street subject to restrictions imposed by Section 1213 of the Gladwin City Zoning Ordinance. All ayes. Motion carried.

The site plan review for Central Michigan Community Federal Credit Union was presented by Charles Stein of Performance Engineering. Lyle Emrick, an area resident noted that he was pleased with the re-location of the credit union and questioned if there would be a great difference in elevation as pertained to the access drives off M-61 / Cedar Avenue and the credit union site. Mr. Stein replied that there would be no perceptible difference; elevations would be nearly the same. Commissioners questioned hours of operation. Wanda Rawsin noted regular weekday hours were until 5:30 p.m. with the exception of Friday when the facility was open until 6:30 p.m. Saturdays, the facility was open one-half day. The ATM was available 24 hours; however, she stressed that it was located at the front of the building. As all components of the site plan were in order a motion was made by Commissioner Rhode, supported by Commissioner Darlington to accept the site plan as presented. All ayes. Motion carried.

Don Hamilton of Lapham and Associates and Father Jeff Donner of Sacred Heart Church explained changes proposed by the church to alleviate parking and congestion problems at the existing facility. Zoning Administrator Weaver gave a brief synopsis of the past construction projects and concerns raised by area residents. It was noted that more records needed to be researched in order to exhaust all possibilities regarding residents' comments and the legally binding status of any agreements the church may have made in regard to the permanent maintenance of a greenbelt on the west side of the existing activity center. Father Donner noted that the activity center construction project commenced in February, 1982. The zoning administrator will research more records in an effort to find more definitive answers and confirm the legal obligations of the church with the city attorney in the absence of minutes referring to such an agreement or a site plan.

Zoning Administrator Weaver updated the commissioners on the status of Pheasant Run Estates as an encroachment issue and the resulting court settlement will necessitate changes to the approved and recorded site condominium.

City Administrator Bob Moffit addressed concerns the commissioners noted on ongoing street and construction projects and with whom they should file complaints or concerns with at City Hall. Mr. Moffit noted the existing complaint form will be finalized over the next couple of weeks for use by city staff.

Commissioner Rhode reminded commissioners of the upcoming library millage election.

Commissioner Darlington commented on the upcoming task of revising the master plan. Copies of the plan will be provided to the commissioners so they can write comments for discussion. It was noted that professional review and guidance by a planner was needed for some components of the plan.

Motion by Commissioner Foor, supported by Commissioner Clayton to adjourn. Motion carried. Meeting adjourned at 1:10 p.m.


Joan David, Secretary