

PLANNING COMMISSION
June 27, 2005

The Gladwin City Planning Commission met in regular session Monday, June 27, 2005 at Gladwin City Hall. The meeting was called to order at 12:05 p.m. by Chairman Alward followed by the Pledge of Allegiance.

Present: Commissioners Hindman, Stout, Alward, Foor, David and Darlington.

Absent: Commissioners Clayton, Rhode and Jenkins.

Also present: Bernadette Weaver, Alan Hover, Garold Klein.

Motion by Commissioner David, supported by Commissioner Foor to accept the meeting minutes of May 23, 2005 as presented. All ayes. Motion carried.

Commissioner Jenkins entered the meeting at 12:10 p.m.

Alan Hover explained his request for a special use public hearing as he wished to locate a home office at 1695 Timothy Street for his driving school. He also is required to post an 8 inch by 10 inch sign at his home. Initially this was thought to be a violation of the in-home occupation section of the ordinance, but the sign ordinance section exempts institutions such as schools and Mr. Hover's enterprise would qualify.

Discussion as to the pros and cons of including in-home occupations as a principal rather than a special use. It was noted that two ordinances of comparable area communities included the home occupations as principal uses subject to particular conditions rather than special uses. Additionally, it is noted that they are still subject to restrictions as set forth in Section 1213 of the ordinance and that with internet advances it is commonplace for people to work out of their homes and undoubtedly many are in violation as they have not followed the special use procedures.

Commissioner David noted that although the rationale behind the proposed change is sound, she would prefer to address Mr. Hover's issue separately as a special use as there could be occupations brought to light by this public hearing which called for more deliberation, perhaps causing a delay in the process for Mr. Hover.

Motion by Commissioner David, supported by Commissioner Darlington to conduct a public hearing at 12:00 noon, Monday, July 25, 2005 or as soon thereafter as the agenda allows, to take public comment on the request by Alan Hover to locate a home occupation at 1695 Timothy Street. (See attached letter of request.) All ayes. Motion carried.

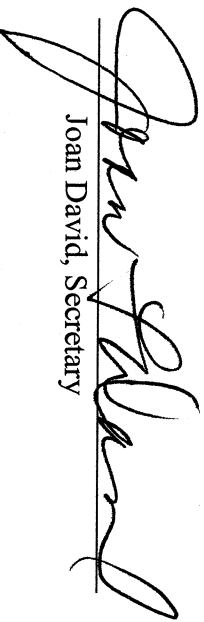
Motion by Commissioner David, supported by commissioner Darlington to hold a public hearing Monday, July 25, 2005 at 12:05 noon or as soon thereafter as the agenda allows to take public comment on the possible revision to Sections 401-402 (4), 501-502 (6) of

the city zoning ordinance to allow in-home occupations subject to special conditions as set forth in Section 1213 in the R-1A and R-1B zones. All ayes. Motion carried.

Garold Klein was present on behalf of Dennis and Frances Shooltz to present a request for a minor alteration to their non-conforming residence in a commercial zone. The property owner wishes to finish off an existing attic and make it living area. The only change to the bulk of the structure would be a change in the roof line over a portion of the house. Motion by Commissioner David, supported by Commissioner Darlington to approve the request as presented. All ayes. Motion carried.

Information regarding the credit union site plan was discussed. Commissioner Stout pointed out that sidewalk should be required on the Cedar Court frontage as well as the Cedar Avenue / Highway M-61 side. Discussion as to interconnecting sidewalks so the triangle parcel could be pedestrian friendly. The commissioners noted that a special meeting the next Tuesday or Wednesday was a possibility for site plan review if all acceptable site plan information was forwarded to the zoning administrator by Friday, July 1, 2005.

Motion by Commissioner Stout, supported by Commissioner David to adjourn. Motion carried. Meeting adjourned at 12:55 p.m.



Joan David, Secretary