

**PLANNING COMMISSION**  
**SEPTEMBER 26, 2005**

The Gladwin City Planning Commission met in regular session Monday, September 26, 2005 at Gladwin City Hall. The meeting was called to order at 5:00 p.m. by Chairman Alward followed by the Pledge of Allegiance.

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

Absent: Commissioners Jenkins and Rhode.

Also present: Michael Suarez, Don Hamilton, Bernadette Weaver and Christopher Croker.

Motion by Commissioner David, supported by Commissioner Stout to approve the meeting minutes of August 22, 2005 as presented.

Motion by Commissioner David supported by Commissioner Foor to temporarily adjourn the regular meeting and open the public hearing. All ayes. Motion carried. Regular meeting temporarily closed and public hearing opened at 5:01 p.m.

The notice of public hearing, the purpose of which was the revision to Pheasant Run Estates Site Condominium, was read by Zoning Administrator Weaver.

Chairman Alward opened the floor for public comment. No comments had been received; written or verbal, in regard to the change.

Attorney Michael Suarez and Don Hamilton of Lapham and Associates representing the developers, presented the requested changes which were reductions in lot size / area on Lots 1 thru 13 on the east side of the site condominium development of Pheasant Run Estates. Don noted that the most of the lots would lack the minimum square footage requirement by approximately 200 square feet or less than a 2% reduction.

As there were no other public comments, a motion was made by Commissioner David, supported by Commissioner Clayton to close the public hearing and reconvene the regular meeting. Public hearing closed and regular meeting reconvened at 5:05 p.m.

It was noted that acceptability of both preliminary and final approvals could be determined at one meeting as sewers and street acceptance had already been approved, which is normally the purpose of the final approval. It was also noted that the commissioners are given latitude to deviate from minimum lot sizes as mandated in Section 1100 pursuant to Section 1302 (12.) of the zoning ordinance.

Chairman Alward noted that 2-3 fire hydrants on the west side of Pheasant Run Drive were in need of being raised to meet city specifications. This non-conformity became apparent after the recent installation of sidewalks. He asked Attorney Juarez to convey that concern to his clients.

Motion by Commissioner Clayton, supported by Commissioner Foor to recommend the preliminary and final plan of Pheasant Run Estates be accepted by the City Council with the provision that the fire hydrants be raised to meet city specifications. All ayes. Motion carried.

It was the consensus of opinion to change the December meeting to December 19, 2005 at 5:00 p.m.

Chairman Alward introduced Chris Croker who has offered to assist the Planning Commission with master plan revisions. He asked the commissioners for comments on pages 1-24 at the next meeting so he could give feedback.

Motion by Commissioner Stout, supported by Commissioner David to adjourn. Motion carried. Meeting adjourned at 5:30 p.m.

  
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Joan David, Secretary