

PLANNING COMMISSION
JANUARY 23, 2007

The Gladwin City Planning Commission met in regular session Tuesday, January 23, 2007 at Gladwin City Hall. The meeting was called to order at 5:15 p.m. by Chairman Alward followed by the Pledge of Allegiance.

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

Absent: Commissioners Foor and Jenkins.

Also present: Brian Fabo, Matthew Showalter, Mike Monahan, Bob Moffit, Joe Nicklyn, Terry Lee, Deb Lee, Bernadette Weaver, Howard Kunding, Mayor Thomas Winarski, Rose Carlton, Nancy Nicklyn and Lisa Randle-Wilke.

Motion by Commissioner Stout, supported by Commissioner Witkowski to accept the meeting minutes of November 28, 2006 as presented. All ayes. Motion carried.

Motion by Commissioner David, supported by Commissioner Darlington to close the regular meeting and open the public hearing. All ayes. Motion carried. Regular meeting closed and public hearing opened at 5:15 p.m. The public hearing notice was read for the proposed re-zoning of the North 800 feet of the Northeast ¼ of the Southeast ¼ lying South of Highway M-61, excepting that portion currently zoned C-2, Section 6, City of Gladwin. Zoning Administrator Weaver offered the two letters received in favor of the re-zoning request (see attached) and noted one phone call had been received that day questioning the location of the proposed change. Chairman Alward opened the floor for comments. Commissioner Clayton entered the meeting at 5:17 p.m.

As there were no comments by commissioners or the public, a motion was made by Commissioner Stout, 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 5:18 p.m.

Motion by Commissioner Stout, supported by Commissioner Hindman to recommend to the City Council that the zoning change as published be made to the city zoning map and ordinance. Abstain-1 (David). Ayes-5. Motion carried.

Brian Fabo of Atwell-Hicks, representing Rite Aid presented the final site plan for the relocated retail business at the corner of Silverleaf and M-61 / Cedar Avenue. It was noted that the alley had been vacated and will be re-located as Rite Aid and the city agreed and that a letter of agreement had been provided by Rite Aid to the City Council detailing costs the company would incur in the development of this site. Additionally, the D.D.A. had conducted façade review and had adopted façade option "Colonial C". Discussion as to the Cedar Avenue access and that it be a right turn in / out only, and not a full-service drive. Also, the issue of a sign with electronic copy was discussed. It was noted that the location, height and area of the sign was acceptable, but research was still being done as to the possible revision of the ordinance to allow changing electronic copy.

Zoning Administrator Weaver noted that two area residents directly across from (south of) Grout Street commented that landscaping would be preferable in lieu of a fence on the Grout Street side of the property facing the residences on the south side of that street. Mr. Fabo replied that the mature existing trees would be left in place on that side, low plantings in keeping with the ordinance could be planted on the southwest corner, and evergreen trees planted in between the mature, deciduous trees for screening. The fence on the east property line would be maintained to screen the residence to the east. Mr. Fabo noted that electronic copy signs could be addressed at a later date and that store managers could easily change the intervals of time at which the copy would change.

Commissioners Stout and Darlington asked if concerns posed by the J.C. Penney and Dr. Seck's office had been addressed to their satisfaction such as access for emergency and delivery vehicles and Administrator Moffit noted they had. Planning consultant Howard Kunderinger commented on various aspects of the site plan. He noted that there should be a pedestrian access from the sidewalk on the exterior perimeter to the parking lot / store area.

Motion by Commissioner Hindman, supported by Commissioner Darlington to accept the site plan as presented including approval of "Colonial Façade C", letter of agreement as sent to the City Council, and the approval of a right turn only, in / out as regards the Cedar Avenue curb cut, with the addition / revision of a diagonal pedestrian access (sidewalk) leading to the parking area from the existing sidewalk at the northwest corner of the property. All ayes. Motion carried.

Discussion as to Joe Nicklyn's request to reconfigure parking at the McDonald's restaurant. Several comments. Mr. Nicklyn noted several problems with the recent changes made to his drive-thru and parking space locations. He proposes to put back the spaces he took away from the building, excavate 8-10 feet from his greenbelt to the west and move the existing stalls that same amount of footage to the west. This would allow the equivalent of two lanes of traffic to move between the parking stalls on the west side and the stalls next to the west side of the building. The commissioners agreed this option appeared to be the best and noted that no motion was needed to approve. They thanked Mr. Nicklyn for working with them.

Terry Lee of Lee's Offroad presented a site plan for a 32' x 80' storage addition to his existing building in the Central Business (C-1) District. All components of the site plan were met and it was explained that a drainage problem on the site had been alleviated by the installation of a drain in the alley north of the business. Mr. Lee and the city had entered into a cost-share on the project to address the problem. Commissioners expressed concern that the 3' area running between his existing building and the two enclosed entries joining them would become filled with debris, hold water or snow (if hard-surfaced) and ultimately flood Mr. Lee's buildings or accumulate a buildup of leaves, trash, etc. Could the buildings not be combined? Terry Lee noted he could not achieve the desired building area by tying into the existing structure and he will put a door in one entry to gain access to that area and not hard-surface to allow drainage. The need to pave his parking areas (although on-site parking not required in the C-1 district) was discussed. It was noted that if not all areas indicated on the plan were truly to be used for parking, they need not be hard-surfaced. However, if that is to be the use, it was the consensus of the commissioners that either asphalt or concrete (and not the existing crushed asphalt) would be the allowed materials. It was also noted that it was acceptable if he accomplished the paving in phases and could have up to two years to complete. Motion by Commissioner David, supported by Commissioner Hindman to accept

the site plan as presented with the provision that paving can be accomplished within two years and in phases if needed. All ayes. Motion carried.

A lot split request by Calvin and Jeanette Kern to split off a 1.37 acre parcel in Section 36 that fronts on Oberlin Road was reviewed. As it meets the zoning requirements and his parcel does not exceed the allowable number of splits pursuant to the Lands Division Act, a motion was made by Commissioner Darlington, supported by Commissioner Hindman to recommend the City Council approve the split as requested. All ayes. Motion carried.

Zoning Administrator Weaver informed the commissioners as to administrative reviews that had been conducted and possible upcoming matters. Devere Dennings and Bob Moffit explained a possible development agreement that would allow the splitting of property and additional commercial development. Mayor Winarksi commented on the façade review process as part of site plan review. Zoning Administrator Weaver stated that the D.D.A. chose to address Mr. Lee's situation by providing suggestions to Mr. Lee via the zoning administrator. The suggestions made by the D.D.A. will be incorporated into Mr. Lee's façade treatment to his addition.

Motion by Commissioner Stout, supported by Commissioner Witkowski to adjourn. Motion carried. Meeting adjourned at 6:00 p.m.

Joan David, Secretary