

PLANNING COMMISSION
MARCH 27, 2007

The Gladwin City Planning Commission met in regular session Tuesday, March 27, 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 David, Jenkins, Alward, Stout, Witkowski, Darlington and Hindman

Absent: Commissioners Foor and Clayton

Also present: Bernadette Weaver, Bill Brickner, Matthew Showalter, and Alan Johns

Motion by Commissioner Stout, supported by Commissioner Darlington to accept the meeting minutes of February 19, 2007 as presented. All ayes. Motion carried.

Site plan review was conducted for Family Farm and Home in the Southeast one-quarter of Section 6. Several aspects of the plan were discussed. The commissioners had copies of recommendations and comments from the city's engineer, Doug Scott of Rowe Incorporated that were forwarded to them over the past week or so. Bill Bruckner of Lapham and Associates noted the County Drain Commissioner's office had reviewed the plans as well and he used their specifications when designing the detention pond. Commissioner Hindman expressed his concerns with the drainage pond design and maintenance agreement between the city and the property owner for the hydrant located in front of the store. Had those been addressed? A draft maintenance agreement had been provided to the developer for their review. Mr. Showalter noted he did not have a problem with the intent or the cost, just a few minor details, such as the name of the proprietor needed to be revised.

Mr. Buckner replied he had not yet talked to Doug Scott of Rowe Incorporated but the detention pond design would be adequate. Commissioner Hindman noted he did not want to belabor the issue, but a detention pond in one of the new subdivisions did not work as promised and the street flooded because of that. He also wanted to make sure the maintenance agreement was in place before construction commenced. Mr. Showalter noted that all items could be addressed before permits were granted. Zoning Administrator Weaver noted that the plan could be approved "subject to" the items in question being addressed by the developer and the city engineer, city administrator, etc. before a zoning permit was issued.

Commissioner Jenkins asked how the access drives lined up with others across the street. Drives line up approximately with the far east drive that accesses the strip mall that contains the Pamida store. All drives will be installed per MDOT specifications as well as installation of the 8 inch lead coming from the north side of the road. Mr. Buckner noted a free-standing sign was now indicated on the recent plans and that could be a separate review when the sign permit was pulled.

Motion by Commissioner Darlington, supported by Commissioner Witkowski to accept the plan for Farm Family and Home as presented contingent upon a) suggested changes by the city engineer being made to the plans b) an acceptable maintenance agreement adopted by the City of Gladwin and the proprietor before any zoning permits are issued and c) all costs incurred for the installation of an 8 inch lead be born by the contractor / proprietor. Abstain- 1 (David). Ayes-6. Motion carried.

Motion by Commissioner Stout, supported by Commissioner Witkowski to adjourn. Motion carried. Meeting adjourned at 5:35 p.m.