

GLADWIN CITY PLANNING COMMISSION
NOVEMBER 24, 2009

The Gladwin City Planning Commission met Tuesday, November 24, 2009 at Gladwin City Hall.

The meeting was called to order at 5:15 p.m. by Chairman David, followed by the Pledge of Allegiance.

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

Absent: None.

Also present: Bernadette Weaver, Dorothy Cline, Brent Weston, Chris Weston, Ben Mead and Dave Mead.

Motion by Commissioner Stout, supported by Commissioner Foor to approve the minutes of October 27, 2009 as presented. Motion carried.

Motion by Commissioner Alward, supported by Commissioner Darlington to temporarily recess the regular meeting and open the public hearing regarding a special use request by Ben Mead for a two-family dwelling in the R-1B district. All ayes. Motion carried. Regular meeting recessed and public hearing opened at 5:16 p.m. All ayes. Motion carried.

Zoning Administrator Weaver read the notice of public hearing and noted that no letters or comments had been received regarding the public hearing.

Chairman David opened the floor for public comment. Ben Mead explained his request. The residence in question had been the Meads home several years prior and set up as two separate living quarters. Because the residents were all from the same family, the "two-family" special use requirement did not apply. As Ben wished to rent the home out to two separate households, the special use designation was being sought.

The commissioners had no comments or questions and Dorothy Cline, an area resident, was in attendance to receive information.

Motion by Commissioner Darlington, supported by Commissioner Alward to close the public hearing and return to the regular meeting. All ayes. Motion carried. Public hearing for special use closed and regular meeting reconvened at 5:18 p.m.

Motion by Commissioner Alward, supported by Commissioner Foor to recommend to the City Council that the special use be allowed on property described as: Gladwin City, Hanna's Addition, Block 10, Lots 5 & 6 as it would not harm the character of the neighborhood, will be served adequately by essential public services, not create excessive additional requirements at public cost, and not involve uses, activities, etc. that will be detrimental to any persons or property. All ayes. Motion carried.

Motion by Commissioner Darlington, supported by Commissioner Hindman to temporarily recess the regular meeting and open a public hearing regarding a special use request by David and Beulah Mead for a two-family dwelling in the R-1B district. All ayes. Motion carried. Regular meeting recessed and public hearing opened at 5:18 p.m.

Zoning Administrator Weaver read the public hearing and stated that no letters or comments had been received regarding the public hearing.

Chairman David opened the floor for public comment.

Dave Mead explained how he wished to convert the residence at the southwest corner of Center and Cemetery Streets into a two family dwelling. It also was a former Mead residence and had adequate floor space to accommodate two families as well as lot area to serve additional parking for vehicles. Any building code items had been preliminarily addressed with the County Building Department.

Motion by Commissioner Hindman, supported by Commissioner Stout to close the public hearing and return to the regular meeting. All ayes. Motion carried. Public hearing adjourned and regular meeting reconvened at 5:21 p.m.

Motion by Commissioner Hindman, supported by Commissioner Witkowski to recommend to the City Council that the special use request for a two-family dwelling in the R-1B district, more specifically described as: Gladwin City, Hanna's Addition, Block 7, Lots 1 & 8 be approved as it would not harm the character of the neighborhood, will be served adequately by essential public services, not create excessive additional requirements at public cost, and not involve uses, activities, etc. that will be detrimental to any persons or property. All ayes. Motion carried.

Brent and Chris Weston, owners of the Gladwin Meadow Lanes spoke about the replacement of their non-conforming portable, off-premise sign. Discussion as to the proposed change to the zoning ordinance regarding off-premise signs. Language change to read as follows: To be added to (4) Off premise directional signs. "On a parcel of property zoned C-2 or I...Repair of now existing off premise signs including consolidation or reconstruction of such signs is allowed, following approval of the Planning Commission. Such total sign area shall not increase pursuant to such approval."

Discussion as to the proposed addition to the article regarding LED signs in the C-1 district and the fact that "such electronic (LED) portion of the sign shall not exceed 18 square feet".

Motion by Commissioner Alward, supported by Commissioner Clayton to recommend the revised Zoning Ordinance be adopted by the City Council.

Discussion as to the construction of a new water tower on Bartlett Drive and correspondence regarding non-compliance situations.

Zoning Administrator Weaver apprised the commissioners of the proposed joint meeting between the City Council, Planning Commission, and Parks Commission slated for sometime in April. Chairmen and co-chairmen had been notified and the rest of the boards would be notified as to the date as well if they so desired to attend.

Motion by Commissioner Alward, supported by Commissioner Stout to adjourn. Motion carried. Meeting adjourned at 5:42 p.m.

Jill Witkowski, Secretary