

**GLADWIN CITY PLANNING COMMISSION**  
**SEPTEMBER 1, 2009**

The Gladwin City Planning Commission met Tuesday, September 1, 2009 at Gladwin City Hall.

The meeting was called to order at 1:00 p.m. by Chairman David, followed by the Pledge of Allegiance.

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

Absent: Commissioners Jenkins, Hindman and Witkowski.

Also present: Bernadette Weaver and Charlie Jones.

Motion by Commissioner Alward, supported by Commissioner Foor to approve the minutes of July 28, 2009 as presented. Motion carried.

A letter from F.O.R.G.E. requesting that a public hearing be held to consider a special use; recycling center with special conditions at 350 N. State Street was read. Motion by Commissioner Darlington, supported by Commissioner Alward to schedule the public hearing for Tuesday, September 22, 2009 at 5:15 or as soon thereafter as the agenda will allow to take public comment. All ayes. Motion carried.

A lot split request from Bill Mason regarding splitting Lot 25 of Pine Ridge Subdivision was discussed. Motion by Darlington, supported by Commissioner Clayton to recommend to the City Council that the lot split as presented be approved. All ayes. Motion carried.

Site plan review for a 32' x 40' pole building at Sacred Heart's new Mission at 1176 E. Cedar was discussed. As all setbacks and other components of the site plan were in order, a motion was made by Commissioner Alward, supported by Commissioner Foor to approve the site plan as presented. All ayes. Motion carried.

Site plan review for a 32' 48' pole building at the Gladwin City Wasterwater Treatment Plant was discussed. As all setbacks and other components of the site plan were in order, the site plan was accepted as presented.

Commissioner Hindman entered the meeting at 1:10 p.m.

Site plan review for a 40' x 28' office and storage addition to the Gladwin City Police Department was discussed. All setbacks and other components of the site plan were in order, but a concern was raised in regard to the parking noted. Chief Jones stated that parking would not be allowed in that area but further to the south. Commissioner Foor noted that angle parking may be more desirable than backing straight out into outgoing park traffic. Chief Jones stated he would contact the architects and come back with corrected parking plans.

Correspondence regarding above-ground pools was discussed.

Bob Moffit, City Administrator informed the Planning Commission of an award given to the City of Gladwin by the Michigan Economic Development Corporation.

Motion by Commissioner Stout, supported by Commissioner Alward to adjourn the regular meeting and enter the work session. All ayes. Motion carried. Regular meeting adjourned at 1:20 p.m.

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Jill Witkowski, Secretary

**PLANNING COMMISSION  
WORK SESSION**

Commissioners Stout, Foor, David, Darlington and Clayton proceeded to the downtown district at 1:30 p.m. where they considered different sizes of signs that could potentially be allowed.

After measuring several existing signs, it was determined regarding projecting signs, that a 6' x 3' sign was acceptable (18 square feet), not the proposed maximum six (6) square foot sign. Additionally, canopies minimum clearance should be eight (8) feet rather than seven (7).

L.E.D. signs were deliberated at length. Commissioners noted that several lit signs were in existence already (backlit, neon, etc.) that did not pose a problem. Commissioner Clayton noted that L.E.D.'s had a very crisp, clean look and that as long as they did not move he felt they were a desirable addition to the downtown area. It was noted that the lit signs at night could detract from renting second story apartments in the downtown area; again, perhaps only if they were moving and distracting.

The acceptable times the signs could be illuminated were discussed. Should they be turned off at night? Lengthy discussion on how often the copy could change? Every fifteen minutes? How would both of these aspects be monitored? Enforcement issues were noted. What about signs in the C-2 district?

Commissioners returned to city hall where the issues pertaining to L.E.D. signs were condensed into the following questions: 1) Should L.E.D. signs be allowed in the C-1 (Central Business District) at all? 2) If so, should only a portion of that sign be allowed to change? 3) If 1. and 2. are acceptable, then 3) How often should it change?

It was noted that at the next meeting these points of contention had to be resolved so ordinance revisions could proceed. Off-premise advertising was also discussed.

Discussion ended at 3:30 p.m.

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Jill Witkowski, Secretary