

GLADWIN CITY PLANNING COMMISSION
SEPTEMBER 22, 2009

The Gladwin City Planning Commission met Tuesday, September 22, 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, Hindman and Witkowski.

Absent: Commissioners Jenkins, Foor and Clayton.

Also present: Bernadette Weaver, Howard Kunding, Jan Stewart, Sally Burdgick, Betty Myers, Marge Chamberlain, Tom Kreckman, Bob Sisson, Garrett Christensen, David Ramsay and Linda Hoffman.

Motion by Commissioner Darlington, supported by Commissioner Alward to approve the minutes of September 1, 2009 as presented. Motion carried.

Motion by Commissioner Alward, supported by Commissioner Hindman to temporarily recess the regular meeting and open the public hearing regarding the allowance of a recycling center as a special use at premises commonly known as 350 N. State Street by Gladwin County's recycling organization F.O.R.G.E. All ayes. Motion carried. Regular meeting recessed and public hearing opened at 5:17 p.m. All ayes. Motion carried.

Commissioner Jenkins entered the meeting at 5:18 p.m.

The notice of public hearing was read along with four letters sent to the Planning Commission following publication of the notice, all in support of the proposal. Jan Stewart of F.O.R.G.E. explained the need for a recycling center.

Tom Kreckman, adjacent property owner noted that the building was not owned by F.O.R.G.E., but a private individual. What sort of agreement would exist between the two parties. Was the recycling organization incorporated? A 501(c) 3 organization?

Jan Stewart replied that a 2 year lease would be signed and yes, the organization was incorporated and had a non-profit designation.

Kreckman then asked if the city would be privy to the terms of the lease and Commissioner Jenkins replied that the city would have no need of that information; it was strictly between lessor and lessee. Mr. Kreckman then asked for how long had F.O.R.G.E. been incorporated? Jan Stewart replied since 2003.

Mr. Kreckman questioned why White's Recycling Center went out of business? Mrs. Stewart replied they were not a non-profit organization. He then asked about toxic waste. Wasn't it common for patrons to bring toxic materials to recycling centers? How would that be dealt with and the impact on adjacent properties? Is there anyone who can identify such materials? Ms. Stewart and Burdgick replied that they would not take toxic materials and that the city and county had been participating in toxic and hazardous waste material disposal and planned to schedule more. Ms. Burdgick was familiar with what was allowable as she had worked for White's Recycling for several years. Mr. Kreckman asked how did she know? Did she have a B.S. degree in biology or something comparable?

Sally Burdgick again explained her experience. Jan Stewart also noted that she was told that the activity of the former trucking company located at the subject property had generated dust and fumes that had proved noxious to the adjacent property and the recycling center was bound to prove less intrusive. Mr. Kreckman acknowledged he had heard those complaints.

Chairman David stated that she felt the applicant should be given the floor to present what materials would be taken and the general method of operation.

Jan Stewart presented F.O.R.G.E.'s site plan and explained traffic flows and the fact that all vehicles would be unloaded inside the building. There would be no processing of materials, only collection. The plan which she quoted had been presented to all commissioners two weeks ago and addressed the requested components needed for special uses.

Mr. Kreckman asked if he could inspect the plan? What sort of control could the city exercise and what sort of conditions were imposed? Does the special use permit have time limitations associated with it? Zoning Administrator Weaver provided a copy of the plan to Mr. Kreckman and read the conditions for a recycling center as a special use as set forth in Section 902, (6) of the Gladwin City Zoning Ordinance.

Chairman David also added that if the terms of a special use were violated, the permit would be revoked by the city. There are no time limitations and the special use runs with the property. Mr. Kreckman asked for clarification as to which property would be occupied by the recycling operation. It was confirmed that the parcel represented by a sketch within the packet would be the parcel occupied.

As there were no more questions or comments regarding the special use request, a motion was made by Commissioner Jenkins, supported by Commissioner Darlington to close the public hearing and open the regular meeting. All ayes. Motion carried. Public hearing closed and regular meeting reconvened at 5:40 p.m.

Motion by Commissioner Alward, supported by Commissioner Hindman to recommend that the City Council grant the special use as requested subject to the considerations set forth in the zoning ordinance. Ayes – 5, Abstain – 1 (Witkowski). Motion carried.

A revised site plan review for a 36' x 40' pole building at Sacred Heart's new Mission at 1176 E. Cedar was discussed. Rather than build a separate structure as previously submitted, the church was now requesting to build an attached 36' x 40' storage addition. The height of the main (existing) building is 14'; therefore, the side yard (west) setback needs to be at least that amount. As all setbacks and other components of the site plan were in order, a motion was made by Commissioner Alward, supported by Commissioner Darlington to approve the site plan as presented. Ayes – 5, Abstain – 1 (Witkowski). Motion carried.

Correspondence received regarding L.E.D. signs was discussed and changes pertaining to such as proposed for the zoning ordinance. Chairman David noted that at the last meeting's work session, Commissioner Clayton who was not in attendance noted that he saw no problem with L.E.D. signs as they had a very crisp, clean look to them as long as the movement of copy and graphics was limited. Commissioners Jenkins, Alward, Hindman and Witkowski all agreed that it was the wave of the future and in many cases, an upgrade from what several businesses currently possessed.

Commissioner Darlington referenced the Hyett-Palma study and noted that she and also Commissioner Stout who was also absent, felt in order to keep the quaint atmosphere of the downtown area, the L.E.D. signs should not be allowed. Planner Howard Kundinger was asked for his input. He noted that Gladwin had an attractive downtown area and the city should take care when considering what should be allowed; it was very easy to end up with

undesirable results. Several comments were noted as to the non-compatibility of some current sign styles with the businesses they advertised and the distractions imposed on drivers. Lengthy discussion as to the minimum amount of time a message should appear, the size limitations, etc.

Commissioner Darlington left the meeting at 6:00 p.m.

After much deliberation, the following will be proposed in current upcoming revisions to the city ordinance regarding L.E.D. signs within the C-1 district:

- a) No graphics or copy will be allowed to flash.
- b) If lights or graphics are going to change, white lights **only** will be allowed.
- c) There will be a minimum of six seconds between changes in messages, text, etc.
- d) No off-premise advertising is allowed.

In the C-2 district, the following provisions will apply:

- a) No graphics or copy will be allowed to flash.
- b) There will be a minimum of six seconds between changes in messages, text, etc.
- c) No off-premise advertising is allowed.

Correspondence regarding portable signs was discussed and the zoning administrator's conversation with Brent Weston about the replacement of his non-conforming portable sign. After reviewing the ordinance, it was the opinion of the planner and commissioners that the total replacement of the sign was not allowed as it exceeded replacing 50% of a damaged structure.

Commissioner Jenkins advised the board that as he would no longer be a city resident, this meeting would be his last. Chairman David accepted his resignation with regrets.

Motion by Commissioner Hindman, supported by Commissioner Witkowski to adjourn. Motion carried. Meeting adjourned at 6:55 p.m.

Jill Witkowski, Secretary