

PLANNING COMMISSION
June 28, 2016

The Gladwin City Planning Commission met in regular session on June 28, 2016. The meeting was called to order by Chair Darlington at 5:15 pm, followed by the Pledge of Allegiance. Commissioners present; Darlington, Stout, English, Wendell, Clayton, David. Commissioners absent; Wenzel, Povey Also present; Zoning Administrator Weaver and Mike Kruchkow. Motion by David, support by Stout, to approve the minutes of the May 24, 2016 meeting. All ayes.

Darlington announced that Travis Povey has resigned from the Planning Commission. There are now two vacancies. Mayor Winarski will appoint at least one new member as soon as possible. He would welcome input from the commissioners.

The first order of business is a request from Mike Kruchkow, current administrator for the Gladwin Conservation District. The district has purchased a 1.2 acre parcel just west of its office. The office itself is a lease building. Future plans for the parcel center around various education programs and demonstration gardens. The plan is to have eight parking spaces accessible from the road and the commissions' opinion is being sought as to suitable and allowable surfaces for the parking area. Suggestions will be sought from planner Doug Piggott. Weaver will follow up.

Weaver explained to the commission that it is necessary to amend the motion setting the public hearing for the Zoning Ordinance and master plan revision date, scheduled for this meeting. The public act requires a 42 day notice for the master plan, and that time was not considered at the last meeting. A motion was made by Clayton with support from Stout, to schedule a public hearing for the Master Plan and the Zoning Ordinance at the regularly scheduled meeting on July 26, 2016 at 5:15pm or as soon thereafter as the agenda will allow. All ayes.

Adam Breault Auctions has been operating his auction service out of the former NAPA Auto Parts building on N. M-18. The building is being sold and Breault has reached agreement to rent the former Taunt Electric building in the Industrial park. As there will be a change of use an administrative review was requested to see if the auction service is allowable in that district and the zoning administrator determined it was. She inquired if auction houses should be included in the upcoming ordinance as a principal use per planner Doug Piggott. Parking requirements appear to be suitable.

An update of the Beacon and Bridge special use request from Weaver. Weaver stated that the drainage plan, screening and landscaping plans on the berm are needed and that B & B is expected to provide those items so the request can be reviewed at the August meeting.

A lot split request was approved in 2014 for Joe Woodruff. He owns a parcel on W. First street on which a home with an attached garage and a detached garage were located. He requested that the parcel split be done allowing the detached garage to stand alone on that lot, which is not allowable under the ordinance, as an accessory building is not allowed without a principal residence. The request was approved as Woodruff planned to pull a building permit within two years to build a single family residence. Weaver contacted Woodruff who said he still plans to pull the permit by October of this year.

The Zoning Ordinance revisions were discussed. Motion by Stout with support from Wendell to set a public hearing date for Tuesday, October 25, 2016 at 5:15 p.m. or as soon thereafter as the agenda will allow to take public comment on the 2016 zoning ordinance. All ayes. Motion carried.

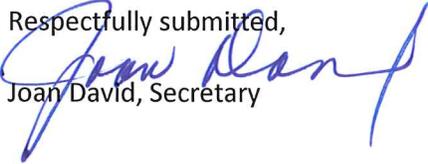
A zoning permit was issued for Village North to rebuild the section destroyed by fire.

Discussion regarding the subject of a former special use review that was denied; the city attorney will be notified.

Correspondence was reviewed.

A motion by Stout with support from Wendell to adjourn the meeting. All ayes and the meeting was adjourned at 6:30 pm.

Respectfully submitted,


Joan David, Secretary