

Planning Commission Meeting  
August 25, 2015

The Gladwin City Planning Commission met in regular session Tuesday, August 25, 2015 at Gladwin City Hall. The meeting was called to order at 5:15 p.m. by Chairman Darlington followed by the Pledge of Allegiance.

Commissioners Present: Darlington, David, English, Povey, Stout, Wendell, Wenzel.

Absent: Commissioner Clayton and Alward

Also present: Bernadette Weaver, Zoning Administrator, Bob Moffit, City Administrator, Jean Hill, William Gould and Daniel Bussure.

Motion by Commissioner Stout, supported by Commissioner Wenzel to approve the minutes of July 28, 2015 as presented.

All Ayes. Motion carried.

Motion by Stout, supported by Wenzel to open public hearing to entertain a special use request.

All Ayes. Motion carried.

Regular meeting temporarily closed and public hearing opened at 5:16 p.m. Zoning administrator read the notice of public hearing for a special use request by Christina Lawrence of 310 N. Bowery Avenue to create a two family dwelling in the R-1B district.

Chairperson Carol Darlington: At that Public hearing we are here to discuss a special use request for a two (2) family dwelling in the R-1B district and then um we will come back into regular session. That does not mean that we are coming back into the regular session to vote tonight. So, I want people to know that. Um, we can talk about it, discuss it, think about it for another month or whatever this board decides that they would like to do. And, then um we make a recommendation for that so, that's what's going to happen. So, at this point I would entertain a motion to go into public hearing.

Lori Stout: Yes

Dr. Robert Wenzel: Support

Chairperson Darlington: Lori & Bob. All those in favor?

Group: Aye, aye.

Darlington: Opposed? Motion carried. Ok, Bernie, do you want to read it for us please?

Bernadette Weaver: Please take notice that the Gladwin City Planning Commission shall conduct a Public Hearing on the following proposed request:

A request by Christina Lawrence of 310 N. Bowery Avenue, Gladwin, Michigan to convert a one-family dwelling to a two-family dwelling as a special use in the One-family Residential (R-1B) zoning district on a parcel described as Gladwin City, Grout, Foutch and Johnson's Addition Block 19, Lots 7 & 8 excepting the North 18 feet of Lot 7. Subject project's building address is 310 N. Bowery Avenue. The applicant is seeking permission to convert the subject residence at that address, in accordance with Section 409 of the Gladwin City Zoning Ordinance. The public hearing is being held pursuant to Section 701(3.) of the Gladwin City Zoning Ordinance. The Public Hearing will take place Tuesday, August 25<sup>th</sup>, 2015 at 5:15 p.m. or as soon thereafter as the agenda will allow at Gladwin City Hall, 1000 West Cedar Avenue, Gladwin, MI., in accordance with Public Act 210 of 2006 as amended. Persons not able to attend may submit written comment by 4:00 p.m., August 25, 2015 addressed to Gladwin City Hall, c/o Zoning Administrator, 1000 West Cedar Avenue, Gladwin, MI.

And I have received one (1) letter in regard to the request.

Darlington: Ok. Ok, we did receive a copy of the July 9<sup>th</sup>, 2015 um request that Christine submitted. You're Christine, correct?

Christina Lawrence: Yes

Darlington: Ok, I wanted to make sure I assumed correctly. Why don't you just explain to us what's going on and what you would like to have going on and what's taken place?

Lawrence: Well, the lot, the home was Hall funeral home it's quite large. Well the upstairs is where um they used to I believe where they use to live when it was a funeral home. There is already a kitchen, bedrooms and bathroom all up there. And years ago when I bought it, we did redo the hardwood floors in the living room and kitchen. Everything else is all originally there and I would like to, I actually would like my sister to live with me as separate because she has cats and I don't like cats. But eventually she will find her own place and I would like to have it all legal to be a two (2) family dwelling for when she does move on, then I can rent it out to someone. To somebody else.

Darlington: Ok, so just for our picturing sake. You currently have two (2) separate dwellings. You have bathroom, you have kitchen, you have everything on the second floor.

Lawrence: Yup.

Darlington: And, then you have the bottom floor and you are currently living on the bottom floor.

Lawrence: Yes

Darlington: Ok. Your sister is currently living upstairs or is someone else?

Lawrence: My sister

Darlington: Your sister

Lawrence: Yes

Darlington: Ok. Ok. You have a separate entrance you have separate,

Lawrence: Yes. There was an actual exterior door currently already there and I did put stairs on it

Darlington: Ok. So, what we currently have is, we currently have is a two (2) family dwelling in a single family zoned.

Lawrence: Yes

Darlington: home?

Lawrence: Right. Because I didn't know because it's my sister, I didn't really realize that I had to have all this done before I closed the stairs off inside. I guess I didn't realize that because I wasn't actually renting to you know outsiders, it was just my sister.

Darlington: Ok.

Wenzel: Does your sister pay you rent?

Lawrence: She helps pay with the bills. So I guess it's kind of classified as rent

Wenzel: Gray area? Right

Lawrence: Yes

Wenzel: Right. How long has your sister been living upstairs?

Lawrence: It's been I think a couple months

Wenzel: Ok, so it's fairly recent?

Lawrence: Ya

Darlington: And prior to that you had someone living there too?

Lawrence: No

Darlington: No?

Lawrence: No

Darlington: She's the first person?

Lawrence: Yes. No, it's just been me and my family

Wenzel: For your utilities, do you have separate metering?

Lawrence: Actually the house had separate meters when I bought it, so ya it does.

Wenzel: Interesting. So it was multi dwelling at one time?

Darlington: Well no, they probably had their business one meter and their personal one meter.

Wenzel: Right, right

Lawrence: The funeral home had one and I think they lived upstairs at one time

Darlington: So they could use it for...

Travis Povey: Is that just electric or is that both gas and electric that are both separate?

Lawrence: Just the electric is separate. Not the gas.

Povey: Ok.

Weaver: And it is operational as such right now?

Lawrence: mmhmm

Weaver: Ok

Povey: I do believe for a two-family ah apartment that would have to be separated for the gas as well because they can't run off from the same furnace

Wenzel: Yup

Povey: Ah, so....

Lawrence: I do have two furnaces but I haven't separated the, I haven't put another gas line in.

Povey: Right, you gotta to switch it

Darlington: Ok, what kind of questions do we have or um thoughts from our board and then we will open it up to the public.

Wenzel: I got a question, what's the square footage upstairs versus downstairs?

Lawrence: Upstairs, I do believe it is right around 15,000 square feet, 1500. I'm sorry. And, downstairs would be over 6,000.

Wenzel: You have a big area down there.

Lawrence: Ya, total square footage of the whole house is about 8,000 square feet, just under

Wenzel: In the original funeral home, how many viewing rooms were in that old funeral home?

Lawrence: I think, I'm not sure

Lori Stout: I believe there were two.

Darlington: I believe there were two.

Wenzel: Two, ok

Chairperson Darlington: And the thing of it is, there have been so many people between her and the funeral home

Lawrence: Well I think it was just.....

Chairperson Darlington: There have been a lot of changes

Povey: I went to preschool there

Darlington: Well, there was preschool, there was Adult Ed. There was all sorts of things in that building

Wenzel: What would be the total occupancy of population if there were two dwellings going on in that building?

Lawrence: Currently, me and my daughter and my son live downstairs and he's 19 so hopefully he will be moving on. Then, um, just my sister

Povey: But, potentially how many beds, like how many bedrooms are there

Lawrence: Oh, bedrooms upstairs are two, there are two bedrooms upstairs

Povey: Two? Ok

Lawrence: Ok

Povey: The ah, stairway that you have up there, um, how big is that platform at the top? Is it like a deck or is it just like a

Lawrence: Ya, it's about this wide

Lawrence: I didn't take the measurements. I did get, I did get all the permits

Weaver: Zoning permits.

Lawrence: to do it, ya

Wenzel: Is there a schematic on it?

Wenzel: On the staircase? A schematic?

Weaver: I don't think so

Lawrence: I don't think so

Weaver: No, I don't think so

Lawrence: No.

Lawrence: Because there is on the front of the house that faces Bowery there's a porch downstairs

Wenzel: Ok

Lawrence: So it goes across the top of that

Wenzel: Ok.

Lawrence: And then it L shapes down

Wenzel: Ok

Weaver: Did you get a building permit for that? I don't recall seeing a building, the zoning permit yes

Lawrence: The build, yes, I came to you and got one

Weaver: No, that was a zoning permit. Did you go to the building department and get a building permit and make sure that that met the specs they would require?

Lawrence: I don't think I did. I guess I don't remember

Darlington: That would be over in the old library

Wenzel: Was that build by a contractor or a private

Lawrence: No. Me and my um..

Wenzel: Private

Lawrence: Ya, so I would need to do that

Wenzel: Ya, it needs to follow code

Lawrence: Ok. Yup

Darlington: I would just be concerned about that, will all the things we've seen happen. Where's parking for this Christine?

Lawrence: Um, there is some parking on side street of Beech and in the back of Beech St. there is a, I have a very large driveway in the back. And I think I put the measurements down on the paperwork. I measured it out at one time.

(Shuffling of papers. Inaudible speaking)

Darlington: This came a while ago

Wenzel: Oh, Oh

Darlington: It came a while ago

Lawrence: And I just printed it and stuck it in there

Wenzel: Ok. Thanks

Lawrence: I have a paved driveway in the back it's 25 to 50 feet wide

Stout: How long ago was that zoned R-1B?

Weaver: 20 some years

Stout: 20 some years?

Weaver: At least. At least

Stout: So it wasn't a surprise or anything like that?

Weaver: No. No. That it is, that it was something more recent that we zoned into R-1B

Weaver: Right. Right.

Darlington: So Bernie, just cuz we have some new people and we have people in our, in our audience. What is R, what is this zoning?

Weaver: Zoning, R-1B zoning is single family zoning and when we talk about principal uses, that's a use that someone could just simply walk in and um, assume ownership of that property and continue the use in it would be acceptable. For instance, a single family dwelling would be acceptable, um, the condominiums are in the R-1B district. Those have been granted, under very stringent requirements in the R-1B district. They are single family ownership. Um, there are some other things that are allowed use by rights, such as accessory structures. If you wanted to put up a garage next to your single family residence that would be acceptable. That would be a principal use. Requests of this nature, the reason she's coming before this body and asking for this type of um, project to go through is that, that is a two family dwelling as a special use in the R-1B district. And when you do have special uses they have special, you take special consideration. Um, there can be different circumstances that may cause um, a greater impact on the neighborhood, therefore, the applicant comes before this body to make sure that they can actually conduct that activity in the R-1B district.

Povey: How many, ah, different converted apartments do we have in the area already? Like within, I guess within the mailing area. There were 29

Weaver: Within the mailing area? Let me

Povey: letters sent out, correct? I thought that's what I counted.

Weaver: Yes

Wenzel: Let's take a look at precedence

Povey: Well as far, ya, as far as how many people are going to be adding to the area. Because I know, around that area, ah, right next to each other on Arcade there's, ah, a couple of homes that have been converted to apartments.

Weaver: On Arcade, yes, there are two that I know of,

Joan David: There's three

Weaver: Um, three?

Povey: There's one right off Beech

David: There's the one across the street

Povey: Then there's the other two up

Weaver: Ya. And those have probably been, those were probably converted, the one up on Arcade Street. Beech I'm not sure about. I believe when I first started working here it was already a two family

Povey: Ok

Weaver: And, so that's been 27 years. Um, the one up on Arcade, up by North Arcade that was single family, ah multi - family long before I started working here. The other one I can't answer to.

David: Ya, before I came on the Planning Commission which was 92.

Weaver: Ok

David: So it's been for a long time

Povey: So I guess only three then? That we know of.

Weaver: Right. Right. Between Beech and actually probably First St. Ya, ya.

David: In that area.

Weaver: For the one up it's actually close to First St. so that's quite far away.

Darlington: Ok

Darlington: But those are also more than two family...Those are multi-family

Weaver: Right, those are like three

Povey: The property there ah, I know that use to be, one large ah parking lot. Um, that's all, you own all of that?

Lawrence: Yes

Povey: Ok. I wasn't sure where the property line was there.

Povey: Ok. I'm going to open it up for comments from

Darlington: I've got another question

Darlington: Oh, sure.

Wenzel: You have a mortgage on that property or is that all paid

Lawrence: I have a mortgage

Wenzel: Ok.

Ed English: What are the ramifications if we do or if we don't approve? What are her ramifications?

Darlington: Well, her ramifications if we don't approve is that she needs to cease multi or the two family right now that she has. I mean she has two family, um and that is a violation. Um,

Wenzel: Theoretically, if it's biological sister

Lawrence: Yes. Yes

Wenzel: Your family

Lawrence: hmmhmm

Darlington: Well ya, but except too

Wenzel: It could be argued in court as family

Darlington: Well ya, but and, and I don't know if that's really the concern. The concern is that she wants to be prepared for when her sister moves out.

Lawrence: If she does move out, then I would like to have it legalized to have somebody else rent there but -

Wenzel: Ok. Then it would be a different issue

Lawrence: Right. At this point I don't see her being financially able to for a few years.

English: So, technically....

Darlington: Nothing at the moment

English: Technically, nothing would happen now, even if we said no, it would have to be approached later if she ever left.

David: I'm not sure, I'm not sure that's right

Weaver: No. I think, I think the separate kitchen and the separate, the separate kitchen at least makes it a living quarters

Lawrence: But then my other question is the separate living, the kitchens and all that were already there -

Wenzel: Ya

Lawrence: Like I did not install a separate kitchen or a separate bathroom

Povey: But you permanently closed it off from the inside?

Lawrence: I did close the stairs off, yes.

Povey: Ok.

English: See, I know a couple houses in town that have separate kitchens

Wenzel: I know of a couple of them too

Weaver: Down in the basement

English: In single dwellings

Povey: Everyone who's mother-in-law moved in and we don't know about and stuff like that

Wenzel: A lot of people can downstairs. They got a stove downstairs in the summer time

Weaver: That's true

English: I just, I just, what are going to be the ramifications if or if not? That's why I asked the question, because I don't know. She probably wants to know too

Lawrence: Ya

English: If we say no -

Stout: I don't think we can make a decision tonight based on there's no

English: No. No. I just

Stout: There's no building permit. I mean you don't know for sure if your mortgage company is going to allow

English: Right

Wenzel: I'm assuming. Did you check with your mortgage company to see if they would allow?

Lawrence: Mortgage Company.... To be turned into a duplex. It can be stayed the same up to, I think it's three. Other than that, then I have to change my mortgage

David: But we'd probably need a legal opinion, I would assume. But we don't....

English: Because she's not even subletting or anything like that so there's no, there's no technicality there

Povey: Do you have a contract or anything like that with your sister set up?

Lawrence: No. She's my sister

Wenzel: It's all verbal

English: It's like having a mother-in-law move in with you and you know. You just shut the other bathroom off and you say, here is your bedroom and bathroom and you can stay in that.

Stout: But whatever is decided goes on with

Weaver: The property

Stout: If she decides to sell the property it goes on to the next one, and the next one

Darlington: Right

Stout: And the next one and so, I don't know personally, ya know, I want everyone else to think. I don't think that we really know for sure until we get that staircase legalized. I mean I don't even think it should be in front of us to discuss anything. Because, we don't know.

Wenzel: The building department needs to look at that staircase

Stout: Ya

Wenzel: Ya know it needs to meet code

Lawrence: Right

Wenzel: And then, ya know, as far as I'm concerned as long as your sister is living there, that's family.

David: But, is that our purview to decide if it's appropriate for us to decide?

Stout: Exactly

Darlington: Building committee. I'm not sure that we've ever looked at something as a building committee. Have we?

Weaver: Well, but that is -

Wenzel: Just having to pick it up in the discussion

English: Certainly not with all these little technicalities. Ya know, normally if somebody would have come, let's say for those other apartment houses. They came and said this is what we want to do. Right? We want three separate apartments or four apartments it was probably approved. They got inspected, etc., etc. for three separate living structures, even though it was under one structure. This was always that way. So I'm not sure

Povey: Basically boarded up a door and put a stairway to an existing outside door.

Weaver: But it did cease. That use did cease when it was, for instance the Superintendent's office and things of that nature. So, the use did change.

Wenzel: I wish George was here, because I have an issue with the internal staircase. Closing that off from fire escape routes, because if anything were to happen to the staircase on the outside in a situation of a fire and the internal staircase is obliterated they're going to be jumping out of windows.

Povey: That's why the, the building permit and have it inspected. Because you need to have two exits, ah, whether it's ya know, an approved fire escape window or ah,

Lawrence: Right

Povey: ya know the stairway and if that stairway doesn't fit code you're putting, I speak from personal experience, you're putting firefighter's lives at danger if they had to go ya know, if they had to go up there in an event of an emergency. So.

Darlington: Ok. So

We do have

Darlington: I think there's some issues there but I, I ya know, I think I'm looking at too as an impact issue, um, on your neighborhood. And anytime we come and look at even considering changing um, zoning. Zoning is there for a reason, and when we look at exceptions for those reasons there's always things you want to look at.

Wenzel: I've got an example in my neighborhood multi-dwellings situation, Tolentino, her and her sister lived in that white house along with the parents. Three different families, did they get special permit?

Darlington: I'm sure not.

Wenzel: No, because she's a doctor.

Darlington: Well, and I don't know if that was

Wenzel: No. She's not

Darlington: Well, I don't think, did they, I mean, they didn't come and actually make it a separate apartment though and everything. They all live in the house. Right?

Wenzel: They have three different

Darlington: Ya, they all live in one house

Wenzel: Right. Biologically they're considered family

Darlington: Ya know as we, as we said, there are people who have moved in but, it becomes very obvious when you close doors off and make new structures and she's preparing for something down the road, which is very wise on her part. Because, then she knows if it's something that financially she wants to do or she can afford to do as she looks at whatever, ya know, whatever she's planning on doing. So, I think it's very wise. Um, better than having to back paddle and trying to fix issues that we've run into some of those concerns along the way so we don't want to do that. Ok, now, I'd already tried to get this a couple times. Does anybody from the audience want to speak?

Jean Hill: I have a comment and a question

Darlington: Would you mind just stating your name? I didn't mean

My name is Jean Hill

Darlington: Thanks

Hill: Um, there seems to be a lot cars around your house, and it was not bad as long as long as they were all on one side of the street, but when it kind of rolls over onto the both sides of the street it's a little much for that narrow street. So why all the cars?

Lawrence: Uh, sometimes my sister, she plays video games

Wenzel: Ok.

Lawrence: And she has people over a gaming thing.

Wenzel: Ok. Video parties

Lawrence: But, I mean, I've also had the same issues we people, with the condominiums or, I'm not exactly what they're labeled across the road.

Wenzel: Over ?

Lawrence: A lot of them would always park on my side.

Wenzel: Overnight visitors?

Lawrence: It use to happen a lot, but it has slowed. Because, I can come outside and my kids will ask, who's here? Nobody's here.

Wenzel: Ok.

Lawrence: Who is that? And, I said, I don't know.

Wenzel: Because to be honest, I did drive by your residence on multiple occasions and you're right, there's a problem with parking. And I was curious where all the cars are coming from.

Lawrence: I have no problem telling our, ya know. If you want to visit, park in the, in the driveway. I mean, it's plenty wide enough, big enough.

Wenzel: Yup. Driveways two cars wide?

Lawrence: Oh, I believe it is

Darlington: There's no limited parking on one side or the other, is there?

Weaver: No. There's not.

Povey: I have some friends that live down the road that have the same problem. They have six kids, and uh, three of the six drive and have vehicles plus the, I mean it's any time friends come over, it's, people are parking everywhere. So, it's tough parking through that area. Anyway, I have a question about the, um, the space to the east. Ah, based on current regulations, would there ever be the possibility of ah, erecting a single family dwelling there? Because that would impact it. If you could, we're adding, you know, if, if we went through with this we'd be adding, ah, you know, a second family to that space. And, then potentially down the road, adding another family to that space and it just increases the amount of people living in an area that may or may not have been intended for that many people.

English: That's a separate lot isn't it?

Lawrence: It was separated from when I refinanced the mortgage they just left that off the mortgage. The back lot.

English: That is separate lot, so technically you can build on it.

Povey: Two tax ID numbers, right? Right.

Lawrence: Ya, that's the way it's always been

Povey: But, then again with the setbacks

Weaver: If there were appropriate setbacks

Povey: Ya, that's the thing. With the setbacks, you might not really be able to fit anything in there but, um.

Wenzel: A mobile trailer? Oh, no, they do that on the lakes

Povey: A hunting blind

Darlington: You could put a house in there. It's big enough for that.

Wenzel: I think the deer population is greater in the city than in the rural areas during the rifle season anyways.

Hill: Another question, comment maybe. Um, if Christina lives there all the time or a owner. Whoever the owner might be if she, ya know, decides to sell which could be. Or, you could rent both apartments and live somewhere else yourself. My observation has been, um, not with this one but, unless the owner is living in the building, um, there needs to be somebody, a professional or competent overseer -

Wenzel: A licensed contractor

Hill: Somebody to look after the property if the owner isn't in residence. And, I have no problem if Christine is there. None what so ever. But, if she decides to move somewhere else and rent the area that she is living in or is she sells the whole thing

Darlington: They don't live on site. No owner on site. It does make a difference.

David: But that condition could be added if we so choose, because it's a special use.

Wenzel: Right. We can do an contingency clause?

Darlington: Yup

Stout: Bill had a question

William Gould: My name is William Gould, I live about one block south of there. Um, I was just curious on why there are several people living in this, the building and I know it's been remodeled already and now we're having a hearing to approve it? And, my understanding also is that, young Mr. Naugle lives there as a renter. I don't know if he's with you sister.

Lawrence: He's my sister's boyfriend

Gould: Ok. I wasn't clear on that

Lawrence: He stays there a lot. I'm not sure

Gould: Ok. But, I'm just curious why the hearing is now when it's already being used as a dual residence.

Weaver: We didn't know about it

Gould: That explains it. I get that way sometimes. I also heard a while ago, I can't remember the lady, that it's necessary to have separate utility ah, meters if there is a dual residence. Both gas and electric. Ok. Thank you. I'm considering, ah, going for approval at some point in my home as dual. So, I was curious on that. Thank you, that's all I have to say.

Bob Moffit: Are we sure on that point that utilities have to be separate?

Darlington: I don't know. Is that a fire thing?

Lawrence: I've seen a lot of rentals in the paper.

Povey: I only say that because I know that when, ah, um, Dave Mead built, built his apartment above the garage on the corner of Cemetery up there. Ah, he said he had to specifically keep it as a single family, ah, because it ran off the same furnace. So, apparently if, ah, I guess that would be different, you know, on buildings where you have multiple apartments and they have one central heating unit whatever. Um, but that's typically more for like a radiant heat.

Moffit: I have been a landlord, and I have rented both with utilities you pay yourself and utilities included.

Darlington: Right.

Moffit: So I think that part is ok. I do have a couple questions, if I may?

Darlington: Sure.

Moffit: Bernie, help me. I'm not trying to pick on anybody but, is, how many vehicles at that building, is that part of what can be included in the special use? Because, that would be certainly one of my concerns. Is that something that could be controlled, if there's two units and you say there are four vehicles and ?

Weaver: Well, you have to have a minimum of four parking spaces which she, she has, has um provided. However, um, that's one concern that I have when I drive around there. Even though you do have a larger parking lot they're all parking street side, which I guess, I don't understand that. Um, another thing, yup, we could probably use, we probably could limit that as a condition.

Moffit: Because, that really becomes a concern if she's not living at that address at some point. Christina...

Lawrence: Now, I have a question though on that. Would that limit the number of vehicles that I can own in my part, in my driveway though?

Weaver: Yup. Ya. If we limited it, it would.

Lawrence: Because...

Moffit: It could be part of the special use permit. That's what I was asking. Um, but I, let me kind of finish my point here. It's kind of three parts. I heard Christine say there's about 8,000 square feet there. Do we have something that tells us what's there, Bernie?

Weaver: Yup. On the real estate listing, it does list at 7,600 square feet, but, I'm not coming up with

Moffit: I think that's close enough

Weaver: that. I'm coming up with um,

Lawrence: I don't know the actual number

Moffit: Ya. Hold on. She's got some calculations there. Go ahead.

Weaver: One story at 576 square feet, um, let's see here, one story at 2,032. So, we've got roughly 25, 26, and then we have two story, 1,500 square feet. So, we have 3,026, we're looking at more like, ya know

Stout: 5526

Weaver: Yup. Close to 6

Moffit: So around 6,000 square feet?

Weaver: Mmmhmmm.

Lawrence: That put, which, but what part did you get off of?

Weaver: Well, I got that off the appraisal card.

Lawrence: The appraisal, the last appraisal done?

Weaver: Mmmhmmm

Lawrence: That one does not include the upstairs. The one upstairs, that I'm, that use to be the Hall Funeral Home that I'm asking for the special usage. And the only reason that was done, is because it is very hard to get an appraisal done on that large of a home.

Weaver: No, this is your assessment card. Not a, ya, not an appraisal card. So which part was it that you said you actually have additional square footage there? Is that above the garage? Is that the apartment?

Lawrence: The one above the garage, I know is close to 800 to 1,000 square feet.

Weaver: Eighteen hundred

Lawrence: Ya

Weaver: Ya. Eighteen hundred

Darlington: And that's part of

Lawrence: Mine. That's part, that's not to be rented. That's actually my son's bedroom.

Weaver: Ok. So that's living quarters on the upper floor.

Lawrence: Yes

Weaver: Ok.

Moffit: Then my next point is and I, this is pointed more at you Christine. If I had to pay to heat 8,000 square feet that would be a huge concern of mine. Is this changing to a multi-unit request based on trying to make ends meet and trying to make the budget work?

Lawrence: Ya.

Moffit: Ok. Well I think that needs to be

Lawrence: My sister, she needed a place to stay. I needed help. My husband's not here no more, so, I either get help..

Moffit: I'm not trying to put you in a bad spot, but I knew when this came up, that was my concern. That you were probably struggling to make ends meet and that was part of the reason you are trying to set that up

Lawrence: Ya. I didn't really want to bring that up, but

Moffit: And I'm sorry to be doing that but, I think that was something ?.

Wenzel: I was wondering about that too. Financial concern, why you're trying to do this

Lawrence: I'm trying to keep my house.

Wenzel: Yup. Don't let the mortgage company take it.

Darlington: I think so. We did receive a letter and normally we read those, so I will ahead and let Bernie. You want to read then?

Weaver: Sure. It's dated August 15<sup>th</sup>, 2015. I received it August 19<sup>th</sup> and it's from Sharon Sabins.

This is in response to the proposal I received form the City of Gladwin regarding converting a one-family dwelling to a two-family dwelling, building address 310 N. Bowery Avenue.

I reside at 336 N. Bowery which is a one-family home located next to the above dwelling.

310 N. Bowery Ave. is currently being used as an apartment building with at least four tenants occupying residence. The lawn facing Bowery has been used as a place to park cars and trucks since early spring, driving across the sidewalk in the process, even though there is parking in front of the home on Beech as well as in the rear of the home.

The mailbox lid is usually hanging open with four names listed inside for mail delivery to 310 N. Bowery Ave. I am confused by the request for a one-family dwelling to be changed to a two-family dwelling as it is already being used as an apartment complex.

As a resident at my current address for over ten years, I chose this area because it was a quiet residential area. Over the last several years, even though I have made vast improvements to my property, the value of my home has steadily decreased. Since multiple families are now residing at 310 N. Bowery Ave., I have noticed an even greater decline in the upkeep of the property. The porch facing my driveway is an eyesore and the area used for parking a car, is no longer grass but mostly weeds and dirt.

I am against changing the one-family dwelling to a two-family dwelling because the area is zoned residential. However, how did the residence currently described as a one-family dwelling become apartments? How did that get approved? Also, how does this affect the number of dogs and cats you are allowed per residence in the city?

I already have five mailboxes in front of my home. In the winter when the snowplow shovels, shoves the snow to the curb, I am the only resident owning one of those mailboxes that keeps the ice and snow cleared. My husband also had to re-cement the posts holding the mailbox structure after someone hit

the mailboxes early this summer. No one else takes responsibility for this area. By rezoning 310 N. Bowery, won't that mean more mailboxes?

Bottom line is all I see by rezoning the 310 N. Bowery Ave., is that the property will even decline more than it has and it will also affect my property value. If I decide to sell my home, having an apartment building next door or a two-family dwelling is not going to add to the value of my home or be a plus to a prospective buyer.

I am against rezoning the property at 310 N. Bowery Ave.

Sharon J. Sabins

Lawrence: The porch she's talking about has actually been that way for actually quite a few years and I do have planned actually of getting the trellis to put back up there that was taken down a few years ago. And, I don't know what she's talking about, upkeep of property. I mean I have worked a lot the last few months and had a hard time keeping up with the yard, but as far as it, I don't think the outside has actually really changed any as far as upkeep. It's been saying me trying to mow the lawn all the time.

Wenzel: Anybody have a comment?

Lawrence: So, I guess I don't know

Darlington: I guess, my only other concern is, again, we're addressing obviously these cars, which seems to be an issue.

Lawrence: Right. Right.

Darlington: We've heard it a number of times now. Um, and we have 'em according to the people that they're, you know, crossing the sidewalk, which we get real concerned about that because it destroys our sidewalk.

Lawrence: That, it wasn't on sidewalk. It was in my yard and I did allow my sister to back a truck up there to unload stuff. I think three times she did that. Other than that, I mean there's no indents in my yard or anything like that. I allowed her to do it just those few times, only because of that issue. She bought a couch, she needed to get it up there, I told her to go ahead and back up there. And

Darlington: Oh, I think it's different if you're moving then if it's a continual situation.

Lawrence: Right. It's not a continual thing. Ya know, you don't drive by my house and see vehicles up in my yard. I mean, I have when I put the porch up there, I backed the truck up there to drop off all the cement and supplies. I've done that myself. Not on the sidewalk. I did it on the yard. In between sidewalk and my house is where I did drive. But it's not, there's no, ya know, tracks through my yard, no indents in my yard. It's not a continual thing. It was just more of, I didn't want to haul all of the cement bags myself.

Darlington: Ok. Bob.

Wenzel: The comment I would like to make this evening, is one, that letter's very subjective. I did not see one factual piece of objective information come from that letter. It's a judgmental situation. What's going on here is that people are trying to determine her life style. Yes, the parking situation is a real

situation. Ah, Duane and the State Police can take care of that. It's not our job to take care of a parking situation. That's all I got to say.

Lawrence: But, I would like to add that my, it is very quiet at my house. I don't allow any loud noises. Ya know. My sister's quiet, my kids are quiet. I don't have people running in and out all the time. It's not, it's not noisy. It is very quiet. And I'm trying to keep up with, ya know, I try, I added flowers trying to make it look nicer. But, as far as weeds in the grass, that's a never ending battle. I don't have the money to pull up all my grass and put down sod.

Darlington: We don't judge other people on their weeds, so, that's not what we're looking at.

Wenzel: I think I have a dandelion coming up in my yard..... if I can go now.....

Darlington: I just, ya know, the whole focus is, when we start setting and changes, we're setting a precedent. And around you, and we already have someone over here that's going, humm, maybe I want to do this. And you also have two very large homes right across from you..... Are they, ya know, coming at some point and wanting to become two-family. We don't know. Cuz we don't what their, ya know, what their circumstances are. So I think that, um, I think that we just wanna be very careful and we wanna try and understand as much as we can, so that as we look at starting to make those kinds of decisions, because once we start

Lawrence: Yes

Lawrence: Right.

Darlington: We are not going to be able to pick and choose and discriminate against other people, or ya know, that would not be appropriate either. So, we need to just set some standards. And you heard tonight that they may be standards of, ya know, limiting parking, numbers of parking. Um, you have to provide x amount, but we may limit it to that x amount. You may also, ya know, we also may come back with um, one element that the owner must live on the premises. So, at this point that doesn't bother you, because you're living there.

Lawrence: Ya.

Darlington: If you decide to sell that, that like Lori said, this is going to follow. And the next person that buys it, if they wanna use it and we have that attached, it's going to follow them.

Stout: Which could hurt your sale.

Povey: It could. It really could.

Lawrence: You don't have to worry about that because, I mean, I have a lot going against me trying to sell that anyway. So, I'm pretty much stuck with it. So, I either find a way to keep it, or you know....

Darlington: Those are the kinds of things that we, ya know, we'll, we'll look at and we'll consider as we, ya know, we, we don't want.... Our goal is to keep that and preserve that environment that's there now for families, obviously. And, so, um, ya know, we take it seriously and we look at it seriously and um, and we try to decide what's best for everybody, including you. Um, but what's best for everybody in the circumstances and how we can make it work. Um, so that, you know, if we go ya let's do two family, how do we make it work so that it doesn't negatively impact other people?

Lawrence: Right

Darlington: Um, and there will be a limit with pets, and there will be those kinds of things.

Lawrence: Yeah, she said as far as impacting her house value. That didn't make any sense to me.

Darlington: Well, and that

Povey: Well, they look at homes around the area

Stout: With an appraisal it will affect it. Right?

English: But the comment she made about the value of my home has steadily decreased, mine has too.

Lawrence: And so has mine

Povey: And so has mine

English: That's, that's b.s. That comment is b.s.

Povey: So has mine and I have made thousands of dollars of improvements to mine

Stout: Wait a minute thought, you guys, ya know, you're in real estate and you've seen the appraisals. When you have a rental alongside the single-family

Wendell: A residential home, it affect the value

Stout: Absolutely. So the comment she made, she's not out of line saying that.

Wendell: But, but I agree that her property has not declined in value because she's next door. It could affect her value if she ever chose to sell.

Stout: Or anybody else in that area.

Wendell: Right.

Lawrence: Now, I have another question though, as far as that goes, does it not depend on, um, the value or the looks of the multi-family next door?

Wendell: To some extent.

Lawrence: Because, I mean, the one behind me when I moved in, the white house behind on Arcade St., there were cops there all the time.

Mmhmm

Lawrence: But

Wendell: And hopefully not when the appraiser was there.

Lawrence: Ya

(Laughter)

Wendell: But, you're right. The area does affect it.

English: Being a rental or not being a rental has no affect. Whoever lives there is going to affect it more, so.

Lawrence: Right.

Darlington: Bob

Moffit: Let me make one more comment for me. When I started in 05 we were collecting about 200,000 more in the city for property taxes than we are today

Darlington: Okay

Moffit: So the valuations across the board are down.

Darlington: Right.

Weaver: Ya

Moffit: And we can talk about the dynamics of who's next door, or who's across the street, or who's behind us, um, but in reality, all the assessments have come down

Wendell: Come down

Moffit: And some of them are creeping back, but they're not at the level they were in 05

Povey: I think

Moffit: ? township and my house have come down and I don't have neighbors, so I know some of those trends ?

Povey: I think one of the biggest concerns is, like with us. One of our neighbors just moved out and she's been a great neighbor, and we're concerned. Ok, who is going to come in? I think that is going to be a concern with everybody. I think that would change if the contingency said, the owner must reside in the home. Because, the owner's not going to want a crappy renter above them or something like that either. So, that's going to affect it as well.

English: At the same time, there's two or three houses around us that haven't been able to sell, so they're being rented now.

Darlington: Right

David: Right

Wenzel: I've got two homes

(Inaudible talking)

Darlington: It is a problem

Povey: And quite honestly, we're looking at a 3.4% opposition to this according to the, you said you sent out 29 letters and we got one back.

Weaver: Right

Povey: There's a 10% concern about parking. That seems to be the big, the big one. But, even

Darlington: Right

Povey: I mean

Moffit: That can be controlled. That's why I asked, can you control that for special use? Because I think the goal is to preserve the integrity of the neighborhood and to put limits on this project that will help insure those. So,

Darlington: So?

Moffit: You guys always do a great job and I'm sure you'll make the right decision

Lawrence: Well cuz, the, the limit of the cars, the only reason why I asked that is cuz me, myself, I own three cars.

Darlington: Right.

Moffit: But it can't turn into six and it can't turn into eight and it can't turn into ten or twelve.

Lawrence: Right

Moffit: That's the kind of stuff that gives Bernie and I and some of the other people in this room grey hair. So, I expect that those, those when they come back some of that stuff will be in there.

Lawrence: Ok.

Darlington: So, ah, we're going to go back into, um, open session. But I think, I think there's just a little bit of gray area and, ya know, it's not like you have to make your sister move or anything but, but I, but I'm feeling that we should get a little more information here in regards to just...and I realize that's it's not going to change that zoning, but it's also making you responsible to get that fixed and to make sure that that building is structurally sound for what you're going to do. And, so, let's ya know

Lawrence: So if I get the building, I can take care of that actually tomorrow. Go up there

Darlington: Well, my recommendation is we would bring this back in our September meeting.

Lawrence: Ok

Darlington: But, we gotta go back into open session

Povey: Not as in open, not as an open hearing

Darlington: No, no, no. Not as a public hearing. We're not having another public hearing. We will just discuss it. Anybody's welcome to come, cuz they're open meetings. But, it won't be a public hearing, where we will address it like we did tonight.

Lawrence: Right

Stout: Did you have anything that you wanted to address?

Dan Bussure: Me? No they always keep the sidewalk clear for me.

Stout: I just wanted to make sure. We didn't want to overlook anybody.

Darlington: Right.

Not too bad. He drives right by there.

Wenzel: Can I make one other comment? You know what's worse than a multi-level or a multi ah, what do I want to say, living quarter residence next to you? Homes in your neighborhood where the owners are gone and there's no occupancy and blight is happening before your eyes.

Darlington: That's a problem.

Wenzel: There are two homes in my neighborhood. One's a big white elephant.

Darlington: Ya, that's a problem

Wenzel: Which hopefully will sold if the bank clears it. But I walk my dog by em every day and it's like, boy, that's nicely deteriorating.

Darlington: Mmmhmm. And there's a problem. I think every city has that problem.

Wenzel: But, anyway I just wanted to air. Sorry.

David: I move we adjourn the public hearing and go back into regular session.

Wendell: I support

Darlington: Thank you. All those in favor?

All Ayes. Motion carried. Public hearing adjourned and regular meeting reconvened at 6:12 p.m.

Weaver brought commissioners up to date on the recent ZBA hearing regarding Golfview Condominiums. There was a request to allow the 8 foot setbacks between the two existing buildings to be approved if the developer follows through with a request to abandon the condominium and create individual parcels.

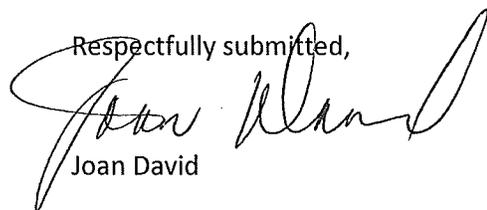
The zoning ordinance review by Weaver, Darlington and David was discussed. Questions and request for revisions to certain articles have been forwarded to Planner Doug Piggot. Questions also were addressed to Piggot as to appropriate questions that the Commission can ask of the Homeless Shelter. He answered that only questions that could be tied to the conditions of the special use were appropriate.

Weaver gave update on compliance letters sent and responses.

Moffit introduced the new Beaverton City manager, Chris Nelson.

Motion by Stout, supported by Povey to adjourn the meeting, all ayes. Meeting adjourned at 6:15 p.m.

Respectfully submitted,



Joan David

August 15, 2015

ATTN: Bernadette Weaver  
1000 West Cedar Avenue  
Gladwin, Michigan 48624



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