

PLANNING COMMISSION
SEPTEMBER 23, 2014

The Gladwin City Planning Commission met in regular session Tuesday, September 23, 2014 at Gladwin City Hall. The meeting was called to order at 5:15 p.m. by Chairman Darlington followed by the Pledge of Allegiance.

Present: Commissioners Darlington, Beyer, Clayton, David, Wenzel, Alward and English.

Absent: Commissioners Guild and Stout.

Also present: Nancy Bodnar, Bernadette Weaver, Doug Lewis, Kevin Brott, Pastor Phil Hortopp, Chris Overley, Jean Jurgensen, Jan Stewart, Joe Pleiman, Chris Pleiman, Debbie Good, Stacie Ogg, Lori Raleigh, Carissa Petherbridge, Darcy Modin, Kevin Modin and Rollie Peterson.

Motion by Commissioner Beyer, supported by Commissioner David to approve the meeting minutes of August 26, 2014. All ayes. Motion carried.

Motion by Commissioner Alward, supported by Commissioner Wenzel to recess the regular meeting and open the public hearing at 5:16 p.m. All ayes. Motion carried. Zoning Administrator Weaver read the notice of public hearing and letter of support from Emmanuel Baptist Church (see attached). She stated that no other comments or letters had been received. Chairman Darlington opened the floor for public comment.

Doug Lewis and Kevin Brott, representing the New Dawn Homeless Shelter presented a request for a special use public hearing to locate a homeless shelter in the C-2 district; specifically at 137 Commerce Court. Mr. Lewis and Mr. Brott answered questions regarding the proposed project. Chris Overley, who also assisted with the organization of a similar shelter in Mio explained the structure and operation of that facility and said the Gladwin facility would be modeled after that. Mr. Lewis noted that if all approvals were obtained, they anticipated a November opening date.

Commissioner English questioned the method of trash disposal which was going to utilize two large trash barrels. He also asked if they felt one handicap parking space would be adequate. Mr. Overley answered that it served Lydia's Gate (Mio facility) just fine with the same number of homeless served (maximum capacity 15-16).

Pastor Phil Hortopp explained funding for the project at the request of Commissioner Alward. The projected \$40,000 annual budget would come from partner churches, fundraisers and grants.

Commissioner Clayton asked if the shelter would be staffed 24 hours a day and Kevin Brott answered in the affirmative. He explained the committee and staffing structure the

group has implemented. Commissioner Clayton noted that the group was very organized and their plan of action well thought out.

Commissioner Wenzel questioned contingency plans if there is an overflow of those seeking temporary shelter. Chris Overley explained that is a possibility during inclement weather. While it is not desirable to have more than the maximum number of clients, they will not turn anyone out and endanger them. If there are too many seeking shelter during those times, they can partner with the Bay City or Mio shelter to see if they can provide assistance or perhaps house them at a motel.

Commissioner Alward asked about time limits. Chris Overley responded that initially, a 7 day stay was granted. Residents must work in order to earn their stay and training, counseling and work groups are all part of the shelter program to promote self-sufficiency once they leave the facility.

Commissioner Wenzel questioned the procedure for background checks. I-Chat will be utilized and also contacting the local law enforcement agencies for assistance if needed.

Motion by Commissioner Alward, supported by Commissioner David, to close the public hearing and reconvene the regular meeting at 5:37 p.m. All ayes. Motion carried.

Motion by Commissioner Beyer, supported by Commissioner Alward to recommend to the City Council that the special use permit as presented by the New Dawn Shelter be granted. All ayes. Motion carried.

Motion by Commissioner David, supported by Commissioner Alward to recess the regular meeting and open the public hearing regarding the allowance of Tourist Oriented Destination Signs. All ayes. Motion carried. Public hearing opened at 5:39 p.m. Zoning Administrator Weaver read the notice of public hearing. No comments had been received in regard to this proposed change.

The reasoning behind the change was discussed. According to the supplier of such signs to the State of Michigan, that type of sign must be specifically addressed and named in a city's ordinance. Samples from other communities were provided for the commissioner's review. Discussion. Motion by Commissioner Alward, supported by Commissioner Beyer to close the public hearing and reconvene the regular meeting. All ayes. Motion carried.

Motion by Commissioner Beyer, supported by Commissioner Wenzel to recommend the City Council allow a change to Section 602 (9.i.) of the Gladwin City Zoning Ordinance to read "Tourist-oriented directional signs provided such signs are otherwise permitted by the Michigan Department of Transportation pursuant to P.A. 299 of 1996 as amended." All ayes. Motion carried.

Discussion as to non-conforming situations and letters recently sent. It was noted that a letter should be sent regarding a temporary banner.

Motion by Commissioner Alward, supported by Commissioner Clayton to adjourn.
Motion carried. Meeting adjourned at 5:59 p.m.

Bernadette L. Weaver, Recording Secretary