

**PLANNING COMMISSION**  
**September 22, 2015**

The Gladwin City Planning Commission met in regular session Tuesday, September 22, 2015 at Gladwin City Hall. The meeting was called to order by Chairman Darlington at 5:18 followed by the Pledge of Allegiance.

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

Absent: None

Also present: Bernadette Weaver, Zoning Administrator, Christina Lawrence and Douglas Jacobson, City Attorney.

A Motion by Commissioner Stout, with support by Commissioner Povey to approve the meeting minutes of August 24, 2015. All ayes.

The first item of business was to review a request made by Lawrence, at the August meeting, for a recommendation by the Planning Commission to the City Council, that a special use request be granted, allowing a two-family dwelling in an R1-B district. There was discussion about the fact that the former funeral home, the residence in question, did have living quarters upstairs and separate electric meters up and down. Past zoning violations under current ownership were discussed such as, the kiln operation, ongoing retail sales beyond what was permitted (garage sales). This was followed by questions about possible fire code regulations that may need to be addressed that Lawrence may need to research. Questions were asked by commissioners as to why the property was in Multi-list as a commercial property, and it is clearly not zoned as such.

The board then agreed to hold open the request until the March 2016 regularly scheduled meeting to give Lawrence the opportunity to follow up on the questions and concerns that have been raised. Ms. Lawrence was in agreement with that decision.

The request by Golfview Condominiums to dissolve the condominium and split the property into four single family parcels was addressed. As the parcels are of a size that meets the requirements for R1-A and the Zoning Board of Appeals voted to allow the two existing homes with setbacks allowed under condominium regulations, but not under single family. A motion was made by Wenzel, with support from Povey to recommend City Council approves the request. All ayes.

Weaver addressed correspondence. Several noncompliance letters were sent, some with help from Attorney Jacobson. Only one nonconforming sign and one pool issue have not responded at this time.

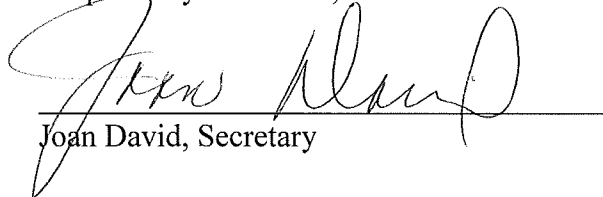
A general discussion was held on the topic of blight. A suggestion was made that possibly fees for lawn mowing done by the city could be on a sliding scale, increasing with each occurrence. Jacobson did note that fees for work done by the city must be related to the cost of providing such services and are generally not allowed to be punitive.

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A motion was made by David with support by Povey to cancel the regular December meeting. All ayes.

A motion was made by Povey with support by Stout to adjourn the meeting. All ayes. The meeting adjourned at 6:20 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Joan David", is written over a horizontal line. The signature is fluid and somewhat stylized, with a large loop at the end.

Joan David, Secretary