

PLANNING COMMISSION

January 26, 2016

Minutes of the January 26, 2016 meeting of the Gladwin City Planning Commission.

The meeting was called to order at 5:15 pm by Chair Darlington, followed by the Pledge of Allegiance. Darlington welcomed Pat Wenzel, a new appointee to the Planning Commission. The commissioners introduced themselves.

Commissioners present: Darlington, Stout, English, Povey, Clayton, David, Wenzel.

Commissioners absent: Wendell

Also present: Zoning Administrator Weaver, Mayor Winarski, D. Jacobson, D. Piggot, C. Lawrence, N. Bodnar, B. Von Matt, A. Von Matt, N. Von Matt, A. Von Matt, I. Post.

Minutes of the November 24, 2015 meeting were approved with a motion by Stout, support by Povey and all ayes.

The first item of business was a previous request from Christina Lawrence for a special use in an R 1B district. Isaac Post, attorney for Lawrence, presented a summary of the request from his client's position. A motion was made by Darlington, with support from Stout that a recommendation from the Planning Commission to deny the request, be forwarded to the City Council as after consideration of comments and letters from neighboring properties, review of the master plan and zoning ordinance, particularly the provisions of special use it was felt a denial was warranted.

The second item on the agenda was a request from Roll Rite for multiple signs on their building. Roll Rite is occupying a building at the former Gladwin Manufacturing site in addition to their facility on Industrial Drive. Motion to approve was made by Povey with support by Stout. All voted aye.

The third agenda item was a site plan review discussion for the parcel on West Cedar where fire wood is being processed and sold. Doug Piggot introduced himself as the consultant to the Planning Commission. Weaver reviewed the history of the business and the request that went to the Zoning Board of Appeals at their meeting on December 28, 2015, to determine whether or not the processing of the logs is an accessory use to the retail sales of the firewood. The result of the hearing was a determination that processing the wood is an accessory use in that district. As stated, it is now up to the Planning Commission to determine, in concert with Von Matt, the issues and concerns to be addressed in a site plan for that site.

There followed discussion amongst all parties as to hard surface parking, drive, landscaping, specific details of that particular site such as the unsuitability of the area on either side of the pond for processing, height of log stacks, etc. Darlington then summarized some of the primary items the commission will expect to see on a site plan. They include; where the logs will be placed, anticipated height of tallest stack, drainage, appropriate screening if needed, location of hard surface drive area and any paved parking. The owner was encouraged to look at long term potential use of the property not just current needs. Darlington thanked all being in attendance and for their comments.

Weaver then gave updates on other items. Jake Roberts, the planning intern is back at work here and making great strides in updating the Zoning Ordinance. We may see the results as soon as March.

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Family Farm and Home is considering an addition to its store and bringing the site plan to Planning at the February meeting.

The County Road Commission is considering construction of a new building to be used as a salt shed. The county is not exempt from the ordinance or site plan review so it may also be on the February agenda.

MidMichigan Health is looking at divesting itself of the Gladwin Pines nursing home. (Weaver is researching that possibility in that zoning district.)

There being no further business, a motion was made by Stout with support from Clayton, that the meeting be adjourned. All ayes.

The meeting was adjourned at 6:25 pm.

Respectfully submitted,

Joan David, Secretary