

PLANNING COMMISSION
JULY 26, 2016

The Gladwin City Planning Commission met in regular session July 26, 2016. The meeting was called to order at 5:15 pm by Chair Darlington and was followed by the Pledge of Allegiance.

Commissioners present; Darlington, David, Stout, Wendell, English.
Commissioners absent; Clayton and Wenzel.

Also present; Zoning Administrator Weaver, Bill von Matt, Amy von Matt, Kelly Armbruster, Nancy Bodnar, Adam Breault and Carrie Breault.

A motion was made by Stout with support from English to approve the minutes of the June 28, 2016 meeting. There were no corrections and the motion was approved.

The first item of business is the public hearing for zoning and master plan changes requested by Bill von Matt. A motion was made by David, support from Stout, to adjourn the regular meeting and go into the public hearing. All ayes. Weaver read the notice that was published and noted no letters were received and just one call asking for a more information. Bill von Matt presented a copy of the property survey, a sketch as to how his operations will be laid out with a road to the back where logs will be processed. His time frame to complete would be the summer of 2017. After discussion a motion was made by Stout, support from Wendell to adjourn the public hearing and go back into the regular meeting. All ayes.

A motion was made by Stout with support from Wendell to send a recommendation to City Council that the changes to the Zoning Ordinance and the Master Plan be approved. All ayes.

The next item was to set a public hearing date for the iron removal plant. An explanation of the project and the need for a hearing was explained. This type facility is allowed in the R 1-B district as a special use. The adjacent parcel which houses the wellhouse and water tower were also allowed as special uses. A motion was made by Stout with support from Wendell to set the hearing for the next regular meeting of the Planning Commission on August 23. All ayes.

Adam Breault was present to discuss the new location for his auction business in the former Taunt Electric building. This is a change of use but is a principal use in the district under warehousing. He explained planning to rent two small offices which will occupy only a small % of the total space in the building. There was discussion about parking on auction nights as a number of cars were parked along the street for the first auction. Breault indicated the changes he intends to make to allow more onsite parking. He will pursue discussion with Roll-Rite to use their parking on nights when the auction is running as that parking lot is vacant. The chair asked that Planning be updated on his progress as to parking.

The Beacon and Bridge planned to provide a final drainage plan for its proposed site but the plan was not completed.

Weaver and Darlington met this morning with Moffit, City Manager, Chris Wentz from the DPW and Doug Scott from Rowe Engineering about drainage along Cemetery and Chatterton Streets and problems experienced from the Brook drainage. The storm water system is at or near capacity in the

Chatterton area. The City Public Works Department is making some changes to help alleviate drains becoming blocked. It is planned to have discussion at the next joint meeting of the City Council, Planning and Parks Commissions about budgeting for updates to the storm drain system that will be needed for future development.

The Zoning Administrator updated the commissioners on a request from a property owner that wished to install a fence in excess of ordinance requirements (3 feet in a front yard) in order to mitigate the effects of a blighted property next door. The property owner was to attend tonight's meeting but was not present. While the commissioners sympathized with his plight, the real issue was the need for blight enforcement next to him to eliminate the problem. The reason for 3 foot fencing was safety and clear vision in front yards and allowing an exception would open the door for others to do the same, creating unsafe conditions. Lengthy discussion as to methods of blight enforcement, recent improvements, challenges and the need to do more.

Weaver noted that the owner of the proposed non-conforming residence on Buckeye has yet to file a petition for re-zoning. Did the commissioners want her to contact them again or did they want to address it when the zoning map was being considered? Commissioners directed Weaver to contact the owner again.

As there was no further business, the meeting adjourned at 6:50 p.m.

Joan David, Secretary