

Planning Commission August 22, 2017

The Gladwin City Planning Commission met in regular session on August 22, 2017. The meeting was called to order by Chair Darlington at 5:15 pm, followed by the Pledge of Allegiance.

Commissioners present; Auer, Clayton, Czape, Darlington, David, Stout and Wendell.  
Absent; English and Wenzel.

Also present, Bernadette Weaver, Zoning Administrator and Nancy Bodnar, City Council.

There was a motion by Stout with support from Clayton to approve the minutes of the April 25, 2017 meeting. All ayes. Motion passed.

The first agenda item was discussion of Tim Yuergens, blight enforcement officer and his efforts. Tim is currently at the police academy and unable to attend this meeting. Many citizens are responding well to his overtures. And if there is anything a commissioner thinks should be looked at, get back to Bernie so she can bring to his attention. Yuergens is working with Aaron Miller for legal enforcement measures. Blight is in the city ordinances, not zoning, but Planning Commission suggestions are welcomed by the Council.

Weaver then gave updates on the administrative reviews conducted. The Brook has added an 18 X 24 garage as required after an ADA inspection so that there is a garage available to accommodate a handicap van.

The Family Diner applied and was approved to square off the front of its building, the NE corner.

There is a request to vacate the north/south alley that runs between the Hall Funeral Home and the Hobby Shop, which has been purchased by Kokotovich. A motion was made by Stout with support from Auer, to set a public hearing date of September 26, 2017 at 5:15 pm. This is the next regularly scheduled meeting. All ayes.

The Council was given a heads up that application will be made for a PILOT to build a second phase at Village North apartments with the site plan likely to come before planning at the September meeting. Appropriate zoning is already in place and market studies have been received. Weaver will forward to the commissioners.

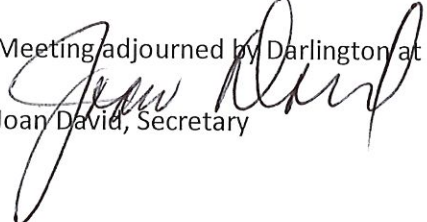
Weaver called attention to the Rowe Professional Services newsletter, of which a copy was forwarded to the commissioners. Of note is an article about recycled tires being used for paving in some areas. Medical Marijuana questions have come to Weaver and she responds that no changes are on the horizon for Gladwin.

A company has approached the city about possible use of the 20 acres adjacent to Pheasant Run condominiums, owned by the city, as a site for a solar farm. This is in the early stages of exploration. The noncompliance issues with folks living in a motor home on Ann Street has been resolved. As to the Veterans sign, it is been determined that the sign is not exempt from city ordinances, and the old sign has been removed. The temporary FEMA signs are allowed as there are still people in the county who have time to apply for disaster relief funds and need to know where to go. A couple of pool letters have been sent out, and a letter to Pat Lennon about the house on M-61 west that needs attention.

A commissioner asked about the situation at the C. Lawrence home where it appears that there may actually be 4 units in the building at this time. After discussion, Darlington asked Weaver to convey to Moffitt the commissioners concerns that the homeowner was in blatant violation of the single family home zoning in place at that location. The commissioners asked that the city take the necessary steps to determine the validity of their concerns through whatever enforcement measures may be available.

Weaver discussed some aspects of the Redevelopment Ready Community training she attended. Communities are urged to be business friendly, have a speedy site plan review process and the capital improvement plan must have more structure and detail that what Gladwin has in place. The Master Plan and Zoning Ordinances must also be updated as required and Gladwin's will be due in 2019. The last ordinances have been primarily done in house and will likely require outside assistance for the 2019 review. Weaver has done some exploration of costs which for both may total between \$20,000 and \$25,000. This is something the Planning Committee will look at being part of the capital plan it provides the city for 2018. This will be discussed at a regular meeting before year's end, 2017.

Meeting adjourned by Darlington at 6:28 pm.

  
Joan David, Secretary