

**PLANNING COMMISSION
OCTOBER 23, 2012**

The Gladwin City Planning Commission met in regular session Tuesday, October 23, 2012 at Gladwin City Hall. The meeting was called to order at 5:15 p.m. by Chairman David followed by the Pledge of Allegiance.

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

Absent: Witkowski and Hindman.

Also present: Mayor Winarski and Bernadette Weaver.

Motion by Commissioner Darlington, supported by Commissioner Alward to approve the meeting minutes of September 25, 2012 as presented. All ayes. Motion carried.

Zoning Administrator Weaver informed the commissioners that the City Council had ratified the recommendation to vacate the east-west alley between Lots 1 & 2, and Lots 7 & 8, Block 16, Foster's Addition to the City of Gladwin. Following that action, Westwind Construction applied for a variance to construct a building across that vacated alley with a ten foot rather than a 25 foot setback from the front yard (Highway M-18). The plan was presented for the commissioner's information. Weaver told the commissioners that the house to the west was for sale and that could likely remove the need for a variance if that parcel was purchased and utilized and the developer is aware of that. Research needs to be done to see if parking can be located on an adjacent, residentially zoned lot. If acquisition of additional lands did not occur however, the ZBA meeting was likely to be held prior to the next Planning Commission meeting. Therefore, if the Commission wanted to make a recommendation to the Z.B.A., now was the time.

Commissioners considered the ramifications of allowing a building of that size so close to Highway M-18. Traffic speed, setbacks of existing buildings / businesses, zoning of adjacent parcels and other lot sizes of existing and identical projects were considered.

Motion by Commissioner Clayton, supported by Commissioner Darlington to recommend to the City Zoning Board of Appeals that the request for the fifteen foot variance (ten foot front yard setback) be denied, noting that other acceptable alternatives are available to the developers to accomplish their objectives. All ayes. Motion carried.

Temporary signs were discussed and Midland City's sign ordinance distributed for the commissioner's review. Items also pertaining to signs discussed with a sub-committee of the D.D.A. were again reviewed. After the Zoning Administrator's attendance at a full D.D.A. board meeting, there will be a better indication of what concerns the D.D.A. board would like to see addressed. Regarding the committee's comments about notification of zoning ordinance changes and the like, Commissioner Beyer stated he felt that communication between boards was of the utmost importance, especially those boards that dealt with development and future development matters. Perhaps the information (including meeting minutes and public hearing information) could be sent to the D.D.A. Chairman for distribution or discussion at their upcoming meetings? Commissioners agreed that

communication should be an open, two-way process and would welcome the attendance of D.D.A. board members at their meetings.

Discussion as to temporary signs and the situation which precipitated the current discussion. Alternatives as to current fee schedules were discussed and the fact that the City Council acted upon any changes to fees. Construction of a community sign was considered and Mayor Winarski commented this was a possible project which was appropriate to forward to the D.D.A. for their discussion. Off-premise advertising and L.E.D. signs as well as political signs were reviewed as well. Commissioners noted the articles within Midland City's sign ordinance which referred to banners so they could study alternatives.

Motion by Commissioner Stout, supported by Commissioner Clayton to adjourn. Motion carried. Meeting adjourned at 6:05 p.m.

Jill Witkowski, Secretary