

**PLANNING COMMISSION
NOVEMBER 27, 2012**

The Gladwin City Planning Commission met in regular session Tuesday, November 27, 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, Witkowski, Beyer and Stout.

Absent: Clayton and Hindman.

Also present: Mayor Winarski and Bernadette Weaver.

Motion by Commissioner Beyer, supported by Commissioner Wenzel to approve the meeting minutes of October 23, 2012 as presented. All ayes. Motion carried.

Northeastern Builders presented plans for a cold storage addition to the Sacred Heart Mission measuring 32' x 40'. Since all components of the site plan were in order, a motion was made by Commissioner Alward, supported by Commissioner Beyer to approve the plans as presented. Ayes-6, Abstain-1 (Witkowski). Motion carried.

As December's regularly scheduled meeting falls on Christmas Day, a motion was made by Commissioner Beyer, supported by Commissioner Stout to cancel that meeting and re-schedule to Tuesday, December 18, 2012. All ayes. Motion carried.

Zoning Administrator Weaver informed the commissioners that the Zoning Board of Appeals request had been withdrawn as an alternate plan was now proposed. As another residence west and adjacent to, the existing parcel was for sale (fronting on Third Street) Midwest V, a.k.a. Westwind Construction entered into a purchase agreement. This would allow ample room for screening, parking and building location pursuant to the city ordinance and eliminate the need for a zoning variance.

It would necessitate a change to both the zoning and master plan 'Future Land Use' maps as it was currently zoned residential and would need to be made commercial as a small portion of the retail building would encroach into the residential zone. Since the applicable master plan maps mirrored the zoning maps, a change was required there, also. Additionally, the applicant asked that the alley vacation be extended so they could utilize that portion of land for a loading space. Pending the outcome of the public hearing, they will discuss with the City if the portion titled in the city's name and currently adjacent to a Housing Commission duplex can be obtained to give them even more area. The City Housing Commission, approached a couple of weeks ago, is amenable to that action if the alley is in fact, vacated.

Bob Ridley, representing his parents William and Elizabeth Ridley is requesting that the two parcels they own on East First Street, be re-zoned and the master plan maps changed accordingly to reflect commercial use rather than the commercial and industrial zones

currently designated. Weaver explained the master plan change process for the two preceding requests and timelines.

Motion by Commissioner Alward, supported by Commissioner Wenzel to set a public hearing for Tuesday, December 18, 2012 at 5:15 p.m. or as soon thereafter as the agenda will allow to take public comment on the two proposed master plan changes. Mayor Winarski commented on the inventory of available industrial properties. All ayes. Motion carried.

Motion by Commissioner Beyer, supported by Commissioner Witkowski to set a public hearing for Tuesday, December 18, 2012 at 5:20 p.m. or as soon thereafter as the agenda will allow to take public comment on the proposed zoning change (from R1-B / Single-family to C-2 / Service Commercial) on the parcel described as Foster's Addition, Block 16, Lot 6, Foster's Addition to the City of Gladwin. All ayes. Motion carried.

Motion by Commissioner Darlington, supported by Commissioner Alward to set a public hearing for Tuesday, December 18, 2012 at 5:25 p.m. or as soon thereafter as the agenda will allow to take public comment on a request to vacate the east-west alley between Lots 3 and 6, Block 16, Foster's Addition to the City of Gladwin. All ayes. Motion carried.

Motion by Commissioner Stout, supported by Commissioner Darlington to set a public hearing for Tuesday, December 18, 2012 at 5:30 p.m. or as soon thereafter as the agenda will allow to take public comment on the proposed re-zoning of two parcels owned by William and Elizabeth Ridley located in the Northwest one-quarter of the Northwest fractional one-quarter, Section 6, City of Gladwin, from MT (Manufacturing-Technology) to C-2 (Service Commercial). All ayes. Motion carried.

A pending site plan review regarding the Arnold Center on Industrial Drive was discussed. The facility wishes to add a 60' x 100' pole structure to the existing structure. The site plan may be available for the December 18th meeting.

Signs, communication between the Planning Commission and the D.D.A. and "Granny Pods", (small, secondary residences designed to be located on the same lot as a full-size residence) was discussed. Commissioner Stout commented that she would like to see temporary signs allowed for 30 days.

Motion by Commissioner Alward, supported by Commissioner Stout to adjourn. Motion carried. Meeting adjourned at 5:45 p.m.

Jill Witkowski, Secretary