

**PLANNING COMMISSION
DECEMBER 18, 2012**

The Gladwin City Planning Commission met in regular session Tuesday, December 18, 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, Witkowski, Beyer and Clayton.

Absent: Alward, Hindman and Stout.

Also present: Todd Stuve, Scott Knowlton, Pete Oleczuk, Mayor Winarski, Bernadette Weaver, Don Kehoe, Bob Ridley, Clarence Hetherington, Linda Hetherington, Connie Stevens, Roger Stevens, Emma Lou Brasseur and Devere Dennings.

Motion by Commissioner Wenzel, supported by Commissioner Darlington to approve the meeting minutes of November 27, 2012 as presented. All ayes. Motion carried.

Motion by Commissioner Darlington, supported by Commissioner Clayton to close the regular meeting and open the public hearing to take comment on proposed changes to the Gladwin City Master Plan. All ayes. Motion carried. Regular meeting closed and public hearing opened at 5:16 p.m.

Bob Ridley, representing his parents William and Elizabeth Ridley explained the reasoning for their particular request 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 that currently bisect the properties. There were no questions or comments regarding the requested change.

The second request from Midwest V was to expand the commercial use on the master plan to include an additional lot (6) in Block 16 of Foster's Addition. The company is interested in locating a small portion of their building on that lot and that would require both the master plan and zoning map to be changed. Todd Stuve, representing Midwest V gave a brief overview of the proposed plan as the master plan change, re-zoning request and alley vacation were all related to the project. Linda Hetherington asked if any buffering of the project from adjacent residences would be part of the plan. Mr. Stuve replied that a fence separating the commercial concern from the residential area would be constructed.

As there were no more questions or comments a motion was made by Commissioner Darlington, supported by Commissioner Wenzel to close the public hearing and reconvene the regular meeting. All ayes. Motion carried. Public hearing closed and regular meeting reconvened at 5:23 p.m.

Discussion as to proposed changes. Motion by Commissioner Beyer, supported by Commissioner Wenzel to recommend to the City Council that the changes as proposed be made to the Master Plan. All ayes. Motion carried.

Motion by Commissioner Darlington, supported by Commissioner Wenzel to close the regular meeting and open a public hearing for a proposed zoning change (R1-B to C-2) in Foster's Addition, Block 16, Lot 6. As a small portion of the building would encroach on Lot 6, the company was requesting the zoning be changed to accommodate that commercial structure. All ayes. Motion carried. Public hearing opened at 5:25 p.m.

As there were no questions or comments regarding the change, a motion was made by Commissioner Beyer, supported by Commissioner Wenzel to close the public hearing and reconvene the regular meeting. All ayes. Motion carried. Public hearing closed and regular meeting reconvened at 5:26 p.m.

Motion by Commissioner Beyer, supported by Commissioner Darlington, to recommend to the City Council that the zoning change as requested in Foster's Addition, Block 16, Lot 6 from R-1B to C-2 be granted subject to the corresponding change in the master plan is granted. All ayes. Motion carried.

Motion by Commissioner Witkowski, supported by Commissioner Beyer to close the regular meeting and open the public hearing to vacate the east-west alley adjacent to the parcel described as Foster's Addition, Block 16, Lot 6, Foster's Addition to the City of Gladwin. All ayes. Motion carried. Regular meeting closed and public hearing opened at 5:27 p.m.

This request was being made so the proposed Dollar General project would have more property to use for setbacks and loading areas.

Zoning Administrator Weaver stated that the Housing Commission had been notified and had discussed the fact during their last meeting that they had no objection to the vacation or to the City conveying the city's portion of that vacated alley in the future if the developer indicated the need for the additional property.

Motion by Commissioner Darlington, supported by Commissioner Clayton to close the public hearing and reconvene the regular meeting. All ayes. Motion carried. Public hearing closed and regular meeting reconvened at 5:29 p.m.

Motion by Commissioner Darlington, supported by Commissioner Beyer to recommend to the City Council that the request to vacate the east-west alley between Lots 3 and 6, Block 16, Foster's Addition to the City of Gladwin be granted. All ayes. Motion carried.

Commissioner Beyer thanked the Midwest V representatives for working with the city and incorporating the Commission's suggestions into their new plan.

Motion by Commissioner Beyer, supported by Commissioner Wenzel to close the regular meeting and open the public hearing 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. Regular meeting closed and public hearing opened at 5:30 p.m.

Bob Ridley again explained the family's request. Zoning Administrator Weaver noted questions by the public had been addressed to their satisfaction in the past three weeks and no written comments had been received. Mayor Winarski stated there was still ample industrial property available for development.

Motion by Commissioner Darlington, supported by Commissioner Wenzel, to close the public hearing and reconvene the regular meeting. All ayes. Motion carried. Public hearing closed and regular meeting reconvened at 5:31 p.m.

Motion by Commissioner Beyer, supported by Commissioner Wenzel to recommend to the City Council that the zoning change request as proposed, to re-zone both parcels from MT (Manufacturing-Technology) to C-2 (Service Commercial) in the Northwest one-quarter of Section 6 be granted, subject to the corresponding master plan revision. All ayes. Motion carried.

A proposal for two wall signs at the newly remodeled Vic Bond store was discussed. All dimensions conformed to ordinance requirements. Motion by Commissioner Darlington, supported by Commissioner Wenzel to allow the second wall sign at Vic Bond Sales as requested. All ayes. Motion carried.

Zoning Administrator Weaver updated the commissioners on overall master plan revision progress and recent legislation which impacted the Medical Marihuana law. Mayor Winarski thanked the Planning Commission for all their hard work and wished everyone a Merry Christmas.

Motion by Commissioner Darlington, supported by Commissioner Witkowski to adjourn. Motion carried. Meeting adjourned at 5:35 p.m.

Jill Witkowski, Secretary