

PLANNING COMMISSION
SEPTEMBER 25, 2012

The Gladwin City Planning Commission met in regular session Tuesday, September 25, 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, Alward, Clayton and Stout.

Absent: Beyer and Hindman.

Also present: Bernadette Weaver, Tyler Dean, Scott Knowlton, Todd Stuve, Clarence Hetherington, and Priscilla Szerdi.

Motion by Commissioner Stout, supported by Commissioner Alward to approve the meeting minutes of August 28, 2012 as presented. All ayes. Motion carried.

Motion by Commissioner Alward, supported by Commissioner Darlington to close the regular meeting and open the public hearing. All ayes. Motion carried. Regular meeting closed and public hearing opened at 5:15 p.m.

Zoning Administrator Weaver read the notice of public hearing which was a request by Westwind Construction to vacate the east-west alley between Lots 1 & 2, and Lots 7 & 8, Block 16, Foster's Addition to the City of Gladwin. No letters had been received regarding the request. Two phone calls dealt with questions regarding the location of the described property. Chairman David opened the floor for comments.

Todd Stivey of Excell Engineering and Scott Knowlton of Westwind Construction explained the need to vacate the East-West alley as they wish to construct a new Dollar General store across the current location of the alley. The sanitary sewer was the only utility in the easement. If the request to vacate was granted, the sewer would be relocated at the developer's expense.

Commissioner Alward asked which way the sewer runs? Mr. Stivey replied from east to west. The sanitary sewer would be relocated to the south. He has discussed this with the city's engineer and he had given a verbal approval of the proposed measure.

As there were no other questions or comments, a motion was made by Commissioner Alward, supported by Commissioner Darlington to close the public hearing and reconvene the regular meeting. All ayes. Motion carried. Public hearing closed and regular meeting reconvened at 5:25 p.m.

Motion by Commissioner Alward, supported by Commissioner Witkowski to recommend to the City Council that the request to vacate the alley be granted as requested with appropriate easements conveyed to the city for sanitary sewer for re-location at the developer's cost. All ayes. Motion carried.

Tyler Dean from Site Enhancement Services, representing Advanced Auto, presented the renditions for signs which would be located on the west and south sides of the building

located at 1190 N. State Street. He also provided specs for the freestanding and temporary signs. As the application was complete and met the ordinance requirements a motion was made by Commissioner Alward, supported by Commissioner Wenzel to approve the sign proposal. All ayes. Motion carried.

Ed Fennell had provided a lot split request and corresponding survey. Zoning Administrator Weaver explained that Parcel "B" would be added to the parcel Mr. Fennell already owns to the south. Parcel "A" could be developed. Since all was in order, the motion was made by Commissioner Darlington, supported by Commissioner Stout to recommend the City Council approve the split as presented. All ayes. Motion carried.

The master plan update and ongoing progress was discussed. Priscilla Szerdi asked if the draft document could be given to the D.D.A. for review and comment before it was adopted. The commissioners said that was an excellent idea in view of the fact both entities have the same goals and some overlapping duties.

Priscilla Szerdi was in attendance to question the letter she received and wanted to observe the board's proceedings. Commissioner Alward said his job on the Planning Commission was to make it as easy and attractive as possible to do business in the city. Other commissioners noted many complaints have been logged regarding the semi-trailer parked at Ms. Szerdi's parking lot advertising her mattress sale. Ms. Szerdi stated that Sault Ste. Marie and Mt. Pleasant allowed that practice and she does not have ample room in her warehouse to store the inventory. She was told that major complaints were 1) the unsightliness of the trailer and 2) the length of time it was there. The new planner working with the city may have some insight as to how other cities deal with such situations.

Motion by Commissioner Stout, supported by Commissioner Darlington to adjourn. Motion carried. Meeting adjourned at 5:55 p.m.

Jill Witkowski, Secretary