

**PLANNING COMMISSION  
AUGUST 23, 2011**

The Gladwin City Planning Commission met in regular session Tuesday, August 23, 2011 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, Alward, Darlington, Hindman, Foor and Stout.

Absent: Commissioners Beyer, Clayton and Witkowski.

Also present: Zoning Administrator Weaver, City Attorney Douglas Jacobson, Carl Schuler, Bonnie Bain, Milton Bain, Nona Childers, Barbara Schoder, Richard Schoder, Randy Grieser, Michele Guild and Bob Evans.

Motion by Commissioner Darlington, supported by Commissioner Stout to approve the meeting minutes of July 26, 2011 as presented. All ayes. Motion carried.

Motion by Commissioner Hindman, supported by Commissioner Darlington to recess the regular meeting and open the public hearing for a Special Use request by DeShano Development to build an adult care facility in the SW ¼ of Section 1, City of Gladwin. All ayes. Motion carried. Regular meeting temporarily recessed and the public hearing opened at 5:15 p.m.

Zoning Administrator Weaver read the notice of public hearing and noted that no comments, written or verbal had been received regarding the request. Carl Schuler of DeShano Development explained the Special Use request and outlined components of the proposed adult care facility.

Barbara Schoder, Richard Schoder and Nona Childers all stated they were opposed to accessing the project by way of Lumm Street. They all lived on that street and objected to the extra traffic it would bring. Carl Schuler replied that Lumm Street would not be used; that those visiting the facility or making deliveries would use Quarter Street. Richard Schoder asked why another facility of this type was needed? He stated that Gladwin had enough apartments.

Mr. Schuler replied that this is a 20 bed adult care (assisted) facility, not apartments. He noted that residents would not have vehicles and the largest delivery vehicle would be no larger than the city-county transit buses. The facility would employ approximately twenty people and meals would be cooked on-site. Parking would be utilized by visitors and employees. This development will be privately owned. Market studies had been conducted which indicated the need for this type of facility.

Bonnie Bain asked how far the building would be from the residences that front on Cemetery Street? Mr. Schuler replied that the facility as shown on the site plan would be at least 40 feet from the west property line. Zoning Administrator Weaver explained the required setbacks for a facility of that nature. Milton Bain asked if the Lumm Street easement extended any further than now occupied and represented and he was informed it did not.

Richard Schoder asked why did they decide to build in that location? Mr. Schuler replied that the land was owned by the corporation and available for development; in fact, had been for several years. He added that he felt it was a good fit for the neighborhood with the nursing home, hospital and doctors' offices in close proximity. Their facilities in four other communities had been well received.

Barbara Schoder asked if there were any plans to add on to the facility. Mr. Schuler stated that they were licensed for a maximum of twenty beds, so 'no', but that the areas in between the care facility and Quarter Street could be developed with doctors' offices. Randy Grieser and Michele Guild asked for confirmation of how far the facility would be away from the west line and Mr. Schuler noted forty feet but perhaps a patio would be located out back. Milton Bain questioned the distance from Chatterton Apartments and it was estimated it would be well in excess of two hundred feet. As there were no further questions, a motion was made by Commissioner Alward, supported by Commissioner Hindman to close the public hearing and re-convene the regular meeting. All ayes. Motion carried. Public hearing closed and regular meeting re-convened at 5:40 p.m.

The commissioners considered the Standards for Approval of a Special Use pursuant to Section 701 (4.) of the Gladwin City Zoning Ordinance. As all standards were met, a motion was made by Commissioner Alward, supported by Commissioner Darlington to recommend to the City Council that approval be granted for the special use request for DeShano Development Incorporated to construct an adult care facility on the RO zoned parcel (Residential Office) as requested. All ayes. Motion carried.

The site plan for the aforementioned adult care facility was reviewed. Drain Commissioner Bob Evans stated that he needed more construction details and drainage calculations provided but that so far, the drainage provisions looked acceptable. Commissioner Foor asked when the project was to begin and Mr. Schuler replied that there was no set date and they wished to take care of preliminaries before determining a groundbreaking date. Commissioner Alward questioned the drive and cul-de-sac configuration; is it the intent of the developer to turn over the access drive to the city? Mr. Schuler said that was likely. Zoning Administrator Weaver stated that discussions needed to occur with the city regarding the right-of-way design and construction needed to meet city specifications before the site plan was considered. Commissioners commented that snow removal could prove problematic with the proposed configuration. Weaver asked if a berm could be constructed at the end of Lumm Street to mitigate noise, traffic and buffer the development from the residences or should that be left as emergency access? Commissioner Alward answered that no obstruction should be placed at the end of the street because of that reason.

A site plan for a proposed 32' x 80' Farmer's Market owned by the City of Gladwin was presented. Motion by Commissioner Darlington, supported by Commissioner Stout to approve the site plan as presented. All ayes. Motion carried.

Discussion on the matter of Medical Marijuana and possible changes to the zoning ordinance. Proposed language was provided by Attorney Doug Jacobson. As some

commissioners were not in attendance, Chairman David asked that the information be distributed and a public hearing date set at the next meeting.

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

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Jill Witkowski, Secretary