

The Gladwin City Planning Commission met in regular session on March 27, 2018.  
The meeting was called to order by Chair Darlington at 5:27pm, followed by the Pledge of Allegiance.

Commissioners present; Darlington, Czape, David, Emeott, English.  
Commissioners absent; Clayton, Wendell, Auer, Stout.  
Also present; Zoning Administrator Weaver, Mayor Jungeman, Councilwoman Bodnar, Doug Strayer, Jasmine Strayer, Jim Gabrick.

A motion was made by English, support by Czape, to approve the minutes of the February 27, 2018 meeting. All ayes.

A site plan approval request and a request for an additional wall sign were presented by Doug Strayer. He has an agreement to purchase the property formerly occupied by Greer Implement. He intends to use the premises for ATV sales and repair services. Repairs will be done inside one of the buildings on the premises. The site plan conforms to the ordinance, with adequate parking and setbacks. Motion by David, support by English to approve the site plan as presented. All ayes.  
A request for a second wall sign was also presented. It is allowable under the ordinance if approved by this body. Motion made by Czape, support by Emeott, followed by all ayes, to allow a second sign, which will conform to the size and other requirements of the ordinance.

The commissioners discussed whether or not electronic signs should be allowed in residential districts. It was decided that a committee consisting of Darlington, David and Weaver would meet and come back at the May meeting with a recommendation to approve or not. If approval is recommended, that would include sizes, colors allowed or disallowed, lumens, number of lines, etc.

Weaver noted that it does appear the company interested in purchasing the 20 acres, owned by the City off E. First St., intends to go ahead with the purchase, though it may be some months before the sale closes. Their purpose for the property is to erect a solar farm. There is no mention in the current ordinance of solar farms. A committee consisting of English and Emeott was asked to work with Weaver in developing appropriate regulations for such a use, and present to the Planning Commission for review. It will be necessary to amend the zoning ordinance and that is a process that takes several months.

Drainage problems at the east end of the Knob Hill subdivision have been brought to the attention of the City Council and the Planning Commission. The council has requested Doug Scott of Rowe Engineering to investigate the matter, and present options and costs of same, at the council meeting on May 7, 2018. Commissioners are encouraged to attend that meeting.

Weaver then discussed possible training options for commissioners, on topics relative to their continuing education, as now recommended for those serving In Development Ready Communities. Weaver and Darlington will be attending a conference to learn more about the issue. Weaver will arrange for a program presentation at 1:00 on August 16, 2018, in Gladwin. The topic to be Planning and Zoning Essentials. Officials from the county and surrounding townships will also be invited. The possibility of a program on a different topic will be considered for later in the fall of 2018.

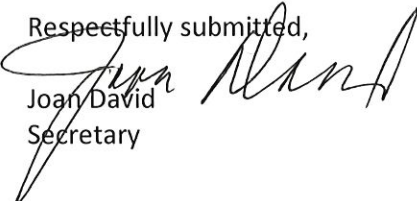
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A site plan for Chris Muma Forest Products was presented by Weaver. The proposal is for approval to build a 120ft x 145ft pole building on his property at 1154 W. First St. The property is 20 acres, was approved for a special use over 30 years ago. Other requests have been approved in the past. The purpose of the building is to provide equipment repair and storage. Setbacks requirements are met. There was a motion by English, support by Czape to approve the site plan modified by the maker that shop operations be conducted inside to the extent feasible. All ayes.

Weaver noted that Village North may go to the ZBA with a request that the site plan approved in 2017 for a new apartment project be split. The request has to do with funding for the project.

The meeting was adjourned at 6:40 p.m. by Darlington.

Respectfully submitted,

  
Joan David  
Secretary