

Gladwin City Planning Commission  
June 26, 2018

The meeting of the Planning Commission was called to order by Chair Darlington at 5:17 p.m. followed by the Pledge of Allegiance.

Commissioners present; Czape, Darlington, David, English, Auer, Stout, Clayton, Wendell and Emeott.

Absent; None.

Also present; Councilwoman Bodnar and Zoning Administrator Weaver.

Darlington read the May 22, 2018 meeting minutes. Motion by Stout, support from Clayton to approve minutes of the May 22, 2018 meeting. All ayes.

The first of two lot split requests were presented. Soil Tech, Inc. owns the property at 409 Clendening Road. The parcel is 330' x 330' and the applicant is requesting the parcel be split into one including the existing residence which is 205' x 330' and the second which will be used for another building site which measures 125' x 330'. As all setback and zoning requirements were satisfied, a motion was made by Commissioner David, supported by Commissioner Czape to approve the split as presented. All ayes. Motion carried.

The second lot split was requested by DeShano Development to split off part of the Village North parcel so a new project could be proposed to MSHDA. The project is expected to received more "points" therefore a better chance of securing financing if it is on a parcel separate from Phase I of Village North. Upon inspection of the site plan, commissioners noted that the proposed split takes existing parking from Village North I making the existing project non-conforming in that regard. Additionally, commissioners asked the zoning administrator to remind the applicant that if the parcel split was approved a new site plan would need to be brought before the Commission. The request was tabled.

Zoning Administrator Weaver reminded the commissioners of the August 16, 2018 training from 1-4 p.m. at the Community Building. Doug Piggott of Rowe, Incorporated will be the instructor.

Commissioner Darlington participated in the parking webinar. She stated the issues generally pertained to larger communities, public transit, etc.

The LED sign committee suggestions were reviewed. It was decided that proposed language be presented at the next meeting that would define digital signs, allowable hours of operation and other conditions.

Weaver brought the matter of a non-conforming sign installed in absence of a permit at a new business to the commissioners and asked for suggestions as to how these ongoing matters should be dealt with. When the business owner had applied to the DDA for funding various façade improvements, Weaver had called the owner to verify measurements in order to assure compliance. After notifying the owner

no permits had been issued and the owner presented application, she discovered the sign installed was actually larger than originally represented and non-conforming. Commissioners stated they felt a letter should be sent advising the owner of the situation and require that it be changed.

The Commission then discussed ongoing issues with signs. A motion was made by Commissioner Darlington, supported by Commissioner Auer that applications for signs will come before the Planning Commission for approval. All ayes. Motion carried.

Weaver notified the board that Gladwin Metal Processing has applied to the Zoning Board of Appeals for a diminished front yard setback in order to build a 50' x 75' addition at its existing facility. This will allow the business to expand and to move the work currently being done outside, inside. Bowen's own the parcel to the west which has been added to the parcel with the building which give them ample room to the west; however, there are wetland issues on that parcel. As Commissioner Stout is the Planning Commissioner liaison to the Zoning Board of Appeals, she left the meeting. Further discussion revealed that the building was constructed in the 1970's prior to the need for two front yard setbacks which this parcel now is subject to; Maple Street on the south and Industrial Drive to the east. Maple Street was simply a drive that the business used to access their property and was actually on the fire department's property. With further business expansion to the west in the 70's and 80's, the fire department deeded the parcel/drive now known as Maple Street in the 1980's to the city and the city accepted it into the city street system in roughly the mid 80's; therefore, the hardship was not self-created. There is really no where else to expand and it would definitely enhance the subject property and surrounding properties. Therefore, a motion was made by English, supported by Czape to recommend the ZBA approve the variance as presented. All ayes. Motion carried.

The meeting was adjourned by Darlington at 6:25 p.m.

Respectfully submitted,

Joan David, Secretary