

Gladwin City Planning Commission

July 25, 2018

The Planning Commission met in regular session July 24, 2018. The meeting was called to order by Darlington at 5:15 p.m., followed by the Pledge of Allegiance.

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

Commissioners absent; English and Emeott

Also present; Zoning administrator Weaver, Councilman Bodnar, Gary DeShano, Scott Hawblitzel, Mayor Jungman and Jack Abernathy, Interim Administrator.

Minutes of the June 26, 2018 meeting were reviewed. Motion by Clayton with support by Czape to approve the minutes. All ayes.

The first order of business was a lot split request for Village North. Weaver restated the request from Gary DeShano for DeShano Development, that a lot split be granted to separate a parcel from the present Village North apartments. The new parcel will be used for a proposed Phase 2 of Village North. Per the proposed plan, Phase 1 will continue to conform to the original approved plan for parking, 2 parking spaces per unit. According to the split request, Phase 2 would contain the West Drive access and 11 parking spaces for Phase 1. The phase 2 parcel will grant an easement to Phase 1 for parking and driveway.

A motion was made by Czape with support from Auer to approve the lot split request allowing an easement for Phase 1 for the drive into that project and the parking spaces needed for Phase 1 to remain in compliance with the number originally approved. The shared drive will be in compliance with the ordinance. All ayes. The revised Phase 2 plan will be presented at a future meeting.

A request was presented for Roll Rite for an additional wall sign at their location. The proposed sign will be 38" x 90" and conforms to the ordinance.

Motion by Stout, support by Wendell to approve the submission. All ayes.

A motion was made by Stout with support by Clayton to set a public hearing date for a change to the zoning ordinance. This change is to allow electronic message signs in or adjoining residential districts and the requirements for same. The date was set for August 28, 2018, the next regular meeting of the Planning Commission.

Updates; there are 37 people signed up for the Essentials of Planning and Zoning workshop which will be taught by Doug Piggot on August 16, 2018 at the community building in the Gladwin City Park. There are numerous Gladwin commissioners attending as well as some from neighboring counties. Weaver then noted that part of the process to become a development ready community is for the Planning Commission to identify available sites for development and notify the State of such. The state will then assist in marketing those sites. No information has been given by the state as to what that assistance will be or how extensive those efforts will be. After discussion, it was decided that the 3 top options are the Airbets site at the corner of Erie

and M-61, the site of the old Greer Motel and the downtown itself which has several storefronts available. Weaver reviewed updates and compliance matters. All issues that required letters have been addressed. Sacred Heart Church is looking at building an addition to the church building. From the rough plan Weaver has seen, it would not conform to the current ordinance. She will contact Sacred Heart in an effort to avoid non-compliance issues. The owner of the Lily Pad has agreed to have the current non-conforming sign redone to conform to the ordinance. The owner is also considering applying for an additional wall sign.

Darlington opened the meeting for comments. Commissioner Czape had two issues with the site work for the new MidMichigan Health Park. The detention pond has been seeded but the ditch in front of Tucks that required clean out has not been properly dressed and seeded. And across M-61, where a yard was dug up to run a gas line across has also been left a mess. The commissioners were unsure if these were matters for the utility company or the city or the construction company. Follow up will be done.

A problem was brought up by Stout. There are various RV's gaining access to the park trails and the bike trail. Wendell also stated there is a problem out at Riverview with the bridge by the hospital also being used by vehicles not allowed. The bike trail committee also discussed this at their recent meeting. Possible options are being explored.

Scott Hawblitzel, owner of S & H Engraving, was present to discuss the Lily Pad sign which he made to specifications he was given by the owner that were different from what was given to the DDA and the city. Nor was a permit pulled before the sign was installed. There was further discussion of signs, including the problem presented by overgrown trees along the sidewalks downtown. Clayton left the meeting at 6:23. Hawblitzel also brought up an interpretation of the wording for allowable wall signs that does not appear to meet the intentions of the planning committee when it was drafted. That will be reviewed. Wendell left the meeting at 6:28. Councilwoman Bodnar also discussed a desire for an expanded Veterans Memorial.

There being no further business, Darlington adjourned the meeting at 6:35 p.m..

Respectfully submitted,

Joan David, Secretary