

Gladwin City Planning Commission
August, 28, 2018

The Planning Commission met in regular session on August 28, 2018. The meeting was called to order at 5:15 pm by Chair Darlington, and was followed by the Pledge of Allegiance.

Commissioners present; Auer, Darlington, Czape, English, Stout, David, Emeott, Wendell and Clayton.
No commissioners absent.

Also Present; Zoning Administrator Weaver, Councilwoman Bodnar, Mayor Jungman, City Administrator Abernathy, Heather Arnold for DeShano Development, Tom Plude for CAM Packaging, Bill Trahan for Members First Credit Union, City Attorney Jacobson and Bob Balzer for the MEDC.

Minutes of the July 24, 2018 meeting were reviewed. Motion made by Auer with support by Stout to approve. All ayes.

A motion was made by Darlington with support by Stout, to adjourn the regular meeting and go into a public hearing. All ayes. The public hearing was opened and Weaver was asked to read, and did so, the proposed change to the Zoning Ordinance regarding Electronic Changing Message signs in residential districts. Darlington asked for public comment. There being none, a motion was made by Stout, support from Clayton, to adjourn the public hearing and return to the regular meeting. All ayes.

Auer made a motion, with support from Wendell, to recommend to the City Council that this change be made. All ayes from the commissioners.

Members First Credit Union is requesting it be allowed to construct 11 parking spaces on Cedar Court, primarily for the use of its employees and customers. Business is such that the current parking is not adequate to serve all. There is no room to expand on the property. This change will not restrict traffic in the cul-de-sac, and the spaces are still public parking. The credit union will pay a special assessment to the city for the snow plowing, and that charge is reviewed annually by the Council. Similar arrangements have been made in years past with other businesses. The Council has reviewed the request, asked many questions and is in favor of the arrangement. Motion by Czape, with support from Emeott, to approve the site plan for the parking. All ayes.

The site plan for Village North apartments was presented. There was discussion of the report received from Doug Piggot, planner for Rowe Professional Services Company addressing the plan in relation to various sections of the zoning ordinance. As Piggot's report was received this day, it was decided there was not sufficient time prior to the meeting for Weaver or the commissioners to thoroughly review same. Darlington set a special meeting for Wednesday, September 12, 2018 at 5:15 pm. At that time the final site plan will be available for review.

Tom Plude presented a site plan for CAM Packaging. They are proposing an 80 x 120 square foot warehouse addition to the present facility. Materials and design will be identical to the present structure. The proposed building as laid out is short of the 25 foot required setback on the east side of the property. The business owner is in negotiations to purchase the adjoining piece which would cure the setback issue. There was discussion of the drainage at the site and of items noted in a report from Doug Piggot of Rowe PC Services. There was a motion by Stout with support from English, to approve the site plan contingent upon the purchase of the adjoining parcel and that the parking and drive be hard surfaced, as required by the ordinance. All ayes.

A discussion about food trucks commenced. Food trucks have become popular and successful in many cities and towns in Michigan and around the country. Pale Blue, a new local business, was allowed to use 2 spaces of a city parking lot south of its store front for an event. City Council granted a 6 month license to use that parking area. After discussion, commissioners felt it would be appropriate to make a change to the zoning ordinance that would create a user friendly process so that permits could readily be issued when zoning requirements were met. Czape and English volunteered to be a committee to research how other area communities are handling the matter. Darlington will forward all commissioners some links she has found.

A site plan for Gladwin Metal Processing was received too late to be presented at this meeting. The commissioners were open to having the plan presented at the special meeting already scheduled for September 12.

At a previous meeting the commission identified sites in the city as redevelopment ready. The State will be marketing a site for 6 months to a year. It has been requested the commission propose a 'vision' for one of the sites. It was decided that a microbrewery and steak house would be ideal for one of the downtown spaces that are available.


Weaver has sent notices about 3 compliance matters. One owner responded promptly and Weaver will follow up to see that the matter is addressed. The other two will be referred to the city attorney if not addressed before the middle of September.

Weaver received a letter Tom Winarski, Chair of the Strategic Planning Committee regarding a plan for renovations to Sacred Heart Church. The plan as it is now being prepared, is not in conformance with the present zoning ordinance. Winarski indicates that they realize it will be necessary to request a variance. There was a brief discussion.

Jungman reported that the hazardous waste collection day went very well. Those bringing items and materials in expressed great appreciation for the service.

The meeting was adjourned by Darlington at 7 pm.

Respectfully submitted,


Joan David, Secretary