

Gladwin City Planning Commission
September 12, 2018

The Planning Commission met for a special meeting. The meeting was brought to order by Chair Darlington at 5:15pm, followed by the Pledge of Allegiance.

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

Also present; Heather Arnold for DeShano Development, Mike Christe for FED Corp., Dave Beckett for KFC, Dave of NME Consulting for Gladwin Metal Processing.

Minutes of the August 28, 2018 meeting were reviewed. Motion by Auer, support from Emeott to approve, all ayes.

Darlington noted the fact that the City Council approved moving forward with additional parking for the credit union employees and customers on Cedar Court. An annual assessment for maintenance to be paid by the credit union is being determined.

A proposal for changing signage at the Kentucky Fried Chicken as part of renovations at the site, was presented. The proposal showed 2 signs on the south face of the building. There are currently 2 signs, and those signs predate the present ordinance. The one sign, which consists of three letters, is to be removed and refurbished and remounted. The 2nd sign, as proposed, is to be removed and another redesigned sign would be mounted in its place. The ordinance does not allow for a 2nd wall sign and with the replacement being new, it would not be allowed, even though the new would be slightly smaller than the existing sign. The commissioners discussed the fact that there can be advantages in allowing significant changes to a nonconforming sign when the changes decrease the nonconformance of a sign, and improve appearances. A motion was made by Darlington, supported by English, to approve a single sign that conforms to the ordinance on the South side of the building as well as the lettering on the canopy. Owners to determine content of sign. All ayes.

Heather Arnold was present to answer questions about the proposed site plan for Village North. The plan shows landscaping detail, the dumpster enclosure, etc. The detention pond detail has been approved by the drain commissioner. The parking as required by the ordinance is detailed also. Motion by English, support from Auer to approve the site plan subject to the DEQ wetlands assessment and approval. All ayes.

It was noted by Darlington that the ditches along Clendening Rd. do not flow and therefore the water is stagnant and cattails are present, there is trash always in the ditches and they are not cleaned out. The matter will be brought to the attention of Jack Abernathy, the city manager.

Dave from NME Consulting presented the site plan for Gladwin Metal Processing. The company is planning to construct a 50x75 addition. The purpose of the addition is to bring outside storage under cover. The existing project predates the current ordinance and it was noted that the current parking and drive are not hard surfaced. Motion by David, support from Clayton, to approve the plan with the drive and parking also to be hard surfaced. All ayes.

Weaver noted that the Gladwin County Road Commission is looking to replace its administrative office building, which is in very poor condition. Even though the proposed new office is slightly smaller than the current one, part of the new build will not meet the required 50 foot setback, at the southwest corner it is only 41 feet back. The commission will also be asking for visitor parking in the front of the building, not allowed in the MT district. A hearing date of September 27 has been set for the ZBA to consider its request.

Weaver also noted that there is a possibility that Our Savior Lutheran Church will bring a request to the ZBA to be allowed to put up a lighted cross on its property. The proposed cross would not be allowed under the ordinance.

Darlington noted that the Beacon and Bridge site plan showed that the detention area would be of a depth that could be maintained by mowing. That has not been the case and the area is holding water and not draining. Weaver has contacted the engineer and is awaiting a response.

The committee researching ordinances for food trucks and has little to report at this time as there are not any found yet for small towns like Gladwin. The rules for Mt. Pleasant will be checked.

It was noted that the next time the zoning ordinance is amended a correction should be made to the section on allowable size on walls signs. There is an error in one part.

Mention was made of a new ditch that had been dug in the vicinity of Silverleaf/Columbus Streets and the airport Silverleaf by the unpaved section of Columbus Street, but there are some drainage problems and area property owners have already noticed a great deal of erosion. Weaver will be in touch with the DPW.

The meeting was adjourned by Darlington at 6:25 pm.

Respectfully submitted,

Joan David
Secretary

