

Gladwin City Planning Commission
October 23, 2018

The Planning Commission met in regular session on October 23, 2018. The meeting was called to order by Chair Darlington at 5:15 pm and was followed by the Pledge of Allegiance. Commissioners present; Darlington, Clayton, Emeott, Wendell, David, Czape, Stout. Commissioners absent; English, Auer. Also present; Zoning Administrator Weaver, City Manager Abernathy, Mayor Jungman, Councilwoman Bodnar, Adam Ball, David Pettersch.

Minutes of the September 12, 2018 were reviewed. There were no corrections and the minutes were accepted as presented.

A proposed site plan for the County Road Commission's new building was presented and discussed. The current building will be demolished and the new office will be constructed at the existing site. The new building will sit back farther from the road, all storage in the rear will remain as is. The ZBA allowed visitor parking in front of the building. The Road Commission will access the back by sharing access with the city through its gate. Any lighting for the new building will be anchored to the building itself. Motion by Clayton, support from Stout to approve the site plan. All ayes.

The Road Commission also owns a vacant parcel directly across the street from the road commission office. The Road Commission is asking for permission to place a temporary office building on that site, which will include offices, a board room for meetings and a gravel parking for the public. At the end of construction the lot will be restored or remain as gravel. No buildings or storage will remain on the site.

The project is expected to begin in March of 2019 and be completed in March of 2020. A motion was made by Emeott with support by Stout to approve the requests. All ayes.

The owner of the Lily Pad was in to see Weaver with an application for permission to place a sign on the west side of the building which is allowed under the ordinance. Motion was made by David, support from Stout to approve the request noting that the sign is already in place. The motion passed.

Weaver brought information to the commissioners from the Rising Tide committee and the Redevelopment Ready Community work plans. There are some similarities between the two. There are 5 aspects of the RT plan for the County and the cities of Gladwin and Beaverton with which those entities may receive help. Those 5 are updating the Master Plans, Zoning Ordinance review, a housing study, assistance with branding and a Gen Z study. The RRC includes some requirements for public participation. Councilwoman Kile attended a MML program for RRC. Weaver will email the commissioners a copy of the plan and asks that all review and be prepared to discuss at the next meeting. It does appear that some of the suggestions are contrary to current statutes.

Weaver was approached by a representative of MidMichigan Community Action Agency. The agency is considering trying to secure funding for a 24 unit senior project with retail spaces at street level and apartments above. A Pilot maybe requested from the city if MSHDA approves a request. Weaver provided information to the rep about 6 sites that might be suitable. Some of the sites were identified by the commissioners previously as development ready.

The ditch on Columbus Street that has been the subject of previous discussion will be viewed by Abernathy who was unaware of problems at the site.


Some compliance matters were reviewed. Weaver also noted that Sacred Heart Mission may be coming to the Commission as the mission is looking to construct an addition to the east side of the current structure.

Commissioner Stout left the meeting, as she is a member of the Zoning Board of Appeals. Weaver informed the commissioners that a Zoning Board of Appeals meeting will take place on November 20, 2018 at 12:00 pm. Our Savior Lutheran Church wishes to place a lighted cross in front of the church. The cross does not comply with the current zoning ordinance.

There being no further business, the meeting was adjourned at 6:10 pm.

Respectfully submitted,

Joan David
Secretary

A handwritten signature in cursive script, appearing to read "Joan David", written over the typed name and title.