

Gladwin City Planning Commission  
November 27, 2018

The Gladwin City Planning Commission met in regular session November 27, 2018. The meeting was called to order by Chair Darlington at 5:15 pm, followed by the Pledge of Allegiance.

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

Commissioners absent; Wendell and Auer.

Also present; City Assessor and Zoning Administrator Weaver, City Clerk Bruner, Mayor Jungman, Councilwoman Bodnar, Joe Frey, Rising Tide fellow for the cities of Gladwin and Beaverton, Jill Sutton and Justin Walls for the Mid Michigan Community Action Agency, and Aggie Mackie for Sacred Heart Mission.

A motion was made by Stout, supported by Clayton to approve the minutes of the October 23, 2018 meeting. All ayes.

Weaver reviewed the site plan for Sacred Heart Mission's proposed addition to the east side of the existing building. The east side setbacks are adequate, the dumpster will remain in its present location, the existing parking exceeds ordinance requirements, signage will not change. Aggie Mackie, Mission Director discussed the need to improve existing space so it is more suitable for retail.

There was a motion by Emeott, support by Stout, to approve the site plan as presented. All ayes.

Jill Sutton of the Mid Michigan Community Action Agency was present to inform the commissioners that the agency is interested in the possibility of developing a senior housing project in the City of Gladwin. The agency currently has projects in 6 counties and is experienced in all facets of these housing projects from development to management. Demographic studies indicate that the over 55 age group is increasing faster in Gladwin County than in the surrounding counties.

She and Justin Walls have visited 6 possible sites, provided to them by Weaver, that were identified as viable sites this type of development. The Agency is seeking input from the city leaders as to the level of interest in such a proposal. There was discussion. The consensus of the group was positive as to the value of additional senior housing. Darlington thanked them for attending.

A Public Participation Plan is a component of the Redevelopment Ready Community program. A copy of such a plan from another community was available for commissioners. Stout and Bruner have reviewed the plan in detail and made comments. These items, and further comments from commissioners, will be used as part of preparing a final plan. Some of what must be addressed are differences between requirements of the Open Meetings Act and the RRC proposals. A committee comprised of Clayton, David, Stout, Bruner and Weaver will review and develop a proposed plan. The group plans to meet in January.

#### Updates and Information:

The City Council will review a proposed ordinance, prepared by the city attorney, at its December 3rd meeting to opt out of allowing recreational marijuana sales and grow facilities in the city.

The City of Beaverton is reviewing its Master Plan and Gladwin City was notified as required.

The new MidMichigan Health Park is already seeing a need for additional parking. Their proposal is to have employees use a graveled parking area until spring of 2019 when that area can be paved. Weaver gave administrative approval for the plan.

The non conforming Oak Outlet sign remains in place at Rediscovered Treasures. It is likely a ticket will be issued through District Court.

Weaver met with two Sacred Heart Church members re: the prospective plan for an addition to the church. Various matters were discussed including the need for a survey, the need for gravel parking areas to be paved and other aspects of the site plan. The consultations will help the church committee to be well prepared when the time comes to present a site plan for review.

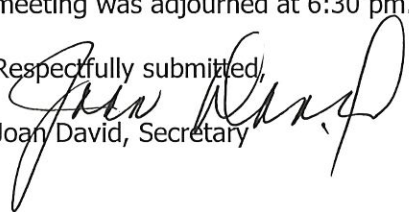
The Zoning Board of Appeals met this month. Our Savior Lutheran Church proposed erecting an eight foot cross that would be lighted from within from dusk to dawn each night. It is considered a sign and the ordinance limits such to 4 feet in the residential district. The variance request was denied as there was no hardship.

There is a Rising Tide meeting scheduled for December 6 at 12:30 pm. The City will be receiving assistance with an update of the Master Plan and an ordinance review, likely to happen in January or February next year. The City is appreciative with the help it will receive.

The committee researching food trucks will bring a proposal to the January meeting. The intention is to be able to include a new section in the ordinance allowing food trucks and under what conditions, as part of the overall ordinance review.

Motion by Stout, supported by Emeott, to cancel the December meeting, which would fall on December 25. All ayes. The next meeting will be Tuesday, January 22, 2019 at 5:15 pm. The meeting was adjourned at 6:30 pm.

Respectfully submitted,

  
Joan David, Secretary