

Gladwin City Planning Commission
October 22, 2019

The Planning Commission met in regular session October 22, 2019. The meeting was called to order by Chair Darlington at 5:15 pm, followed by the Pledge of Allegiance.

Commissioners present; Darlington, Czape, Emeott, English, Stout, Wendell and David.

Commissioners absent; Auer and Clayton.

Also present; Zoning Administrator Weaver, Councilwoman Bodnar, Mayor Jungman, and planner Michelle Bennett of Beckett and Raeder.

Weaver reviewed minutes of the September 24, 2019 Planning Commission meeting. Motion was made by Stout, seconded by Emeott to approve the minutes as presented. All ayes.

Weaver presented the revised site plan for the Farmer's Market and Historic Village, for which grants will be sought. The commissioners all responded favorably to the plan which incorporates the village which the first one did not. Weaver said the plan meets all setback requirements. A motion was made by Czape with a second from Wendell to approve the plan as presented. All ayes.

Darlington updated the group that the Master Gardeners have purchased a doggy station for the Cedar Court Garden as some dog owners have used the space for their pets and have neglected to clean up the waste. The gardeners will also maintain the station as a community service.

Bennett then reviewed the proposed master plan for the city which projects out 10 years. She began with a summary of the legislation and amendments, that allow for planning and zoning, and the Rising Tide Program which is a state initiative giving grants to some units of government. The MEDC grants, from which both Gladwin and Beaverton cities received grants, allowed for demographic research to be done so that the information needed to update the Master Plan was available. The cost savings to the city was substantial. She then reviewed the housing needs assessment which shows the senior population in the city declining, the younger family population increasing, and the need for affordable family housing increasing. Affordable single family housing is generally out of reach for a high percentage of that population. That discussion continued with possible alternatives such as mixed use housing in the Residential office district, allowing duplexes and triplexes in other residential districts.

There were also comments from commissioners about corrections to the present Zoning maps and the future land use map.

Once the Planning Commission recommends the Master Plan to the City Council, Council holds a 63 day comment period. Comments are then sent to Planning for review. Planning can revise plan as needed and hold the final public hearing or send on to the City Council to conduct the final hearing.

There was then discussion as to the possibility of a program for inspection of rental housing within the city. There appear to be rental units in the city which are not up to code and which are not well kept.

The meeting was adjourned at 6:30 pm.

Respectfully submitted,

Joan David
Secretary