

Gladwin City Planning Commission
August 27, 2019

The Gladwin City Planning Commission met August 27, 2019 at Gladwin City Hall. Meeting was called to order at 6:15 p.m. by Chair Darlington followed by the Pledge of Allegiance.

Commissioners present: Darlington, Clayton, Stout, English, David, Auer, Wendell, Czape and Emeott.

Commissioners absent: None

Also present: Zoning Administrator Weaver, Mayor Dee Jungman

Weaver reviewed minutes from the May 28, 2019 meeting. A motion was made by Stout with support from Auer, to approve those minutes. All ayes.

A request was presented to the ZBA for a variance from a required setback. After review the ZBA noted that the current ordinance does not require that an overhang be considered in the distance calculation to the lot line for setbacks. Chair Kehoe suggested that the Planning Commission address the matter when the Zoning Ordinance is next updated.

The Road Commission site plan that was approved in 2018 will expire shortly and the work has not yet begun. The commission is planning to complete the work in 2020 with no changes to the site plan as approved and is requesting a one year extension. A motion was made by Emeott with support from Stout to approve the 1 year extension. All ayes.

A preliminary site plan from the Housing Commission was presented. Maple Manor no longer has adequate parking for tenant vehicles. It will likely be proposing additional parking on the parcel it owns north of the existing parking area. It also plans to relocate the shelter for smokers from its present spot. When the plan is finalized it will come back to the Planning Commission.

Updates from Weaver. Weaver noted the significant number of folks who have worked with her to achieve compliance for their signs. The off premise sign matter for the PNC sign by Pipers Pub was resolved after research into the chain of title for the parking area. The Bear's Den is also now compliant. Weaver acknowledged that signs take up much of her time, and assessing matters sometime take a back seat. Doug Piggot from Rowe Engineering, did talk with Weaver about the possibility of Rowe doing the sign ordinance administration. Proposed cost were estimated at \$100 per occurrence if there were no issues with applications and a minimum of \$200 per occurrence if there were problems. The minimum turnaround time would be (5) five days.

The Zoning Ordinance is due for review in 2020 and the estimated cost from Rowe is \$25,000. Gladwin may not be eligible for grant monies as it tapped the grant pool for some of the costs of the Master Plan update.

The state license has been renewed for operation of the trailer park at the corner of Bowery and First Streets.

The subject of allowing murals to be painted on buildings as part of the sign ordinance was discussed. Weaver will do some research how some communities allow same and how lack of maintenance afterward is handled.

Planning commissioners have been notified that a class will be held from 2 to 4 pm prior to the regular Planning Committee meeting on September 24th at city hall. Commissioners are asked to notify Weaver if they will be attending.

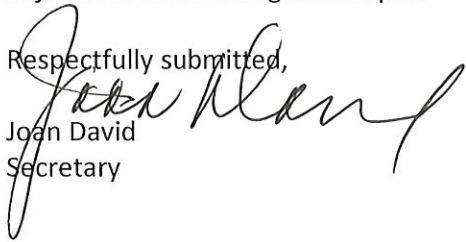
A copy of the proposed new Master Plan for the City was provided for all those present. The plan is the result of the Master Plan committee's work with Beckett and Raeder. Numerous comments were made after a brief review of the future land use map. Darlington asked that all in attendance review the master plan and attachments and return comments to Weaver as soon as possible. The September meeting will include a review of comments and suggested changes.

A Redevelopment Ready Community update session was attended by Weaver recently. The cities of Gladwin, St. Louis, Clare and Harrison will receive grants toward preparing marketing materials for the sites previously selected for marketing efforts. Those are the former motel, the Lennon property, former site of A & H Racing, the former community building and the vacant storefronts in the downtown business district. Weaver asked that the commissioners forward what they envision for those sites.

A motion was made by Darlington, support by Czape, to adjourn the meeting. All ayes. Darlington adjourned the meeting at 6:19 pm.

Respectfully submitted,

Joan David
Secretary

A handwritten signature in black ink, appearing to read "Joan David", is written over the typed name and title.