

GLADWIN CITY PLANNING COMMISSION
January 25, 2023

The Gladwin City Planning Commission met on January 25, 2023, at Gladwin City Hall. The meeting was called to order at 5:00 p.m. by Chairperson Darlington.

Commissioners present: Darlington, Clayton, David, English, Mienk

Commissioners absent: Czape, Wendell

Also present: Jason Ball, Nancy Bodnar, Sherry Augustine, Jim Augustine, Kristin Olivastri, Roger Gardner, Jaimie Esiline, Craig Fiederlein, Jamie Sischo, Stacy Plude, Monet Harger, Terri Foutch, Misty Hayes, Linda Winarski, Carrie Will, Michael Shedden, Wendy Day, David Scrimger, Margaret Shaw, Jessica Sova, Michael Sova, Cristy Gutierrez

Motion by Member David, supported by Member English to approve the minutes from the December 7, 2022 Planning Commission meeting. All ayes. Motion carried.

Chairperson Darlington opened the meeting and gave the floor to Jason Ball from ROWE Professional Services. Jason Ball stated a preliminary meeting with Dollar General had taken place on November 8, 2022 for discussion on the site plan. Issues were discussed and addressed. On December 1, 2022, a final site plan was submitted and that is what you have before you. The applicant sent a revised plan as of today, that is what you see on the screen. There were very few outstanding issues due to the site plan meeting. For information the issues were as follows; there wasn't a date on the original plans and the plans did not clearly show property within a hundred feet. Outstanding zoning compliance issues: needs to clarify corner clearance, required thirty-five shrubs-there are only thirty-three on the road right away. Other comments, from the assessing side, there are two parcels on the site, they do propose to combine those parcels. If you do choose to approve the site plan you need to condition the approval to include combining those parcels. The Department of Public Works stated it may need to use a larger water service than initially proposed and there is a series of engineering comments as well.

As a reminder, this is a review of the Zoning Ordinance. In review of any site plan, your requirements as a Planning Commission are that the site plan meets all standards in your Zoning Ordinance. This was submitted on December 1st, 2022, so you are still following the old ordinance. The checklist outlines each of the zoning requirements. As the Planning Commission, if all standards are met, you have to approve the site plan. If it fails to meet one of those standards, you can deny it. You need to be clear on which standard it does not meet and why. Jason reviewed each of the standards.

Member English questioned demolishing of the buildings on the property and voiced concerns on potential drainage issues. Jason stated the engineers have reviewed the plans and has comments in the packet in regard to drainage.

Discussion look place on split of land along zoning changes, the change is the façade, which was vetted by the Downtown Development Authority, and the number of parking spaces.

Craig Fiederlein from CF Legal commented the front evaluation matches-it is the natural brick color. Supply issues has caused our choices to be limited. Brick was added to the retaining wall. Drawing dates were added. All rules have been addressed and followed. Asking for approval with the changes.

Member English inquired on what would happen with the hospital sign. Jason Ball stated it was non-conforming and would probably be removed.

Craig Fiederlein commented the property is zoned commercial for permitted use. City Administrator Christopher Shannon informed the group the proposed plan is for a DG Market, versus the current Dollar Generals in town. Craig Fiederlein stated the rendering is a DG Market, which is the next phase for Dollar General Stores. An enhancement to the city.

Public Comment:

Chairperson Darlington informed anyone wishing to speak of the three-minute time limit and asked everyone to state their name for the record.

Roger Gardner-Voiced concerns about water run-off and how it may affect the flood plain.

Kristen Olvastri-Lives at 140 Center Street. Voiced concerns on parking, offset for semi's and the possibility of having to unload on the street, people having to pull out onto Cedar Avenue with increased traffic, more trash, standing water, flood concerns, erosion, garbage receptacle and the smell, bugs from the water, home values, hours of operation, excess noise, lighting, the effect on the local economy, and the under staffing of Dollar General Stores.

Terry Foutch-Voiced concerns on the survey markers from the vacating of Bruce Street being correct. Half of that property was given to the homeowners; the markers go beyond the halfway mark. Is the property surveyed correctly.

Monet Harger voiced concerns on the foot traffic. She has a partially blind son. Also had concern on with traffic flow for emergency vehicles and the increase in garbage.

Jim Augustine-304 Hill Street he doesn't think we need another Dollar General store.

Jessie Hays-Asked how many signatures do I need to get to stop this.

Sherry Augustine-304 Hill Street. Asked what will happen with all the mailboxes and stated she also has a handicap son and had concern of his wellbeing.

Jamie Sisco-Dollar General don't maintain their buildings. Does Gladwin City, Gladwin County really want to be known for being a Dollar General Capital. DG Market comes in and then they dump one of their other buildings.

Jessica Sova-Seconds everything everyone has said. Bringing in a DG Market is great. Why can't they modify a building they already have. It doesn't need to be in town. Why not between Gladwin and Harrison.

Wendy Day- Stated she is employed at a Dollar General in town. Why a Market? They say all this stuff they will do, but the never deliver. Less clutter and so much stuff the other stores need. Why not fulfill those needs. There aren't enough hours for staff to do things that need to be done. Why not merge the two stores into one.

Jaimie Esiline-Asked if a traffic study has been done, if not, when. Are there regulations for isle space? Concerned that we will get what we already have.

Margaret Shaw-200 Hill Street-Love our quiet roads, hope it stays the same. Need to deal with rats.

Jason Ball responded, there currently is no drainage, they are proposing storm drainage. It may get better. Engineers reviewed the plans and addressed the drainage concerns. Should be a positive image. Can't dictate, can't prefer one business over another and can't pick user not uses. In terms of foot traffic, they are adding sidewalks, currently there are none. Could consider a crosswalk. M61 is a State road, can only change side streets. The lighting plan has no lights over point one foot candle. Lights are downward facing and shielded.

Member English asked if this is a franchise or corporate. Jason Ball commented this is proper use for this site. They will not get occupancy until it meets the site plan.

Discussion on hours of operation and the current street light pattern took place. Craig Fiederlein stated those had been addressed along with the semi loading and unloading and with the garbage.

Chairperson Darlington stated they meet all the setbacks and have a big enough piece of property for trucks and semi's. The hours of operation are from 7:00am to 9:00pm. Jason Ball commented those would be the delivery times as well.

Chairperson Darlington stated the board appreciates everyone's voice. We have a list of concerns that we don't take lightly. I believe Craig was also writing those down and he is aware of those, along with the City Administrator. What we need to do as a board is look at the information presented to us and the written documentation and ask them to come into compliance, and they have. You have the checklist from 10/28/22 with the highlighted areas we asked them to address, and they have. Jason when over all of those for us. You have the 12/1/22 checklist and you can see what was given there and the concerns that we have. Those have also been met. Asked Jason Ball to go over a document listing the zoning standards. Jason Ball stated you have the standards in review of your site plan. Legally if the standards in your zoning have all been met you need to approve. If it fails to meet one you deny. You can approve with conditions or postpone. You cannot postpone indefinitely, and you must give a reason why you are denying or postponing.

Member English commented, the hospital sign is the only one in town. Member David stated, isn't there a directional sign in our ordinance. Usually small, maybe four-square feet. Jason Ball stated the applicant is submitting a sign permit separately.

Nancy Bodnar gave concerns over garbage and mentioned they should designate parking for the Amish. This is an Amish community. That is something to be considered.

Chairperson Darlington stated in front of you is the site plan dated 12/20/22. It is the parcels I.D's we are talking about. A overview of the standards A through G were mentioned and stated, the document listed the comments and findings of facts. On the back are samples of motions that can be used. Reminder, if your motion is to postpone, you must give a reason. If you motion to disapprove, you need to find they are not meeting the requirements. As Jason Ball mentioned, if the motion is to approve, it should include the corner clearance, drainage, and the hospital signage. I would entertain a motion.

Member David expressed a concern, making a motion subject to the engineering compliance, is that a suitable reason to postpone. Jason Ball stated, it can be if you are concerned with some of those issues. Member David said yes, I have concerns with the drainage and dumpsters. Member David stated is needs to be looked at again.

Jason Ball informed the Planning Commission, if you are comfortable, it can be a sort of administrative review on those conditions, or do you want them back here in front of the Planning Commission. It would be reasonable to postpone in order for you to review.

Member English commented, to see if there is a better way. Will the DEQ get involved like they did with the B & B store when it went in. Jason Ball stated the B & B was looked at by the DEQ due to the underground storage tanks that were going in. This does not have underground tanks. Those require approval from the State and DEQ.

Motion by Member David, supported by Member English to postpone the approval of site plan located at parcel I.D. # 170-100-005-001-00 and #170-100-006-001-00 until the next regular meeting in order to

allow the applicant time to provide the following information, the full engineering report, in order to answer those questions. All ayes. Motion carried.

A question from the audience was asked wondering if the drain commission had been contacted and has the storm water management plan been looked at. Jason Ball stated yes, there is a full storm water management plan for the site.

Chairperson Darlington stated in your packet you have some by-laws, we are going to work on those. Take a look at those and read over. It will be on the February agenda.

Jason Ball discussed the current and potential new zoning map. These changes would improve the map. The draft map takes information from the cities assessing software and puts it on the map. If you want to go with the more advance map, a decision on the parcel that fall in between need to be addressed. You can choose split zoning. Jason's recommendation is to not to that. Jason Ball recommends reaching out to those land owners, that is only approximately a dozen. Get their feedback on which zoning they would like to go. The consensus was to reach out to the property owners that have a lot with a split zoned land.

Chairperson Darlington stated, in your packet you have your 2022 report. Jason Ball commented, as a Re-development Ready Community (RRC), the Planning Commission is required to give an annual report to the Council. Jason Ball stated a good thing to add in the report are your goals. You will also want to maintain your recertification as an RRC. This past year you spent a lot of time updating the Zoning Ordinance, along with updating the zoning. Chairperson Darlington commented, take the Master Plan home and review. Then come back with your top 2 goals and we will put it on the agenda for February.

Chairperson Darlington informed the group, there are two recommendations to move forward to the Council for Planning Commission Members. Those recommendations are Steve Czape's, whose term is up. He is willing to continue to serve. The other is Robert Corbett, he is a local person and is an attorney in Midland. He has done work in the area. Motion by Member Clayton, supported by Member Mienk to recommend Steve Czape and Robert Corbett to the Council to sit on the Planning Commission. All ayes. Motion carried.

Motion by Member Mienk, supported by Member English to adjourn the meeting at 6:29pm. All ayes. Motion carried.

Discussion ended at 6:29 p.m.

Marietta Andrist, Recording Secretary