

Gladwin City Planning Commission
February 22, 2023

The Gladwin City Planning Commission met on February 22, 2023, at Gladwin City Hall. The meeting was called to order at 5:03 p.m. by Chairperson Darlington.

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

Commissioners absent: Wendell

Staff Present: Angela Bigham, Christopher Shannon

Also present: Jason Ball, Craig Fiederlein, Kristin Olivastri, Janet Gardner, Stacy Plude, Terri Foutch, Carrie Will, Cristy Gutierrez, Mary Sue Czape

Motion by Member David, supported by Member Mienk to approve the minutes from the January 25, 2023, Planning Commission meeting. All ayes. Motion carried.

Motion by Member David, supported by Member Clayton to approve the agenda as presented. All ayes. Motion carried.

Public Comment:

Chairperson Darlington asked anyone wishing to speak to state their name for the record.

Janet Gardner- Presented photos from 2 Gladwin Dollar General locations. Concerned about appearance and safety of existing stores, employee protocols and staffing and number of locations.

Kristen Olivastri- Inquired why the parking lot entrance has to be on Hill St instead of M-61. Voiced concerns on trash safety conditions. Concerned no retaining wall on southside, just a berm. What is to keep erosion from happening.

Terry Foutch-Voiced concerns on the survey markers from the vacating of Bruce Street being correct, inquired as to whether there was any follow up with the staking of current survey.

No Public Hearings Scheduled.

Chairperson Darlington opened the meeting and gave the floor to Jason Ball from ROWE Professional Services. Jason Ball stated the new site plan shows height of retaining wall. There is currently no proposed landscaping, would recommend adding landscaping along the sidewalk to soften look. Questions have been raised on dumpster location. Meets minimum requirements. Could consider whether there is a viable option to relocate, recommends looking at landscaping to improve appearance. South end of retaining wall is 6 inches high. Drainage should improve, retaining pond will now assist will retaining water instead of having runoff.

Craig thanked the group for allowing him to appear remotely. Stated that Overland has addressed all concerns previously presented. Will work with board on landscaping. Confirmed scheduled hours of operation are 7:00 a.m.-9:00 p.m. Member David had previously asked Jason if there was a better site for the dumpster, possibly further north in rear of parking lot. Craig did not see viability of an alternate site. Addressed concerns that Hill St entrance was the only reasonable access point for entrance. Jason indicated that an MDOT permit would probably be required if M-61 was considered. Typically, MDOT

limits the amount of drives allowed. Craig reassured Olivastri that the berm was properly engineered and would be sodded in.

Jason and Craig both stated the discrepancy with the property lines was a private matter between the current property owners and the City is not usually involved in these matters. As long as setbacks are ok the property discrepancy shouldn't affect the site plan being presented. Overland obtained Misty Hayes' (property owner) information to see if they could help clarify the property discrepancy issue. Jason confirmed that setbacks are within the limits, depending on outcome above may need to move the privacy fence.

Chairperson Darlington stated that she is hearing public concerns over maintenance and upkeep of dumpster appearances. Asked whether additional screening could be added for sound barrier as store is close to a residential area. Craig indicated the City may need to enforce their own code enforcements on looks an upkeep on current properties.

Chairperson Darlington discussed that the City does not permit off premise signs however one is needed for the hospital sign. The sign is important and a safety issue, individuals need to know where the hospital is located. Craig stated they would work with the City to stay in compliance. An easement would be needed. Willing to work with the hospital for this to remain.

Chairperson Darlington stated that trucks stay idling during drop-offs and deliveries. Concerned the trucks will remain idling if arriving prior to store opening. Jason recommended as condition of approval delivery will occur during store hours only. Craig stated that Overland will comply.

Jason informed the board that the County Building Inspector has been contacted to see if they can follow up with the conditions inside the current stores. The Inspector has been out of the office, waiting to hear back. The Fire Marshall could be contacted as well.

Chairperson Darlington read thru the sample motion presented by Jason: I make a motion to approve the requested site plan to construct a 12,480 square foot commercial building located at Parcel ID# 170-100-005-001-00 & 170-100-006-001-00 based on the site plan meeting all seven standards in Section 501.5

Further, in order to ensure compliance with these standards, the following conditions are part of my motion to approve:

- Add shrubs along the sidewalk and retaining wall
- Landscaping along the dumpster
- Deliveries are to be during store hours only

Motion to approve site plan presented with addition of conditions mentioned above by Member English, supported by Member David. All Ayes. Motion carried.

Motion by Chairperson Darlington to table review and update of Planning Commission Bylaws until next in-person meeting in March, supported by Member David. All ayes. Motion carried.

Jason provided draft version of Planning Commission Annual Report- Updating goals. Pgs. 3-4 will replicate the City's Master Plan. Member David asked if educational pieces and training could be added for the Ordinance Review that was performed. Jason indicated that MML trainings could also be incorporated in upcoming meetings. 2023 will be used as base year to track number of approvals from year to year. Request to add outcome of ZBA hearings to show if approved or denied. Motion by Member David to accept Annual Report with changes noted above, supported by Member Mienk. All ayes. Motion carried.

Chairperson Darlington presented the meeting schedule for 2023, announced Planning Commission follows all guidelines for cancellation of a meeting. Motion by Member Clayton to approve Planning Commission Meeting Schedule for 2023, supported by Mienk. All ayes. Motion carried.

Chairperson Darlington provided copies of an Incident Report filed November 3, 2022 with the Police against the Planning Commission for violations that occurred along with a copy of the letter drafted by the City's Attorney. The case was not warranted and closed.

Motion by Member David, supported by Member Mienk to adjourn the meeting at 6:07 p.m. All ayes. Motion carried.

Angela Bigham, Recording Secretary