

Gladwin City Planning Commission  
March 22, 2023

The Gladwin City Planning Commission met on March 22, 2023 at Gladwin City Hall. The meeting was called to order at 5:02 p.m. by Chairperson Darlington.

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

Commissioners absent: English, Wendell

Staff Present: Angela Bigham, Christopher Shannon

Also present: Jason Ball, Nancy Bodnar, Lori Stout, Kim Bruner, Tim Miller

Motion by Member David to correct the minutes from the February 22, 2023, Planning Commission meeting to include photos presented by Janet Garner were from 2 Gladwin Dollar General locations. Support by Member Mienk to approve the minutes as corrected. All ayes. Motion carried.

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

No Public Hearings Scheduled.

Chairperson Darlington discussed cleanup of Bylaws performed by Rowe Professional Services. The new Bylaws being present no longer have a term limit requirement for board positions. Discussion followed. Motion by Member Mienk to approve Bylaws as presented, supported by Member David. All ayes. Motion carried.

Representatives from Gladwin City County Transit and Sidock Group were present to request an extension to the Transit site plan which was approved 12 months ago. Delays with the State of Michigan have occurred, resulting in postponement of the project. Per Jason, the current zoning ordinance allows the Planning Commission to grant up to two (2) six month extensions. Tim Miller from Sidock Group informed the Commission that no changes to the design or contracts are being requested, they are simply asking for both extensions to be granted at once, allowing for time to complete the expected project. Motion by Member Czape to approve two (2) six months extensions totaling a one year extension for Gladwin City County Transit, approved by Mienk. All ayes. Motion carried.

Discussion on Split Zone Parcel. Current zoning map is inconsistent and does not match records in BS&A software used by the City. Currently 23 parcels are affected, 5 of which are City owned property. Letters were sent by Rowe to parcel owners affected asking for a response. To date 9 residents have not responded. Changes occurring are not considered to be at risk of not conforming. Proposed changes would allow for all zoning districts to align with a parcel line. The Planning Commission reviewed both the existing map and proposed map. Discussion followed; Rowe will send a second letter to those property owners that have not yet responded. Rowe will also provide a complete list of changes prior to approval.

No correspondence received.

Jason provided website information for upcoming training opportunities. Will continue to provide additional information and opportunities as they become available.

City Administrator Shannon mentioned that the City had received a letter from a group in Ohio expressing a potential interest in purchasing the campground. The Ohio based business deals with campgrounds and mobile home parks. Administrator Shannon updated Planning Commission of the DNR grant awarded to the City for an expansion project to the campground. This project would result in 10-15 additional sanity sites to be constructed in the upper campground along with 4 individual shower units to be added to the day use bathroom.

Discussion amongst Planning Commission and Jason as to the number of training hours required for the group. Member David inquired as to whether the Park Manager position had been filled. Member David also inquired as to whether there was any new information to share on the complaint filed against the Planning Commission with the Open Meeting Acts. Administrator Shannon stated there was nothing further at this time. The City's attorney has asked for documentation of violations to be provided by the complainant's attorney; no response has been received. Member Czape expressed concern about how ~~complaints are being handled for items that are not remaining in compliance, (ex: sign approvals~~ variances would be followed, after the ZBA approval. Rowe will be following up on complaints received to make sure that businesses/applicants remain in compliance.

Jason discussed that Superior Title's current site does not match the site plan originally submitted. While the existing site does not violate any ordinances there is one less parking spot than originally presented and the landscaping is different. A letter has been sent to the owner requesting a revised (as built) site plan to be provided. Rowe discussed performing a follow up inspection before an occupancy permit is issued by the Building Inspector. Jason also followed up with the Planning Commission that while the Building Inspector can follow up and enforce violations with the aisle space in Dollar General, they may not have the time or resources needed to provide for this.

Next meeting is scheduled for April 26, 2023.

Meeting adjourned by Chairperson Darlington 5:49 p.m. All ayes.

Angela Bigham, Recording Secretary