

Zoning Board of Appeals

PUBLIC HEARING

February 23, 2023 at 12:00p.m.

Gladwin City Hall

Present: Art Adamec, Greg Alward, Carol Darlington, Mike Shearer

Absent: Jason Newman

Also Present: Marietta Andrist, Scott Bell (Lapham Associates), Christopher Shannon, Bernadette Weaver, Bob Weaver, Lauren Marshall via Zoom (ROWE Professional Services)

Meeting was called to order by Chair Art Adamec at 12:00 p.m.

Approval of Minutes. Motion by Alward, supported by Darlington to approve the minutes from November 17, 2022. All ayes. Motion carried.

Chair Adamec stated the purpose for the meeting is to act on three (3) variances. Inquired on how the group would like to proceed. What was the preference, to handle each variance individually or as one. Shearer suggested to complete the first variance, the other two would be contingent on the first variance being approved.

Chair Adamec read 1016 East First Street Front Yard Variance information, provided by Jason Ball from ROWE Professional Services in a memorandum date November 17, 2023. The variance would allow relief of approximately thirty-two (32) feet for the fifty (50) foot minimum front yard setback in the MT Manufacturing Technology Zoning District. Darlington stated the variance setbacks had been approved before. The current building is already closer to the road than it should have been. Continuing the building would allow the proper flow to occur. The building would then also be straight with the original. Alward stated the Planning Commission recommended the approval to the Zoning Board of Appeals (ZBA). Darlington stated the Planning Commission had a lot of discussion back and forth. The final decision was we were okay with the variance.

Scott Bell from Lapham stated the site plan has wetlands and it limits the ability to do things to the south. Would require a total remodel.

Public Comment. Bob Weaver, whose home is located across from the site plan stated, he was not against the expansion, the first variance allowed the building, and it caused problems. The vibration from the DURA Company was never addressed by the City and don't want to go through the same thing again. Never had much support from DURA. With the current company, Loose Plastics, he deals with them himself. Concerns are for the future if Loose leaves. The facility is not the best place for a stamping company. It's all wetland in that area and it creates problems for residents in the area. Loose is a better neighbor. The City never showed regards for anyone on Weber Road. Another problem was truck idling all night and were on the road.

Lauren Marshall for ROWE Professional Services stated the Zoning Ordinance, both the old and the new, have standards on the site plan. The site plan stays with the property. There are complaint forms if those standards are not met. Any vibration, noise, glare, etc. a complaint form can be filled out and the company will need to become complaint.

Shearer stated this makes me feel better. Why is this essential? They would need to reconfigure the whole facility. The spirit of the ordinance, this no way detours from that. Rejecting things based on what people have said. The spirit of the ordinance comes down on his side.

Chair Adamec stated, the concerns for the future, we need to improve the industrial area without affecting the people living in the area.

Bob Weaver states, I was told the rules don't apply to me, or anyone living in the township. Need to make sure things are done the right way. If anything comes up, I address it.

Alward asked how far the building was going out. A map was passed out to clarify.

Motion by Alward, supported by Shearer to approve the requested variance for 1016 E. First Street for a thirty-two (32) foot relief for the fifty (50) foot minimum front yard setback because the proposed variance meets all five standards in Section 1105.4. All ayes. Motion carried.

Chair Adamec read 1016 East First Street for relief of fourteen (14) trees and thirty-seven (37) shrubs. Variance information, provided by Jason Ball from ROWE Professional Services in a memorandum dated November 17, 2023. The variance asked for relief of the required trees and shrubs. Darlington stated the area is narrow where the trees are going. Asked to still do landscaping, but in other area of the property. Lauren Marshall from ROWE Professional Services stated the applicant did submit an updated site plan with the landscaping. Scott Bell stated the location, mainly shrubs are along the front, the other trees and shrubs are along the driveway. Lauren shared her screen and showed the updated site plan for the landscaping.

Motion by Darlington, supported by Shearer to approve the variance at 1016 E. First Street for the relief of fourteen (14) trees and thirty-seven (37) shrubs from the required twenty-eight (28) trees and one hundred and twelve (112) shrubs because the proposed variance meets all five standards in Section 1105.4. Further, to ensure compliance with these standards, the following condition(s) is part of my motion. The remaining trees and shrubs required by the ordinance are located on other portions of the property, as shown in the revised site plan dated December 23, 2022. All ayes. Motion carried.

Chair Adamec read 1016 East First Street relief from minimum off-street parking requirements. Variance information, provided by Jason Ball from ROWE Professional Services in a memorandum dated November 17, 2023 states relief of two hundred and eight (208) parking spaces for the required two hundred and ninety-five (295) spaces to permit the eight seven (87) proposed parking spaces. Chair Adamec asked if the Planning Commission felt there would still be adequate parking. Darlington stated yes. This was brought to the Planning Commission just before the new zoning ordinances were approved. Under the new zoning they would be compliant. Lauren Marshall stated under the old they need to get a variance. Scott Bell stated under the new there would be sixty-seven (67) parking spaces required, we are providing eighty plus (80+). There will be ample parking the way things are laid out.

Motion by Darlington, supported by Alward to approve the requested variance at 1016 E. First Street for two hundred and seven (207) parking spaces from the required two hundred and ninety-five (295) parking spaces because the proposed variance meets all five standards in Section 1105.4. All ayes. Motion carried.

Chair Adamec commented, the Planning Commission recommendation is to either accept or deny. The ZBA hasn't always followed the recommendation. Done what is best for the residents and the City.

Lauren Marshall stated there are complaint forms available for violations of the zoning ordinances. Submit those to the City. They will be addressed. If they do not correct the violation, it is a civil infraction.

At the time there is no other business scheduled. The next meeting will be determined.

Motion be Alward, supported by Shearer to adjourn. All ayes. Motion carried. Meeting ended at 12:39p.m.

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Marietta Andrist, Recording Secretary

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