

September 6, 2023

Chairperson Hartz opened the monthly meeting of the City of Gaylord Planning Commission at 7:00pm on Wednesday, September 6, 2023. The Pledge of Allegiance followed. The meeting was held in the City Council Chambers, located at City Hall, 305 East Main Street, Gaylord, Michigan.

Members Present: Gaska, Muzyl, Hartz, Mason, Koronka, and Bresser.

Members Absent: None

Motion by Mason, supported by Koronka to approve the minutes from the August 3rd meeting and accept them as presented. Minutes from the June 7th meeting were not included for approval; a copy will be available at the October meeting.

Ayes: Unanimous. Motion Carried.

Motion by Koronka, supported by Mason to add a Site Plan Review for a proposed commercial warehouse building at 524 W. Fourth Street to tonight's agenda.

Ayes: Unanimous. Motion Carried.

A public hearing regarding a Site Plan for Korson Properties at 2361 Grey Wolf Pkwy opened at 7:03PM. Todd Seidell from Seidell Architects was available to answer questions pertaining to the application.

A public hearing regarding the Variance Request (discussion) from Woda Cooper Companies opened at 7:03PM. Craig Patterson, Senior Vice President of Development spoke about how important the variance request approval was to economically build the proposed development. He also gave details about the development and asked the planning commission for their opinion and support to send to Council.

No comments were received by the public. The hearings closed at 8:00PM.

Public Comment:

R. Edmonds, of the Landing Zone (Bowling Alley) spoke regarding the recreation plan. He is currently working with Call of the Wild and the Sportsplex to create a recreation district on the West side of Wisconsin and both sides of Gornick. He would also like to work with the city to develop the area along I-75 to bring people to the area.

New Business:

Motion by Muzyl, supported by Bresser to approve the Korson Properties LLC Site Plan at 2361 Grey Wolf Trl with the following conditions: (1) contingent on the future use of the building, (2)

approval from zoning administrator for a dumpster enclosure and (3) relax vegetation, match what was approved for the property next door.

Ayes: Unanimous. Motion Carried.

Motion by Muzyl, supported by Mason to support and recommend Council approve the Variance Request from Woda Cooper Companies to allow the building of slab on grade homes for Jenson Greens Site Plan. (Note: The commission reviewed the site plan/elevations in a preliminary site plan review and was in full support of the project but had a few concerns regarding our climate, location of mechanical, long- term impact, ice dams, and moisture. It was recommended to have their engineers take a look and consider those concerns. It was stated that per the building inspector, there is nothing in the building code that states you can't build slab on grade.

Ayes: Unanimous. Motion Carried.

Motion by Muzyl, supported by Koronka to approve the Site Plan for a proposed commercial warehouse building at 524 W. Fourth Street.

Ayes: Unanimous. Motion Carried.

Regarding the Recreation Plan: Nico Tucker from NEMCOG presented a condensed version of the recreation survey and discussed Chapter 5 (Goals and Action Program). The Commission agreed to take some time to look at the Goals and Action Program as well as the survey and share results at the next meeting in October. Mr. Tucker recommended that the commission reference the survey and action plan and keep in mind the vision of the city and what the goals might be in the next 5 years.

No other business was presented and the meeting was adjourned at 8:45pm.

Respectfully submitted by Jen Molski, City Clerk