

September 4<sup>th</sup>, 2025

## Planning Commission

The meeting was called to order by Chairperson Koronka at 7:12pm on Wednesday, September 3rd, 2025. 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: Russ Bresser, Sean Mason, Jordan Awrey, and Mike Koronka

Members Absent: Hartz and Muzyl

Motion by Mason supported by Bresser, to excuse Stephen Hartz (contact was made prior to the meeting) from tonight's meeting.

Unanimous

Motion by Bresser supported by Awrey, to approve the minutes from the previous meeting as presented.

Unanimous

Public Hearing opened at 7:15 for the proposed site plan amendment for Alpen Bluffs

Public Hearing opened at 7:22 for the proposed Zoning Ordinance Update

Open discussion was permitted during this time to allow for dialogue amongst members and audience, by Chair Koronka.

Karen Uebinger, 896 Summitview Dr-Doesn't think there is a need for a fence anymore. Would like to ask that the wooden stakes that mark the property line be replaced with metal ones.

Todd Valentine, Briar Lane-Concerned about how this proposed M-1 zoning would affect his zoning that abuts the district.

Tom Heintz, 1360 Pineview-Has concerns about the M-1 changing to C-2 and his business not being able to expand in the future and be compliant with zoning anymore. It will limit him as he has a manufacturing operation in the affected area.

Todd Valentine, Briar Lane-Has concerns about his water quality being affected now that the property will be changed to commercial

Pietrenel Fieheley, 201 N Oak-Spoke on behalf of the Otsego County Housing Task Force and what their goals were. Talked about increasing density and decreasing square feet minimums to allow for more affordable housing options. Not all people are looking for large home that require a lot of maintenance and with the cost of construction, this will open up more options for people.

Public Comment

Public hearings closed at 7:49

#### New Business

Motion by Mason, supported by Awrey, to amend the site plan for Alpen Bluffs and not require a 6" privacy fence as a condition of their original site plan approval.

Unanimous

Motion by Mason, supported by Bresser, to recommend the approval of the zoning ordinance but exclude the proposed changes in the M-1 District Mapping:

Unanimous

There being no further business, the meeting was adjourned at 8:34.m.

Respectfully submitted by: Travis Hewitt, City Treasurer/Zoning Administrator