

December 3rd, 2025

Planning Commission

The meeting was called to order by Chairperson Hartz at 7:00pm on Wednesday, December 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: Steve Hartz, Russ Bresser, Jordan Awrey, Cole Muzyl, Mike Koronka, Sean Mason, Pieternel Feeheley

Members Absent: None

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

Unanimous

Public Hearing opened at 7:02 for the request to vacate the alley known as Alley BB in the Comstock and Quicks addition.

Public Hearing opened at 7:12 for the request to rezone parcel #101-033-000-070-00 from R-1 to R-2

Site Plan presentation for "The Enclave" given by Quinn Ridley from Wade Trim and Anthony Randazzo from Trowbridge Multi-Family LLC

Public Comment:

Bill Heska, 503 West Street-His family has owned their home since 1967 and is concerned with how this project will affect his property value. Would also like to know who is going to maintain all of the roads and property here.

Elijah Hogle, 426 West Street-He understands that there is a need for housing but a subdivision of duplexes are not the solution. Allowing that kind of density will only worsen an area that has enough trouble with the traffic in the neighborhood.

Mary Prentice, 900 West Street-Traffic flow is the biggest concern. Traffic will be very difficult to deal with.

Cole Muzyl, 4706 West Otsego Lake Drive-Doesn't think that we should require developers to have a Level 1 site plan review if building more than a duplex.

Vic Oullette, 418 North Otsego Avenue-There have been lots of questions that were good but still a lot of unanswered questions.

Public hearings closed at 7:55

New Business

Motion by Muzyl, supported by Bresser, to not make the recommendation to vacate the alley known as Alley BB in the Comstock and Quicks addition, but allow the requester to submit a fence permit application to the ZA and also allow it to be built across the alley.

Unanimous

Motion by Muzyl, supported by Feeheley, to recommend the approval of the rezoning of parcel #101-033-000-070-00 from R-1 single family district to R-2 multifamily district by Trowbridge Multi-Family, LLC, to City Council.

Roll call vote requested by Chairperson Hartz:

Bresser	Aye
Awrey	Aye
Muzyl	Aye
Koronka	Aye
Mason	Aye
Feeheley	Aye
Hartz	Nay

Motion Passed

Motion by Muzyl, supported by Koronka, to approve the site plan for Trowbridge Multifamily, LLC, with the following conditions:

1. Fire Hydrant placement must be acceptable to the Fire Chief and approved on final site plan
2. Must comply with the city ordinance regarding the exterior labeling of homes
3. A fence must be built along the East property line and be consistent with white poly material. A fence permit must be submitted for approval by the ZA
4. Must secure a proper easement, for the North driveway, with Green Meadow Apartments
5. Must provide a photometric plan for review, to ensure compliance with the ZO. (Can be approved administratively)
6. Must provide the City with a recorded easement for the storm water basin on the property
7. Must provide an outdoor storage shed/structure, with a minimum size of 8' X 8' for each unit, that is consistently designed with the development character.

Unanimous

There being no further business, the meeting was adjourned at 9:10pm.

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