

The regular meeting of the Clare City Planning Commission was called to order in the City Hall Commission Chambers, at 6:30 p.m. by Chairperson Jason Lowe, who then led with the Pledge of Allegiance. Present were Commissioners Lisa Benic, Glenda Carmoney, Angie Cozat, Elaine Demasi, Ken Hibl, Jason Lowe, Stacy Pechacek, and Nick Wyman. Absent: Brett Moser. Also present were Jeremy Howard, City Manager; and Laurie Jackson, Assistant Deputy Clerk.

APPROVAL OF CONSENT AGENDA:

Moved by Commissioner Pechacek second by Commissioner Carmoney to approve the Consent Agenda items listed with an asterisk (*) (Agenda, Minutes, Communications, and Professional Development) considered to be routine by the Planning Commission. Roll call vote: Yeas: Commissioners Lisa Benic, Glenda Carmoney, Angie Cozat, Elaine Demasi, Ken Hibl, Jason Lowe, Stacy Pechacek and Nick Wyman. Absent: Brett Moser. *Motion Carried.*

APPROVAL OF MINUTES: *Approved by consent agenda

APPROVAL OF *Approved by consent agenda

PUBLIC COMMENT: None.

OLD/UNFINISHED BUSINESS: None.

NEW BUSINESS

A. REVIEW OF SITE PLAN - Renosol Corporation – Building Addition

The city has received a site plan application and supporting documents from Renosol Corporation to complete a building addition to their existing building in the Clare North Industrial Park. They are proposing to construct a new 15,000+ square foot building addition for storage for their polyurethane fabrication business. The Planning Commission is asked to consider the application and render a site plan decision.

Prior to formally considering the site plan proposal, the Planning Commission is required to hold a public hearing to receive comments regarding the site plan application. The City has published notice of the public hearing and notified all property owners within three hundred feet of the project. The Planning Commission is asked to hold the requisite public hearing related to the site plan and subsequently consider approving the site plan application for the addition.

The Clare Industrial Development Corporation has reviewed the proposed site plan and has found no issues. The City Staff have completed a site plan review and found the proposal to meet the City's zoning requirements. All water treatment concerns were resolved at the staff meeting and a note was made of a drain extension.

Scott Bell, with Lapham Associates, was present to answer questions of the Planning Commission. Commissioners inquired about any additional staffing, which was cleared up by the site plan, which is an addition for storage, not staff.

Motion by Commissioner Benic seconded by Commissioner Demasi to open a public hearing. Roll call vote: Yeas: Commissioners Lisa Benic, Glenda Carmoney, Angie Cozat, Elaine Demasi, Ken Hibl, Jason Lowe, Stacy Pechacek, and Nick Wyman. Absent: Brett Moser. *Motion Carried.*

Public Comment: None

Motion by Commissioner Pechacek seconded by Commissioner Wyman to close the public hearing. Roll call vote: Yeas: Commissioners Lisa Benic, Glenda Carmoney, Angie Cozat, Elaine Demasi, Ken Hibl, Jason Lowe, Stacy Pechacek, and Nick Wyman. Absent: Brett Moser. *Motion Carried.*

Motion by Commissioner Hibl seconded by Commissioner Wyman to approve the site plan by adoption of Resolution 2025-011PC. Roll call vote: Yeas: Commissioners Lisa Benic, Glenda Carmoney, Angie Cozat, Elaine Demasi, Ken Hibl, Jason Lowe, Stacy Pechacek, and Nick Wyman. Absent: Brett Moser. *Motion Carried.*

EXTENDED PUBLIC COMMENT: None.

PLANNING COMMISSION DISCUSSION:

Subway remains vacant downtown. Businesses such as a Mexican restaurant and a downtown bookstore were brought up by the commissioners as resident suggestions. A recent car accident at the Doherty was addressed. Updates on the dam, to include the mussel removal was discussed. The Ideal Theatre is planning to host unique events, such as a Gordon Lightfoot anniversary tribute. Commissioner Lowe shared news of a marching band event on September 23rd. There is a high probability of an October meeting for a Clare Schools site plan. RPF gas station will break ground on October 1st and is costing double the price at \$4 million. Reevaluation of the sign ordinance may be needed in the future, to include verbiage about sea level as the height reference. Commissioners commented on the entryway and the poor condition of the carpeting out front of the Clare City Hall building.

COMMUNICATIONS: *Approved by consent agenda

PROFESSIONAL & EDUCATIONAL TRAINING OPPORTUNITIES: *Approved by consent agenda.

ADJOURNMENT - Moved by Commissioner Pechacek and seconded by Commissioner Wyman to adjourn. Voice Vote: Ayes: All. Nays: None. Absent: Brett Moser. *Motion Carried*. The meeting adjourned at 7:04 p.m.

Laurie Jackson, Clare Clerks Office