

The regular meeting of the Clare City Planning Commission was called to order in the city commission chamber of Clare City Hall, 202 W. Fifth St., Clare, MI, at 6:32 p.m. by Vice Chair Darren Acton who led the Pledge of Allegiance. Present were: Commissioners Darren Acton, Glenda Carmoney, Angie Cozat, Nick Wyman Elaine Demasi, Brett Moser, and Jan Winter. Absent: Steve Barnes, Josh Clark. Also present were Ken Hibl, City Manager; Steve Kingsbury, Treasurer & Finance Director; and Diane Lyon, City Clerk.

APPROVAL OF AGENDA:

Moved by Commissioner Demasi second by Commissioner Wyman to approve the agenda. Ayes: All. Nays: None. Absent: Steve Barnes, Josh Clark. *Motion approved.*

APPROVAL OF MINUTES:

Moved by Commissioner Winter second by Commissioner Moser to approve the prior meeting minutes. Ayes: All. Nays: None. Absent: Steve Barnes, Josh Clark. *Motion approved.*

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

A. SITE PLAN APPLICATION – CLARE UNITED METHODIST CHURCH

The City received and the Planning Commission approved a site plan proposal from the Clare United Methodist Church in 2010 to construct a new Preschool and Childcare Facility on a currently vacant lot owned by the Church at 203 East Seventh Street in Clare. The Planning Commission unanimously approved the site plan application (Resolution 2010-007PC). Construction was placed on “hold” to raise funds for the project and be assured of continued support from the Church and Congregation.

An extension was requested and approved (Resolution 2011-009 PC). Construction was not commenced within one year of site plan extension approval; consequently, the Church was required to submit a new site plan application, which they done.

The new site plan remains essentially unchanged. The City Staff previously reviewed the proposal and unanimously recommended approval. We will meet again on March 7th to conduct a new review and will advise the Planning Commission of the results of our review at the scheduled March 8th meeting.

Steve and Melonie Kingsbury, and Mr. Larry Wyman Jr. were present as representatives of the Church. The trio presented information related to the site plan to the Planning Commission.

The Planning Commission is required to hold a public hearing related to the proposed site plan. Proper notice regarding the site plan application has been made by the City. To date the City has received one verbal comment from Mr. Ed Schalm of State Street, Clare, MI, who, after review of the plan, had no stated objections to the proposed construction.

Subsequent to the hearing, the Planning Commission will be asked to formally consider the site plan and render a decision in respect to approval or disapproval.

Motion by Commissioner Winter second by Commissioner Cozat to open the public hearing. Ayes: All. Nays: None. Absent: Steve Barnes, Josh Clark. *Motion approved.*

Public Comment: None.

Motion by Commissioner Wyman second by Commissioner Carmoney to close the public hearing. Ayes: All. Nays: None. Absent: Steve Barnes, Josh Clark. *Motion approved.*

Nick Wyman recused himself from the vote because he has voiced interest in the purchase of the building that currently occupies the site to move it to another location for renovation.

Motion by Carmoney second by Demasi to approve the Site Plan Application by adoption of 2017-004PC. Roll call vote: Ayes: Darren Acton, Angie Cozat, Glenda Carmoney, Elaine Demasi, Brett Moser, and Jan Winter. Abstain: Nick Wyman. Nays: None. Absent: Steve Barnes, Josh Clark. *Motion approved.*

PUBLIC COMMENT: None.

INTRACOMMISSION COMMUNICATIONS:

Special Planning Commission Meeting

A special Planning Commission meeting has been called for March 29 for the review of a Site Plan Application from Sam Cooper for 5th Street Auto. The City has concern because he intends to build a pole barn and the type of construction intended is not allowed in this commercial district. The City will discuss the issue with Mr. Cooper.

In reviewing the Ordinance Codes for this site plan, we discovered a typographical error in the Ordinance Codes. Ken has asked Jaynie to provide a determination of whether the typo will affect the intent of the Code. There is concern regarding the materials used for construction and the aesthetics of this site because it is located on a main gateway into the community.

Proposed Medical Marihuana Provisioning Center

The City has been engaged in discussions with a business group interested in operating a grow facility and provisioning center in the City. A representative of that group was present at Monday night's City Commission meeting to discuss their general business plans, to allay any fears or concerns regarding the legitimacy of their business venture, and to provide an opportunity for the Commission (and the public) to ask them questions related to their plans.

They propose to submit a Request to Rezone on a commercial property for a proposed provisioning center for which they have a purchase agreement in place. However, it's not likely that the request will be supported because zoning for all five State licenses that will be issued under the new law were discussed at length and it was determined that all five should be located within Industrial Park Zoning. Rezoning the proposed parcel would not be in concert with the future land use map.

In compliance with the provisions of the EDA Grant Agreement for the construction of the North Industrial Park, the City cannot sell property for the purpose of facilitating a medical marihuana business because the product is against federal law. Since there are no current grant agreements in place in the South Industrial Park, federal provisions do not apply to that district. While we don't anticipate applying federal fund for projects within the South Industrial Park, City Attorney Jaynie Hoerauf offered that the City's certification requirements are such that she does not foresee a problem with applying for federal funds in the future even if a medical marihuana facility is located within the South Industrial Park.

The City has been contacted by a second group of investors who have announced their intention to purchase industrial property in the South Industrial Park for the purpose of constructing a grow facility.

ADJOURNMENT

Moved by Commissioner Wyman second by Commissioner Carmoney to adjourn. Ayes: All. Nays: None. Absent: Steve Barnes and Josh Clark. *Motion approved.*

Meeting adjourned at 7:01 p.m.

Diane Lyon, City Clerk