

The regular meeting of the Clare City Planning Commission was called to order at 6:30 p.m. by Planning Commission Vice Chair Nick Wyman, at Clare City Hall, 202 W. 5th Street, Clare, Michigan. The Vice Chair led the meeting with the Pledge of Allegiance. Present were: Commissioners Glenda Carmoney, Josh Clark, Angie Cozat, Elaine Demasi, John Myers, Stacy Pechacek, & Nick Wyman. Absent: Jason Lowe & Brett Moser. Also, present were Jeremy Howard, City Manager; and Diane Lyon, City Clerk.

APPROVAL OF CONSENT AGENDA:

Moved by Commissioner Clark second by Commissioner Pechacek to approve the Consent Agenda items listed with an asterisk (*) (Agenda, Minutes, Communications, and Professional Development) that are considered to be routine by the Planning Commission. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Angie Cozat, Elaine Demasi, John Myers, Stacy Pechacek & Nick Wyman. Absent: Jason Lowe & Brett Moser. Nays: None. *Motion Carried.*

PUBLIC COMMENT: None.

APPROVAL OF AGENDA: *approved by consent agenda.

APPROVAL OF MINUTES: *approved by consent agenda.

OLD BUSINESS: None.

NEW BUSINESS:

A. ANNUAL RENEWAL OF AN ADULT USE CLASS C CULTIVATION SPECIAL USE PERMIT FOR VAULT MI LLC

The City of Clare previously approved a special use permit from Vault MI, LLC to operate a Recreational Marihuana Grow Class C Facility at 555 Industrial Drive within the City of Clare. The annual special use permit will be expiring soon and the applicant has requested renewal of the special use permit. NOTE: Due to changes in the current market Vault MI is letting their four medical marijuana licenses/permits lapse (2 Class C Medical Marijuana grow licenses, 1 Medical Marijuana processing license, and 1 Medical Marijuana provisioning license).

Vault MI has completed the required Special Use Checklist. City Staff have reviewed the Check List and found no fault or error in these documents and takes no exception to the application.

Prior to consideration, deliberation, and decision regarding this matter, the Commission is required to hold a public hearing related to the proposal. Proper notice regarding the special use permit application has been made by the City. The City has also mailed notice to all property owners within a 300' radius of the site. To date we've received no objections to the request for renewal of the permit.

Subsequent to the hearing, the Planning Commission is asked to formally consider the Special Use Permit Application and render a decision in respect to approval or disapproval of the renewal of the special use permit.

Vault MI attorney Joey Kejbou was present to answer questions from the Commission. Vault has been operating at this facility since September 2021 and they had their 1st harvest a week and ½ ago.

Motion by Commissioner Carmoney second by Commissioner Clark to open the Public hearing. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Angie Cozat, Elaine Demasi, John Myers, Stacy Pechacek & Nick Wyman. Absent: Jason Lowe & Brett Moser. Nays: None. *Motion Carried.*

Public Comment: None.

Motion by Commissioner Pechacek second by Commissioner Demasi to close the Public hearing. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Angie Cozat, Elaine Demasi, John Myers, Stacy Pechacek & Nick Wyman. Absent: Jason Lowe & Brett Moser. Nays: None. *Motion Carried.*

Motion by Commissioner Clark second by Commissioner Myers to approve the annual renewal of the Special Use Permit by adoption of Resolution 2022-007PC. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Angie Cozat, Elaine Demasi, John Myers, Stacy Pechacek & Nick Wyman. Absent: Jason Lowe & Brett Moser. Nays: None. *Motion Carried.*

B. REVIEW OF MASTER PLAN SURVEY RESULTS

The City Planning Commission started the process of updating the city's Master Plan in November 2021 with the assistance of McKenna & Associates. McKenna created an online survey and map for dissemination to the community in February for the purpose of receiving public comment and input into the city's Master Plan. The comment period has now closed.

The community survey and map responses as well as a first draft of the plan were presented to the Planning Commission for review and discussion at the March 9, 2022 Planning Commission meeting in person by Nani Wolf and virtually by Brian Keeseey of McKenna.

McKenna noted that the community is highly engaged with above average participation. The number one comment about Clare was "great" and the city's greatest asset was identified as the "downtown". The largest concerns were geared toward (lack of good) housing and economic health.

Additional updates will include reestablishing a vision and updates to the action items. A draft release will be prepared and sent out to surrounding communities and other entities for review and comment during the review period as required by law.

EXTENDED PUBLIC COMMENT: None.

COMMISSION DISCUSSION TOPICS: None.

PROFESSIONAL & EDUCATIONAL TRAINING OPPORTUNITIES: *Approved by Consent Agenda.

COMMUNICATIONS: *Approved by Consent Agenda.

ADJOURNMENT

Moved by Commissioner Clark second by Commissioner Pechacek to adjourn at 7:39 p.m. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Angie Cozat, Elaine Demasi, John Myers, Stacy Pechacek & Nick Wyman. Absent: Jason Lowe & Brett Moser. Nays: None. *Motion Carried.*

Diane Lyon, City Clerk