

The special 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 7:31 p.m. by Chair Josh Clark who led with the Pledge of Allegiance. Present were: Commissioners Darren Acton, Josh Clark, Angie Cozat, Elaine Demasi, and Jan Winter. Absent: Steve Barnes, Glenda Carmoney, Brett Moser, and Nick Wyman. Also present were Ken Hibl, City Manager; and Diane Lyon, City Clerk.

**APPROVAL OF AGENDA:**

Moved by Commissioner Winter second by Commissioner Demasi to approve the agenda. Ayes: All. Nays: None. Absent: Steve Barnes, Glenda Carmoney, Brett Moser, and Nick Wyman. *Motion approved.*

**APPROVAL OF MINUTES:**

Moved by Commissioner Acton second by Commissioner Cozat to approve the prior meeting minutes. Ayes: All. Nays: None. Absent: Steve Barnes, Glenda Carmoney, Brett Moser, and Nick Wyman. *Motion approved.*

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:** None.

**A. SITE PLAN APPLICATION – FIFTH STREET AUTO**

The City has received a site plan proposal from Mr. Sam Cooper, the proprietor of Fifth Street Auto located at 213 East Fifth Street in Clare. Mr. Cooper has proposed to construct a new auto repair facility at the site of his original facility, which was destroyed by fire in December 2016.

As reflected in the attached architectural plans for the new structure, it is a pole barn structure with a two-color metal exterior; it is larger than the previous building; and it is sited closer to the street, thereby shielding the vast majority of vehicles being repaired from public view within a screened (solid white vinyl fencing) area on two sides (north & west) sides of the property and partially on the east side of the property.

The City Staff reviewed the proposed site plan on March 23rd. The Staff determined the plan meets all of the City's required setback requirements; accommodates the City's screening and buffering requirements; and meets building code requirements in respect to the proposed pole building construction.

During the course of the Staff site plan review, we discussed with Mr. Cooper the Planning Commission's discretion in approving the building materials (he's proposing an all-metal building) and colors he has selected (the primary color is earth-tone with a contrasting color on the lower portion of the building – see architectural plans) and in particular the front (south) façade of the building facing Fifth Street. We suggested to Mr. Cooper that he be prepared to discuss with the Planning Commission possible alternatives to an all-metal façade, even though it is proposed to be a two-toned color facade; he shared with us that he will be prepared to do so.

The City's non-residential building and design standards are attached. We've also attached a significant number of photos of commercial building facades the Planning Commission has approved during the past two decades. As reflected in those photos, the Planning Commission has used its discretion in approving a wide spectrum of building materials, building designs, and facades – everything from all-metal (First Choice, Coyne Oil garage/storage, & the Witbeck Building that currently houses a barber shop and an HVAC services business), to all brick (the Credit Union Building), to all vinyl siding (chiropractic services building and Dr. Clark's podiatry clinic), to plaster//EVIP material (Days Inn, McDonald's Chrysler, Maguire Chevrolet), to buildings with multiple and combined building materials (Taco Bell, Ponderosa, Walgreen's, Dollar Daze, two car wash buildings, and the Coyne Oil Administrative Building).

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 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 Demasi to open the public hearing. Ayes: All. Nays: None. Absent: Steve Barnes, Glenda Carmoney, Brett Moser, and Nick Wyman. *Motion approved.*

Public Comment: None.

Motion by Commissioner Acton second by Commissioner Winter to close the public hearing. Ayes: All. Nays: None. Absent: Steve Barnes, Glenda Carmoney, Brett Moser, and Nick Wyman. *Motion approved.*

The Commission provided the following contingencies for approval of the Site Plan-the garage bay doors must have windows; at minimum, a brick element must be incorporated on the columns between the bays; a window must be installed on the east side of the building facing Hemlock Street; a minimum of three trees to provide a buffer zone and softening effect must be planted on the east side of the lot facing Hemlock Street; and planters with flowers/greenery are to be placed on the Fifth Street side of the building. The Commission's desire is that this building blend in with neighboring commercial buildings (Hometown Chiropractic & Che Bella Salon).

Motion by Winter second by Acton to approve the Site Plan Application with the contingencies listed above by adoption of 2017-005PC. Roll call vote: Ayes: Darren Acton, Josh Clark, Angie Cozat, Elaine Demasi, and Jan Winter. Nays: None. Absent: Steve Barnes, Glenda Carmoney, Brett Moser, and Nick Wyman. *Motion approved.*

**PUBLIC COMMENT:** None.

#### **INTRACOMMISSION COMMUNICATIONS:**

##### **Proposed Medical Marijuana Provisioning Center**

The Commission discussed limiting the number of facilities allowed within the industrial park. An Ordinance amendment to the current zoning for Medical Marijuana will be coming before the Planning Commission in the near future at which time the topic of limiting licensed facilities can be addressed.

#### **ADJOURNMENT**

Moved by Commissioner Acton second by Commissioner Demasi to adjourn. Ayes: All. Nays: None. Absent: Steve Barnes, Glenda Carmoney, Brett Moser, and Nick Wyman. *Motion approved.*

Meeting adjourned at 8:29 p.m.

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Diane Lyon, City Clerk