

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

APPROVAL OF CONSENT AGENDA:

Moved by Commissioner Pechacek second by Commissioner Clark 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, Elaine Demasi, Jason Lowe John Myers and Stacy Pechacek. Absent: Angie Cozat, Brett Moser & Nick Wyman. *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 THC, LLC to operate several Medical and Adult-Use Marijuana Facilities at 380 Industrial Drive within the City of Clare. The annual special use permits will be expiring soon and the applicant has requested renewal of some of those special use permits (an Adult-Use Class C Cultivation and a Medical Class C Cultivation). THC is also applying for a new Adult-Use Processing license. NOTE: Due to changes in the current market THC is letting some of their Medical marijuana licenses/permits lapse.

THC 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 applications.

Prior to consideration, deliberation, and decision regarding this matter, the Commission is required to hold a public hearing related to the permits. Proper notice regarding the special use permit and stie plan applications has been made by the City. The City has also mailed notices 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 permits.

Subsequent to the hearing, the Planning Commission is asked to formally consider the Special Use Permit and Site Plan Applications and render a decision in respect to approval or disapproval of the special use permits.

Motion by Commissioner Clark second by Commissioner Demasi to open the Public hearing. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Elaine Demasi, Jason Lowe John Myers and Stacy Pechacek. Absent: Angie Cozat, Brett Moser & Nick Wyman. *Motion Carried.*

Public Comment: None.

Motion by Commissioner Carmoney second by Commissioner Myers to close the Public hearing. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Elaine Demasi, Jason Lowe John Myers and Stacy Pechacek. Absent: Angie Cozat, Brett Moser & Nick Wyman. *Motion Carried.*

Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Elaine Demasi, Jason Lowe John Myers and Stacy Pechacek. Absent: Angie Cozat, Brett Moser & Nick Wyman. *Motion Carried.*

THC representatives Jordan Rasaam and Mike Wilkins presented information and answered questions regarding the operations via telephone. THC is constructing a 10,000 sq. ft. addition on to the existing building at this time as Phase II construction. The original Phase II construction plan was for an additional 30,000 sq ft building but that construction will not take place at this time.

The City and Waqas (THC) met a few months ago to discuss the odor issue. The greenhouses, which are temporary in nature and are the main cause of the odor issues, are to go away. Waqas has agreed to meet with a neighboring property owner (Tom Kunse) who is the major complainant regarding odor issues at THC so that they can have an open discussion on the issue.

Mike spoke on the measures being taken to alleviate the smell emitting from the operation. The greenhouses will be taken down. Mike offered that smells are best controlled by negative pressure and has revamped the current building by implementing a negative pressure; rerouting ducting and some of the filtration; added filters; and added an odor making agent in the front area of the building in order to contain as much of the smell as possible, minimalizing the smell.

THC now employs 34 people and this number will increase with the 10,000 sq ft processing facility addition.

THC hopes to start construction this fall and then build out throughout the winter.

Motion by Commissioner Clark second by Commissioner Myers to approve the Special Use Permits by adoption of Resolution 2022-010PC. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Elaine Demasi, Jason Lowe John Myers and Stacy Pechacek. Absent: Angie Cozat, Brett Moser & Nick Wyman. *Motion Carried.*

On a side note, the city does receive revenue from the issuance of marijuana permits at a rate of \$5,000 per initial application, and \$1,000 annually for each license renewal thereafter.

EXTENDED PUBLIC COMMENT: None.

COMMISSION DISCUSSION TOPICS:

Mt. Pleasant's Community Pool: A Mt. Pleasant community group has been working with Union Township to develop a community pool. The City's Parks & Recreation Master Plan includes a community pool.

Public Transportation: There is concern that there is no weekend public transportation in Clare County. CCTC changed their schedule during COVID and they are now struggling with hiring driver's.

Bridge and Streets Work: 5th Street bridge work will be completed around the end of June; however, they will then work on 5th Street from the salt barn to the bridge to complete a mill and fill. Street repairs on Colonville Road will be repaired when the asphalt plants open. Rainbow Drive is on the future schedule to be completed but it will be an expensive roadway to repair due to the composition of the bed. Witbeck Drive will be completed this year with leftover millage money and Grant Township will share the cost of repairs. The driveway between Taco Bell and the Car Wash needs repair and the property owners have been contacted.

Verizon Tower: Verizon has greenlighted the tower project at City Hall. Once they begin construction it takes about 3 weeks to complete.

Tobacco Drain: There is additional cleanout to be done by Maple Street and the portion that they've cleaned out is working well.

Millage Proposals: Both the streets millage and the parks millage passed by a 3 to 1 margin.

Lake Shamrock: The city was allocated 6.8 million dollars for the dredging and replacement of the dam, spillway and walkway. The bond money will be used for the 20% required match. We will bid out for hydraulic dredging and will need to reapply for EGLE permits for this process. We will use the barge and excavator to clean up the edges. Dredging will head toward the McEwan Street bridge and then head back east toward the VFW & park area.

Barnes Island: A group of lakefront owners went out when the lake was frozen and cleaned up Barnes Island. The summerfest fireworks will be shot from the island and they will be bigger and better this year.

Summerfest: The duck race and frog jumping race will be back this year. The streets will be closed off and fire pits will be back in the streets. There will arts & crafts events taking place.

Ideal Theater: The new owners have started renovating the interior of the building. It will seat 300 instead of 400. New ADA bathrooms and a new concession stand will be built. The façade improvement site plan will come before the Planning Commission at the next meeting.

Tiny House: The tongue of the tiny home was still attached as of a month ago. Staff will check the code to see if the home meets the requirements.

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

COMMUNICATIONS: *Approved by Consent Agenda.

ADJOURNMENT

Moved by Commissioner Myers second by Commissioner Clark to adjourn at 7:38 p.m. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Elaine Demasi, Jason Lowe John Myers and Stacy Pechacek. Absent: Angie Cozat, Brett Moser & Nick Wyman. *Motion Carried.*

Diane Lyon, City Clerk