

The regular meeting of the Clare City Planning Commission was called to order at 6:33 p.m. by Planning Commission Chair Jason Lowe, at the Pere Marquette District Library, 185 E. Fourth Street, Clare, Michigan. Chairman Lowe let the meeting with the Pledge of Allegiance. Present were: Commissioners Glenda Carmoney, Josh Clark, Angie Cozat, Elaine Demasi, Jason Lowe, Brett Moser, John Myers, Stacy Pechacek, and Nick Wyman. Absent: None. 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 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, Jason Lowe, Brett Moser, John Myers Stacy Pechacek and Nick Wyman. Nays: None. Absent: None. *Motion Carried.*

**PUBLIC COMMENT:** None.

**APPROVAL OF AGENDA:** \*approved by consent agenda.

**APPROVAL OF MINUTES:** \*approved by consent agenda.

**OLD BUSINESS:**

**A. TINY HOMES**

The City currently does not allow for tiny houses inside the city. There are a number of current ordinances that would prohibit the current placement of one inside the city including minimum size, tires and tongues on houses, hookups, etc.

A city resident has approached the city wanting to start a conversation regarding possibly changing our ordinances or creating a specific ordinance section allowing the placement of tiny homes in the city of Clare. Staff recommended that they start with a discussion at the Planning Commission level to gauge if there is any interest in amending the current ordinances or creating a special ordinance to allow tiny houses.

A discussion took place at the March meeting of the Planning Commission after a presentation by the residents requesting this issue to be discussed. Following discussion, the Planning Commission asked consultant Jill Bahm to look further into the topic and gather information on Tiny Home zoning regulations to bring back to the Planning Commission. Jill has gathered that information and presented her findings at tonight's meeting.

The Planning Commission held additional discussion following Jill's presentation of information. The Commission desires and directed Jill to provide information on developing code that will provide minimum building standards for tiny homes to eliminate the possibility of standard mobile homes and RV's popping up on lots in the city; codes to ensure that tiny homes in are of new, high quality, wood construction so as not to take away from existing neighborhoods and to ensure that shipping and storage containers aren't used for housing due to their aesthetics; to ensure that property owners aren't going to split property to convert existing sheds/outbuildings into tiny homes for rental income; to determine whether the current code can be amended to accommodate tiny homes or if an entirely new code should be considered; and to preclude developers from turning a piece of property into a tiny home development that is not located in an area determined by the Planning Commission to be suitable for such a development.

If the Planning Commission determines that they wish to amend current ordinances or adopt a new tiny home ordinance, a recommendation would then be submitted to the City Commission for a final decision.

**NEW BUSINESS: NONE.**

**EXTENDED PUBLIC COMMENT:** None.

**COMMISSION DISCUSSION TOPICS:** None.

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

**ADJOURNMENT**

Moved by Commissioner Wyman second by Commissioner Moser to adjourn at 8:02 p.m. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Angie Cozat, Elaine Demasi, John Myers, Jason Lowe, Brett Moser, Stacy Pechacek and Nick Wyman. Nays: None. Absent: None. *Motion Carried.*

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Diane Lyon, City Clerk