

The regular meeting of the Clare City Planning Commission was called to order at 6:31 p.m. by Planning Commission Chair Jason Lowe, at Clare City Hall, Clare, Michigan. Chairman Lowe let the meeting with the Pledge of Allegiance. Present were: Commissioners Glenda Carmoney, Josh Clark, Elaine Demasi, Jason Lowe, John Myers, Stacy Pechacek, and Nick Wyman. Absent: Angie Cozat & Brett Moser. Also, present were Jeremy Howard, City Manager; and Diane Lyon, City Clerk.

**APPROVAL OF CONSENT AGENDA:**

Moved by Commissioner Demasi 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, Elaine Demasi, Jason Lowe, John Myers, Stacy Pechacek, and Nick Wyman. Absent: Angie Cozat & 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:**

**A. SITE PLAN AND REZONING REQUEST FOR CNG PROPERTY LOCATED ON THE CORNER OF REBAK WAY AND CONSUMERS ENERGY PARKWAY**

The City has received a rezoning request and site plan application along with supporting documents from Clare Northern Group / North Ten LLC to construct two new 60,000 square foot spec buildings at the corner of Consumers Energy Parkway and Rebak Way.

City Staff conducted an informal staff review of the rezoning request and proposed site plan on May 6, 2021 and recommended approval of the site plan and rezoning of the two parcels from Commercial (C-2) to Industrial (I). The request to rezone the property from C-2 to Industrial was reviewed by staff and determined that it did meet the criteria for rezoning. While the property is identified as Regional Commercial on the Future Land Use Map, the parcels that are requested to be rezoned are adjacent to the City's North Industrial park with only a small strip of land separating the property from the Industrial Park to allow access to areas in the north and east of the parent parcel. In addition, the property is located on the same road where both sides of the street are zoned industrial and with the North Industrial Park being nearly full, with only 1 buildable lot remaining in the park at this time, it makes sense to expand industrial zoning in that area. The surrounding area to the North and the West is presently undeveloped and would remain C-2 at this time.

Prior to consideration, the Planning Commission is required to hold a public hearing to receive comments regarding the site plan application and rezoning request. The City has published notice of the public hearing and notified all property owners within 300'. To date the City has received no stated objections to the proposed use.

The approval authority for all ordinance changes in the City is the Clare City Commission. But in matters related to Chapter 52 (Zoning), the City Planning Commission is required to provide a formal recommendation(s) to be considered by the City Commission in its discussions regarding the proposed ordinance change(s).

Subsequent to the respective hearing, the Planning Commission is asked to formally consider the Site Plan and Rezoning Request and to render a decision in respect to approval or disapproval. If approved, the rezoning recommendation will be forwarded to the City Commission for consideration.

The Planning Commission is asked to hold the requisite public hearing related to the site plan and rezoning request and consider approval.

Steve Stark presented the Site Plan and Rezoning Request to the Commission. He also asked the Commission to consider reclassifying the zoning on property to the north and east within the parent parcel as industrial rather than C2 on the future land

use map during the master plan review to allow CNG to market the property to both industrial and commercial developers.

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

Public Comment: None.

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

Motion by Commissioner Clark second by Commissioner Wyman to approve the Site Plan and recommend approval of the request for rezoning by adoption of Resolution 2021-011PC. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Elaine Demasi, Jason Lowe, John Myers, Stacy Pechacek, and Nick Wyman. Absent: Angie Cozat & Brett Moser. Nays: None. *Motion Carried.*

#### **NEW BUSINESS: NONE.**

**EXTENDED PUBLIC COMMENT:** None.

#### **COMMISSION DISCUSSION TOPICS:**

Request for Rezoning: Mr. Mark Bolle has submitted a request for a Zoning Authorization Permit to place a manufactured home (formerly Cody Zinser's residence) on parcel 051-077-009-10 located at 211 E. Second St. However, the city was unable to approve the ZA permit because the east half of the parcel is zoned Industrial and the west half of the parcel is zoned R2, therefore, the property requires rezoning to accommodate residential use. Historically, the parcel was used as a residential use but the duplex on the site burned down several years ago. The Future Land Use Map identifies this parcel as high-density single family residential zoning. Mr. Bolle has submitted the Request for Rezoning and the public hearing has been noticed but this item cannot come before the Planning Commission until the July 14 meeting due to a 15-day notice requirement for the public hearing. The manufactured home has been purchased and is scheduled for delivery. Due to the unusual circumstances of the property being zoned for Industrial and R-2, we ask that the Planning Commission provide a consensus as to whether they will consider approving the rezoning request at their next meeting.

The Planning Commission provided a favorable consensus for the rezoning request because the parcel is identified as residential on the Future Land Use map.

Additional Topics of Discussion included:

The Little Tobacco Drain: The Intercounty Drain Commission is in the process of demoing properties (11) that were purchased as part of the drain project. Once those buildings are removed from the sites, the land must forever more remain vacant and not so much as a park or parking lot can be built on those parcels. The City is not in favor of the Drain Commission handing over the parcels to the City because the land cannot be used and the lots will require mowing maintenance which in turn will cause the City to incur additional budget expenses.

Lake Shamrock Dredging Project: The City has purchased the excavator for the project but the build out of the barge is months out. Both the barge and excavator are built in Michigan. We will begin the process of hiring an operator for the dredging project. Marv Heintz will be trucking the spoils for the City. Barnes Island will likely remain an island in Lake Shamrock. The City looks forward to once again having a swimming beach at Shamrock Park.

Verizon Cell Tower: The City has been working with Verizon to place a cell tower on City property. They desire to place the tower on public property rather than on private property. Verizon had been working with Clare Public Schools to place a tower on school property but the school backed out. Verizon will not place a tower on any property that

has does not meet their environmental standards therefore, their current desire is to place a tower in the northwest corner of the City Hall parking lot.

City Hall Building Improvements: The windows at City Hall are in bad shape and have been on the Capital Improvements Program schedule for replacement for many years including the FY21/22 CIP which the Planning Commission recently reviewed and recommended approval. However, the boiler system recently quit working and it will be very expensive to replace. We have a secondary forced air heating/cooling system on the roof of the building and will have it evaluated to determine whether it is capable of taking care of the entire building. At this time, our DPW is removing the blue inlays on the southern face of the building located directly below the windows which cover the original brick work. The inlays also covered a four-inch gap beneath the windows and the brick where there is no insulation or other barrier between the interior drywall and the exterior elements which explains the extreme temperature fluctuations in summer and winter near the windows.

Road Repairs and Maintenance: Restriping of Colonville Road and Consumers Energy Parkway has been completed. Patching of Wilcox Parkway was on schedule but the contractor's equipment broke down; it is now on schedule for completion next week.

South Clare Avenue Speed Limit: We continuously receive requests and hear complaints regarding the high-speed limit on Hamburger Hill (South Clare Avenue). The City has asked MDOT to lower the speed in that area in the past however, following their last survey they raised the speed limit because they base their determination on how fast 85% of the drivers currently travel in a given area.

Bigbee's Coffee Shop: As far as the City is aware, Bigbee's Coffee intend to build their new facility east of the Auto Zone store located in Grant Township on South Clare Avenue.

Total Holistic Cultivation: THC is in the process of building 3 greenhouses south of their current facility as outlined on their approved, original Site Plan. Once the greenhouses are completed and neighboring Vault, LLC are up and running, we will schedule a tour of the facilities.

The Dunlop House: The Dunlop House on the south end of the City is presently under renovation by current owner Jim Paetschow.

Small Cell Ordinance: The Planning Commission can expect to see an Ordinance amendment to our current Small Cell Ordinance which regulates small cell wireless infrastructure, the activities of wireless infrastructure providers and wireless services providers regarding the siting of certain wireless facilities.

American Rescue Plan Act Funds: As a Non-Entitlement Community under the regulations of the ARPA, the City of Clare anticipates that we will receive 275-300K dollars under this program.

Sale of Ideal Theatre: The Ideal Theatre has been sold to Sandy & Lisa. They intend to rehabilitate and renovate the venue but it will remain a theatre.

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

## **ADJOURNMENT**

Moved by Commissioner Clark second by Commissioner Myers to adjourn at 8:15 p.m. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Elaine Demasi, Jason Lowe, John Myers, Stacy Pechacek, and Nick Wyman. Absent: Angie Cozat & Brett Moser. Nays: None. *Motion Carried.*