

The regular 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 ~~5:30 p.m.~~ (D.L.) 6:30 p.m. by Commission Vice-Chair Darren Acton, who led the Pledge of Allegiance. Present were: Commissioners Darren Acton, Angie Cozat, Glenda Carmoney, Elaine Demasi, Jason Lowe and Brett Moser. Absent: Josh Clark, Kristin Heintz and Nick Wyman. Also present were Ken Hibl, City Manager; and Diane Lyon, City Clerk.

APPROVAL OF AMENDED AGENDA:

Moved by Commissioner Demasi second by Commissioner Lowe to approve the agenda. Ayes: All. Nays: None. Absent: Josh Clark, Kristin Heintz and Nick Wyman. *Motion approved.*

APPROVAL OF MINUTES:

Moved by Commissioner Wyman second by Commissioner Carmoney to approve the meeting minutes from the April 2018 meetings. Ayes: All. Nays: None. Absent: Josh Clark, Kristin Heintz and Nick Wyman. *Motion approved.*

UNFINISHED BUSINESS: None.

NEW BUSINESS:

SITE PLAN PROPOSAL – MCDONALD’S RESTAURANT

The City of Clare has received an application from Mr. Greg Lautzenheiser, the President of L+A Architects of Troy, Michigan on behalf of McDonald’s Restaurant Corporation for proposed façade improvements to the McDonald’s Restaurant commercial building located at 10295 S. Clare Avenue in Clare, Michigan.

The City Staff conducted a review of all the aforementioned plans with Mr. Lautzenheiser on May 31, 2018. The Staff unanimously recommended approval of the project.

The City Planning Commission is the City’s approval authority of the proposed façade improvement project. To facilitate consideration of the site plan by the Planning Commission, public notice of the proposal has been published and notice to all residents and businesses within a 300’ radius has been mailed.

The Planning Commission is required to hold a public hearing related to the proposed site plan including their proposed signage. As reflected above, proper notice regarding the site plan application has been made by the City.

Subsequent to the hearing, the Planning Commission will be asked to formally consider the façade improvement plan and render a decision in respect to approval or disapproval.

Mr. Lautzenheiser presented an overview of McDonald’s reimagining and ADA compliance construction project.

Commissioners asked that McDonald’s consider reconstructing the entrance/exit due to a steep slope that currently exists which causes safety concerns in this heavily travelled, high speed traffic area.

Mr. Lautzenheiser addressed the driveway issue with McDonald’s following a City Staff review of the proposed construction project since those concerns were brought to his attention at that time. McDonald’s will take driveway reconstruction into consideration since the reconstruction of the water and sewer lines is scheduled to be completed.

The exterior of the building will be finished using the Fullerton Finish System

Motion by Commissioner Lowe second by Commissioner Demasi to open the public hearing. Ayes: All. Nays: None. Absent: Josh Clark, Nick Wyman and Kristin Heintz *Motion approved.*

Public Comment: None.

Motion by Commissioner Carmoney second by Commissioner Moser to close the public hearing. Ayes: All. Nays: None. Absent: Josh Clark, Kristin Heintz and Nick Wyman. *Motion approved.*

Motion by Commissioner Lowe second by Commissioner Moser to approve McDonald's Site Plan including proposed signage by adoption of 2018-016PC. Roll call vote: Ayes: Darren Acton, Glenda Carmoney, Angie Cozat, Jason Lowe, and Elaine Demasi. Nays: None. Absent: Josh Clark, Kristin Heintz and Nick Wyman. *Motion approved.*

SIGN ORDINANCE REVISION

The City's sign ordinance is in dire need of revision for two reasons: it has essentially been rendered invalid by a 2016 U.S. Supreme Court ruling in respect to sign content and due to significant inconsistencies and irregularities in the current ordinance. The Planning Commission is the primary overseer and responsible proponent within the City for the sign ordinance and sign standards within the City. Our City Attorney has provided via memo basic guidance for the required sign revision and has included with that guidance a copy of an existing sign ordinance from the City of Holland.

The Planning Commission is asked to review the City Attorney correspondence prior to the scheduled June 13th meeting and discuss and formulate a proposed plan and timeline for the needed sign ordinance revision.

The Planning Commission requested that City Staff obtain a quote from McKenna & Associates to revamp the current sign ordinance. The Planning Commission is asked to review the current sign ordinance in the mean time in order to make recommendations for amendments.

INFORMATIONAL ITEMS

The Planning Commission provided a recommendation to the City Commission to use additional road funds to install ornamental streetlights from the DDA up to the north end of the city. The City Commission determined that they would like the additional road funds for the following projects, listed by priority: sidewalk replacement up to 50K; repair ½ block of Dwyer Avenue from McEwan Street westward not to exceed 10K; and to set aside funds to install two or three lights per year streetlights starting from the DDA district up to Hamburger Hill.

The proprietor of Fifth Street Auto states that the burned out building on his property will be demolished by June 30, 2018.

The bowling alley expansion has not yet begun however the proprietor has been in contact with the county building inspector.

PUBLIC COMMENT: None.

INTRACOMMISSION COMMUNICATIONS: Elaine Demasi provided a copy of medical marijuana materials to city staff which she received when she attended a seminar recently. City staff will make copies for any Commissioner interested in reading the information.

ADJOURNMENT

Moved by Commissioner Moser second by Commissioner Demasi to adjourn. Ayes: All. Nays: None. Absent: Josh Clark, Kristin Heintz and Nick Wyman. *Motion approved.*

Meeting adjourned at 7:25 p.m.