

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 6:30 p.m. by Commission Chair Darren Acton, who led the Pledge of Allegiance. Present were: Commissioners Darren Acton, Angie Cozat, Elaine Demasi, Jason Lowe, Brett Moser and Stacy Pechacek. Absent: Glenda Carmoney, Nick Loomis and Nick Wyman. Also present were Ken Hibl, City Manager; and Diane Lyon, City Clerk.

**APPROVAL OF AGENDA:**

Moved by Commissioner Lowe second by Commissioner Pechacek to approve the agenda. Ayes: All. Nays: None. Absent: Glenda Carmoney, Nick Loomis and Nick Wyman. *Motion approved.*

**APPROVAL OF MINUTES:**

Moved by Commissioner Demasi second by Commissioner Moser to approve the prior meeting minutes. Ayes: All. Nays: None. Absent: Glenda Carmoney, Nick Loomis and Nick Wyman. *Motion approved.*

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

**Site Plan Application-Total Holistic Cultivation**

The City has received a site plan application and supporting documents from THC to construct a new 85x235 (19,975sf) building at the City's South Industrial Park to use as a medical marijuana grow and processing facility. The Planning Commission is asked to consider the application and render a site plan decision.

The City Planning Commission previously approved (Resolution 2017-029PC) a site plan application for THC to construct a 28,000sf building and two 10,000sf greenhouses and subsequently approved (Resolution 2019-005) an extension to that site plan. THC has reconsidered its original plans and now intends to construct a significantly larger building (ultimately 87,000sf) with Phase 1 of the proposed project being the 19,975 sf building - thus essentially restarting the one-year site plan approval clock to commence construction on this facility.

Prior to formally considering the site plan proposal, the Planning Commission is required to host a public hearing to receive comments regarding the site plan application. The City has published notice of the public hearing and notified all property owners within 300' of the substation. The Planning Commission is asked to hold the requisite public hearing related to the site plan extension request and subsequently consider approving the site plan application.

Note: The Planning Commission previously approved the required Special Use Permits for THC in 2017 and renewed them in 2019. Those permits are currently valid and will not expire until February 2020, at which time THC will be required to request renewal.

Scott Bell of Lapham Associates and Matt Haenlein of FED Corporation presented the site plan to the commission.

Motion by Commissioner Pechacek second by Commissioner Lowe to open the public hearing. Ayes: All. Nays: None. Absent: Glenda Carmoney, Nick Loomis and Nick Wyman. *Motion approved.*

Public Comment: None.

Motion by Commissioner Pechacek second by Commissioner Moser to close the public hearing. Ayes: All. Nays: None. Absent: Glenda Carmoney, Nick Loomis and Nick Wyman. *Motion approved.*

Motion by Commissioner Acton second by Commissioner Lowe to approve the Site Plan by adoption of Resolution 2019-019PC. Roll call vote: Ayes: Darren Acton, Angie Cozat, Elaine Demasi, Jason Lowe, Brett Moser and Stacy Pechacek. Nays: None. Absent: Glenda Carmoney, Nick Loomis and Nick Wyman. *Motion approved.*

**Ethics Ordinance Amendment**

Earlier this year, the City adopted a new Ethics Ordinance. Upon review of the ordinance, we determined that we did not stipulate or delineate which officers, commissioners, and board members of the City are required to sign the required annual affidavit. Consequently, an amendment to Ordinance 2019-012 has been drafted by our City Attorney to correct this oversight. The Planning Commission is asked to review the proposed amendment and make a formal recommendation to the Clare City Commission regarding its adoption.

Prior to considering the ordinance amendment, the Planning Commission is required to hold a public hearing related to the amendment. Public notice of the hearing has been made.

Motion by Commissioner Lowe second by Commissioner Cozat to open the public hearing. Ayes: All. Nays: None. Absent: Glenda Carmoney, Nick Loomis and Nick Wyman. *Motion approved.*

Public Comment: None.

Motion by Commissioner Pechacek second by Commissioner Lowe to close the public hearing. Ayes: All. Nays: None. Absent: Glenda Carmoney, Nick Loomis and Nick Wyman. *Motion approved.*

Motion by Commissioner Lowe second by Commissioner Pechacek to approve the Ordinance Amendment by adoption of Resolution 2019-020PC. Roll call vote: Ayes: Darren Acton, Angie Cozat, Elaine Demasi, Jason Lowe, Brett Moser and Stacy Pechacek. Nays: None. Absent: Glenda Carmoney, Nick Loomis and Nick Wyman. *Motion approved.*

**INTRACOMMISSION COMMUNICATIONS:**

- The Planning Commission will resume discussion on Chapter 52 Ordinance amendments at the October meeting.
- Green Bronco has requested a mailing list for city residents to invite all to a town hall meeting to discuss recreational marihuana.

**ADJOURNMENT**

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

Meeting adjourned at 7:01 p.m.

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Diane Lyon, City Clerk