

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, Glenda Carmoney, Elaine Demasi, Nick Loomis, Jason Lowe, Brett Moser, Stacy Pechacek and Nick Wyman. Absent: Angie Cozat. Also present were Ken Hibl, City Manager; and Jennifer Kinberg, Administrative Assistant.

APPROVAL OF AGENDA:

Moved by Commissioner Carmoney second by Commissioner Demasi to approve the agenda. Ayes: All. Nays: None. Absent: Angie Cozat. *Motion approved.*

APPROVAL OF MINUTES:

Moved by Commissioner Pechacek second by Commissioner Lowe to approve the prior meeting minutes. Ayes: All. Nays: None. Absent: Angie Cozat. *Motion approved.*

UNFINISHED BUSINESS: None.

NEW BUSINESS:**Public Hearing – Abandonment of Maple Street Park**

The City of Clare Parks & Recreation Advisory Board (PRAB) has recommended that the City abandon the small Maple Street Recreation Pocket Park and move the playground equipment located there to Pettit Park. The primary reasons for the recommendations are the extremely low use of the park, the recent addition and development of a new 26-acre recreation facility just three blocks south of the Maple Street Park, and the greater need for additional park/playground equipment at Pettit Park.

The City has published notice of the recommended proposal to allow any park users and residents to voice their concerns and/or comments pertaining to the recommendation prior to the City Commission formally considering the PRAB's recommendation of abandoning the Maple Street Park. To date the City has not received any stated objections.

Because the City Parks are part of the Planning Commission's Master Plan, the City wants to get the Planning Commission's opinion on the proposed abandonment of the Maple Street Pocket Park. A resolution is not required, just a voice vote to either support or not support the Parks & Recreation Advisory Board's proposal.

Commissioner Loomis asked what happens to the property when the playground equipment is removed. CM Hibl explained that it can be placed up for sale, with restrictions due to its vicinity to the Wellhead Protection Area.

Motion by Commissioner Lowe second by Commissioner Wyman to open the public hearing. Ayes: All. Nays: None. Absent: Angie Cozat. *Motion approved.*

Public Comment: None.

Motion by Commissioner Wyman second by Commissioner Pechacek to close the public hearing. Ayes: All. Nays: None. Absent: Angie Cozat. *Motion approved.*

Motion by Commissioner Loomis second by Commissioner Carmoney to support the abandonment of Maple Street Park. Ayes: All. Nays: None. Absent: Angie Cozat. *Motion approved.*

Continuation of Discussion – Zoning Code Revisions

The City has received a grant from the Michigan Economic Development Corporation (MEDC) to assist in funding needed revisions to the City's zoning codes to ensure the revised codes support the principles, standards, and intent of the MEDC Redevelopment Ready Communities (RRC) Program. MEDC has selected the firm of Giffels-Webster to assist the City in revising its zoning codes.

Giffels-Webster has audited the City's existing zoning codes; a copy of the audit results and the Giffels-Webster Scope of Work were previously provided to the Planning Commission at an earlier meeting. Giffels-Webster will utilize previous documents, new documents, and any comments and proposed revisions to these documents made by the Planning Commission.

CM Hibl provided copies of the previous minutes to help go over what has been previously discussed and we can discuss any concerns or recommendations & provide input back to Giffels Webster. Giffels Webster still needs to provide us information on signs, CM Hibl will follow up with them.

Accessory Housing Buildings: There is still some concerns regarding Accessory Housing Buildings. Some of the concerns are: if the home is sold to a landlord who will use it as a rental. Or the property owner moves into the accessory building & uses the residence as a rental. Concern about how neighborhoods would look with accessory housing. CM Hibl noted the reason for recommendation of this type of housing was to accommodate the needs of the City's entire population. CM Hibl asked if the commission read Jaynie's comments regarding accessory housing in the May 8, 2019's minutes. Question was raised about the size of the city lots and if accessory housing buildings would work. CM Hibl explained that generally speaking the City's standard lot size is 66x132. The City does have setback restrictions in addition to restrictions on the minimum square foot of living space. Commissioner Demasi stated that you would probably need a double lot to have an accessory housing building on the property. CM Hibl agreed that you would almost need a double lot. CM Hibl offered to have an assessment created on all residential districts by the assessor. The report could be used to determine how many lots in the City would be able to build accessory housing units with the City's current setback requirements & current square footage requirements for living space. The commission asked that the report be created & will revisit this topic after reviewing the report.

Central Business District: MEDC is encouraging to allow the commercial store in the front with living space in the back of the 1st floor. Currently, the City only allows living space on the 2nd floor and only in the Central Business District. Living space in the back of the 1st floor would not be a good fit for the City as we have always encouraged the businesses to use their back entrances as if it was their front entrance. It was recommended that the City consider opening up the living space in a business to the entire city scope, and not just to the Central Business District. This consideration could entice developers to build within the City limits.

The commission had no concerns regarding the recommendations to Giffels Webster for: Industrial Uses, High-Density Single-Family Residential, Complete Streets, RR Rural Residential District Zoning and AG Agricultural District Amendments.

PUBLIC COMMENT: None.

INTRACOMMISSION COMMUNICATIONS:

- Commissioner Acton asked if the City has received any complaints about foliage at the Venue & Time-Out Tavern, people having issues turning left. CM Hibl said the City has not received any complaints.
- Commissioner Wyman talked about the BUILD conference he attended in Detroit. The conference was a crash course for people who want to open a business, or change their business. It was a little pitchy, but good & worth the trip.
- Commissioner Demasi asked for an update on the US-127/US-10 construction.
- CM Hibl explained that MidMichigan Health Hospital has been reorganized with a new hospital president effective on January 1, 2020. The new president will oversee MidMichigan Health Central, which includes Gratiot, Mt. Pleasant & Clare hospitals. The new president will be at the December 16th City Commission Meeting to introduce herself.
- A new VA Clinic will be coming into the City limits. The current clinic located on Isabella Rd, will continue to stay open.
- CM Hibl provided an update regarding the lead in the water lines.
- Commissioner Lowe made an announcement regarding the School's upcoming Holiday Concert on December 8, 2019. This year, all the groups including alumni will be doing at least 3 pieces that Mr. Lloyd Conley (who recently passed), either arranged or wrote.

ADJOURNMENT

Moved by Commissioner Lowe second by Commissioner Carmoney to adjourn. Ayes: All. Nays: None. Absent: Angie Cozat. *Motion approved.*

Meeting adjourned at 7:53 p.m.

Jennifer Kinberg, Administrative Assistant