

The special meeting of the Clare City Planning Commission was called to order by Chair Dave Prawdzik in the Commission Chambers, at 6:30 p.m., who then led the Pledge of Allegiance. Present were: Commissioners, Glenda Carmoney, Elaine Demasi, John Kline, Josh Clark, Jan Winter and Dave Prawdzik. Absent: Jack Hofweber, Ben Walters and Darren Acton. Darren Acton subsequently arrived at 6:32 pm. Also present were City Attorney, Jaynie Hoerauf, and City Deputy Clerk, Mary Warner.

APPROVAL OF MINUTES:

Moved by Commissioner Demasi second by Commissioner Kline to approve the minutes of the September 25, 2013, meeting. Ayes: All. Nays: None. Absent: Jack Hofweber, Ben Walters, and Darren Acton. *Motion approved.*

APPROVAL OF AGENDA:

Moved by Commissioner Winter second by Commissioner Clark to approve the agenda. Ayes: All. Nays: None. Absent: Jack Hofweber, Ben Walters, and Darren Acton. *Motion approved.*

PUBLIC COMMENT: None.

UNFINISHED BUSINESS - None

NEW BUSINESS:**Proposed Zoning of CNG and City Property**

Clare Northern Group (CNG) requested transfer of approximately 200 acres of property within the UCA boundaries to the jurisdictional control of the City in September 2013. All required actions of the City and Grant Township (public hearings, transfer agreement, etc.) were completed on November 12th with the signing of the Transfer Agreement. The property now needs to be zoned to support development. 60 acres are proposed to be zoned industrial and 138 acres are to be zoned commercial in accordance with the city's Master Plan Future Land Use Map.

The Planning Commission is asked to hold a public hearing, formally consider the proposed zoning for these properties prior to making a recommendation regarding approval of the proposed zoning. Moved by Commissioner Winter second by Commissioner Acton to open a public hearing. Ayes: All. Nays: None. Absent: Jack Hofweber and Ben Walters. *Motion approved.*

PUBLIC COMMENT: City Attorney, Jaynie Hoerauf gave a brief overview of the property to be rezoned.

Moved by Commissioner Kline second by Commissioner Demasi to close the public hearing. Ayes: all. Nays: None. Absent: Jack Hofweber and Ben Walters. *Motion approved.*

Moved by Commissioner Kline second by Commissioner Winter to recommend approving rezoning by adoption of proposed Resolution 2013-010PC. Ayes: All Nays: None. Absent: Jack Hofweber and Ben Walters. *Motion approved.*

INTRA-COMMISSION COMMUNICATIONS:

Depot Rehabilitation Project The Depot Committee now has enough money to move the depot but a decision has been made to use these funds to leverage more funds through a Community Development Block Grant (CDBG) which requires a fairly significant match in order to be competitive for a Downtown Infrastructure Grant (DIG) which is awarded in January. Commission Winter stated that the funds available include \$110,000 from local donations and fundraising, a \$10,000 grant from the Clare County Community Foundation, a \$50,000 grant from the Gerstacker Foundation, and a \$1,000 donation from Saginaw Chippewa Indian Tribe. An additional \$50,000 grant is expected to come in from the Dow Foundation.

New Soccer Field: Grant is pending.

Cops & Doughnuts: No news yet from the Intuit competition of whether Cops & Doughnuts won the spot for a Super Bowl advertisement.

Secondary Housing: City Attorney Jaynie Hoerauf commented that there were concerns that once the secondary housing is no longer needed for a family member, it could become "rental property".

Blight Issues:

Signage at the old motel north of town by the expressway looks bad as visitors come in off the expressway. Jaynie Hoerauf stated that the sign/property are in bad condition, however, they are in Grant Township therefore the city cannot address blight issues on the property.

A house on Vangee Street is in such disrepair there is concern that someone entering the building could get hurt. Jaynie said we have been dealing with this property since about 2002 and that there is a trial date set for early December.

Jaynie stated that Steve LaLonde who owns Steve's Auto Glass property on Mission Road makes promises to make repairs, cleanup, etc. but usually does not follow through with his promises.

When asked by the Planning Commission, Jaynie replied that she does not know what is planned for the Old Ford Dealership building.

ADJOURNMENT - Moved by Commissioner Demasi and seconded by Commissioner Winter to adjourn. Ayes: All. Nays: None. Absent: Ben Walters and Jack Hofweber. *Motion approved.* Meeting adjourned at 6:55 p.m.



Mary Warner, City Deputy Clerk