

The special 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 Chair Josh Clark who led the Pledge of Allegiance. Present were: Commissioners Darren Acton, Steve Barnes, Josh Clark, Glenda Carmoney, Angie Cozat, Elaine Demasi, Brett Moser, Jan Winter and Nick Wyman. Absent: None. Also present were Steve Kingsbury, Acting City Manager; and Diane Lyon, City Clerk.

APPROVAL OF AGENDA:

Moved by Commissioner Winter second by Commissioner Acton to approve the agenda. Ayes: All. Nays: None. Absent: None. *Motion approved.*

APPROVAL OF MINUTES:

Moved by Commissioner Demasi second by Commissioner Wyman to approve the November 9, 2016 meeting minutes. Ayes: All. Nays: None. Absent: None. *Motion approved.*

UNFINISHED BUSINESS:

A. APPROVAL OF UPDATED MASTER PLAN

The Planning Commission completed a 12-month process to review and update the City's Master Plan in August 2016. The draft of the amended Plan was forwarded to the City Commission for review and approval of distribution for comment. The Commission approved distribution of the Plan, thereby commencing the required public review period, and concurrently relinquished authority to approve the amended plan (Resolution 2016-104) to the Planning Commission upon completion of the hearing period.

The City received only one formal comment from the Isabella County Planning Commission during the notice period – and that correspondence did not offer any recommendations for change or amendment. The Planning Commission conducted a final review of the Plan at its scheduled meeting of November 9, 2016 and directed its consultant to make one additional change to the Future Land Use Map of the Plan; that change has been made/included (page 9.16 of the Plan and Future Land Use Map).

As the hearing required prior to adopting the Plan had already been noticed for the November 9th meeting, the Planning Commission held the hearing to receive any final public comment related to the Plan. No comment was received. The Planning Commission may now approve the Plan at its discretion.

Motion by Barnes second by Moser to approve the updated City of Clare Master Plan by adoption of 2016-016PC. Roll Call Vote: Ayes: Darren Acton, Steve Barnes, Josh Clark, Glenda Carmoney, Angie Cozat, Elaine Demasi, Brett Moser, Jan Winter and Nick Wyman. Nays: None. Absent: None. *Motion approved.*

NEW BUSINESS:

B. ORDINANCE 2016-003 ZONING CHANGE REQUEST

The City has received a request from Mr. Jim Paetschow to conditionally change the zoning of the property located at 1601 North McEwan Street (historically known as the Beard Property) from Residential-1 (R-1) to Commercial-1 (C-1) to accommodate his proposed use of the property as an events venue.

The Future Land Use Map and specifically, Page 9.16 of the City's Master Plan stipulates, "use of this property for commercial or quasi-recreational purposes, such as a resort, conference center, or the like, which involves the reuse of the structures and preservation of the site's significant natural features, would be appropriate." Consequently, Mr. Paetschow's proposed use of this property as Commercial-1 (C-1) is in concert with and supports the City's Master Plan.

Mr. Jim Paetschow provided information to the Commission regarding the proposed use of the property. The intent is to create an event venue for weddings, family reunions, and corporate retreats. There will be no changes to the home exterior but

the interior of the house will be renovated to provide an open concept on the main floor and a bridal suite will be available in the upstairs of the house. The garage will be turned into a bunkhouse allowing 8-10 guests to stay overnight. Since the property is located adjacent to Pettit Park, additional guests attending an event at the home could camp at the park. Barns will remain on the grounds for wedding ceremonies and other events. There will be some restoration work completed on the barns to once again make them look like barns on the interior. The large barn could hold up to 250 guests. The kitchen will allow for food preparation and storage for events but there will not be any onsite cooking or restaurant available. Mr. Paetschow envisions neighboring ranches offering horse & carriage rides to provide transportation for guests who wish to shop, eat, and drink at local businesses. Mr. Paetschow already owns a bus service so that could be utilized for guest transportation outside the venue while golf carts could be utilized on the property itself for transportation within the property boundaries. Jim intends to purchase the neighboring Thayer property located on the north boundary of the property which is outside of city limits and in Grant Township, with the intent of turning that property into a parking area for guests and to provide a second access and egress to the property. A stone wall/fence will be along the McEwan Street side to minimize traffic noise and provide privacy for guests. Jim does not expect to have the house ready for events for at least a year.

All ordinance code changes or amendments require the approval of the Clare City Commission. Chapter 52 (Zoning) amendments first require the review and recommendation(s) of the Planning Commission prior to submittal of the proposed ordinance amendment to the City Commission. A public hearing is required prior to the review and consideration of the proposed amendment of both the Planning Commission and the City Commission.

A copy of the proposed ordinance amendment (Ordinance 2016-003) reflecting the requested zoning change has been provided to the Planning Commission, and the City Clerk has issued public notice and provided adjoining property owners with written notification of a public hearing to receive comment related to the proposed amendment. The Planning Commission is asked to conduct the required public hearing and subsequently review, consider, and make a formal recommendation(s) to the City Commission pertaining to the proposed Ordinance 2016-003.

Motion by Acton second by Carmoney to open a public hearing. Voice Vote: Ayes: All. Nays: None. Absent: None. *Motion approved.*

Public Comment: Dean Doherty, proprietor of the Doherty Hotel; Greg Ryneanson, CEO of Cops & Doughnuts; and Peter Brown 1408 Parkwood Place, Clare spoke in support of the zoning change for this proposed use. Todd Bothwell provided verbal comment to the City Clerk that he is in favor of the proposed use but has concerns regarding excess noise levels with the use of ORV's and music on the property and safety concerns related to proposed archery activities.

Acting City Manager Steve Kingsbury observed that city noise Ordinances will apply and Mr. Paetschow would be required to comply with all ordinances. Mr. Paetschow responded that noise regulations would be observed and if any archery activities are offered, they will not be located near neighboring properties as a safety precaution. Mr. Paetschow noted that the property has a pathway built around the perimeter that is made out of tree trunks and while it is passable on an ORV it cannot be driven at high speeds due to the nature of the path and surrounding overgrowth.

Motion by Barnes second by Cozat to close the public hearing. Voice Vote: Ayes: All. Nays: None. Absent: None. *Motion approved.*

Motion by Acton second by Wyman to approve Ordinance 2016-003PC with the condition that driveway access improvements are established to provide for safe entry and exit from the property as presented by the property owner and in accordance with MDOT specifications and requirements by adoption of Resolution 2016-018PC. Roll Call Vote: Ayes: Darren Acton, Steve Barnes, Josh Clark, Glenda Carmoney, Angie

Cozat, Elaine Demasi, Brett Moser, Jan Winter and Nick Wyman. Nays: None. Absent: None. *Motion approved.*

PUBLIC COMMENT: Peter Brown, 1408 Parkwood Place, Clare, inquired about the status of the Woodlawn Bridge.

The City is required to replace the Woodlawn Bridge. The bridge had passed an inspection last year but did not pass a surprise inspection this year. Center timbers of the bridge are cracked and in need of repair. A 3 ton weight limit was placed on the bridge and DPW has been hauling residential waste across the bridge for pickup by the city's waste hauler but the problem was exacerbated when truck traffic ignored the imposed limit. Lane delineators have since been put in place to limit traffic on the bridge.

The City has no choice but to replace the bridge because there is no other access for residents living across the bridge. We have had GFA look into options to repair the bridge and it appears that the lowest cost option will be to replace the timbers. The cost estimate for repairs is \$69.5K and \$14.5 for installation and will come out of the street funds. The City Commission approved the purchase of materials at the November 21 meeting. The supplier of the timbers has offered his time to come and teach DPW how to repair the bridge to save costs; however if we have a heavy snow, water main break, or other urgent situation, we would have to pull the crew off bridge repairs, so that decision is currently under evaluation. Lead time on ordering the timbers is 8-10 weeks.

INTRACOMMISSION COMMUNICATIONS:

Walmart The Planning Commission approved a Site Plan Extension in September at the request of Walmart. While there have been rumors circulating around the City that Walmart has changed their mind about building a store at the north end of Clare, the City has not received official notice that Walmart will not be building a store front here.

Election Recount

Green party candidate Jill Stein, has filed for a recount of ballots with the State of Michigan. If it moves forward without appeal a recount is expected to take place within the next two weeks due to deadline requirements.

Lake Shamrock

A Lake Board meeting was held Nov 21st at 7pm. A preliminary dredging feasibility study was presented at that meeting. The cost to have the lake dredged would run anywhere from 800K-3 million dollars. We have had discussion about purchasing a hydra-hoe, a barge, and two large dump trucks to do the dredging ourselves. This option would be far less expensive than hiring the work out. The city has a disposal site and it would take four or five years to remove 128K cubic yards of muck to bring the Lake back up to par. Thereafter we would complete additional dredging on an annual maintenance schedule to keep the lake in good shape. Estimates made include the entire lake up to the McEwan Street bridge. Dredging upstream will not likely occur due to the costs involved and it is under the MDEQ's jurisdiction.

ADJOURNMENT

Moved by Commissioner Moser second by Commissioner Demasi to adjourn. Ayes: All. Nays: None. Absent:.. *Motion approved.* Meeting adjourned at 7:41 p.m.

Diane Lyon, City Clerk