

The regular meeting of the Clare City Planning Commission was called to order by City Clerk Diane Lyon in the Commission Chambers, at 6:30 p.m., who then led the Pledge of Allegiance. Present were: Commissioners Glenda Carmony, Josh Clark, Elaine Demasi, John Kline and Ben Walters. Absent: Darren Acton, Jack Hofweber, Dave Prawdzik and Jan Winter. Also present were City Manager, Ken Hibel; and City Clerk, Diane Lyon.

APPOINTMENT OF SUBSTITUTE CHAIR:

Moved by Commissioner Carmony second by Commissioner Clark to nominate Ben Walters as substitute chair for the meeting. Ayes: all. Nays: None. Absent: Acton, Hofweber, Prawdzik and Winter. *Motion approved.*

Moved by Commissioner Carmony second by Commissioner Clark to close nominations. Ayes: all. Nays: None. Absent: Acton, Hofweber, Prawdzik and Winter. *Motion approved.*

Moved by Commissioner Carmony second by Commissioner Clark to nominate Ben Walters as substitute chair for the meeting. Ayes: all. Nays: None. Absent: Acton, Hofweber, Prawdzik and Winter. *Motion approved.*

APPROVAL OF MINUTES:

Moved by Commissioner Demasi second by Commissioner Clark to approve the minutes of the previous meeting. Ayes: all. Nays: None. Absent: Acton, Hofweber, Prawdzik and Winter. *Motion approved.*

APPROVAL OF AGENDA:

Moved by Commissioner Kline second by Commissioner Carmony to approve the agenda. Ayes: all. Nays: None. Absent: Acton, Hofweber, Prawdzik and Winter. *Motion approved.*

PUBLIC COMMENT: None.

UNFINISHED BUSINESS - None

NEW BUSINESS:

A. FY 2013/2014 PROPOSED CAPITAL IMPROVEMENT PROJECTS PRESENTATION

The City has received a site plan application from the DeShano Companies to allow them to construct a 6,400 square foot addition to the existing Boone Adult Foster Care Home located at 1324 Vinewood Avenue in Clare. The City Planning Commission is approval authority for the site plan.

The City's Site Plan Review Committee comprised of the City's Staff Department Heads met on Wednesday, April 17th to review the proposed site plan to ensure the plan meets the standards and criteria of the City's Ordinance Codes. The Review Committee considered the proposal and unanimously recommended approval of the proposal. The proposed site plan meets the City's minimum zoning and building code standards and requirements.

Prior to formal discussion and consideration of the proposed plan, the Planning Commission is required to hold a public hearing related to the proposed site plan. Proper notice regarding the site plan application has been made by the City. To date the City has received no stated objections to the proposed construction.

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

Chad DeShano was present to provide an overview of the project. The proposed project is an addition to the current facility; it will be one continuous building separated by a firewall and fire door, and therefore is considered a separate building by the State. The 12 unit facility will house its own kitchen area and laundry facility. There are no changes to the existing building but the new addition will eliminate a few existing parking spaces. While fourteen parking spaces will be added, the additional parking area and building addition do not infringe on wetlands. There will be full fire suppression throughout the building.

Moved by Commissioner Demasi second by Commissioner Carmoney to open a public hearing. Ayes: all. Nays: None. Absent: Acton, Hofweber, Prawdzik and Winter. *Motion approved.*

PUBLIC COMMENT:None.

Moved by Commissioner Kline second by Commissioner Clark to close the public hearing. Ayes: all. Nays: None. Absent: Acton, Hofweber, Prawdzik and Winter. *Motion approved.*

Moved by Commissioner Kline second by Commissioner Demasi to make a recommendation to approve the proposed site plan by adoption of proposed Resolution 2013-006PC. Ayes: Acton, Carmoney, Clark, Demasi, Kline, Hofweber, Prawdzik and Winter. Nays: None. Absent: Acton, Hofweber, Prawdzik and Winter. *Motion approved.*

INTRA-COMMISSION COMMUNICATIONS:

Glenda Carmoney was asked by a member of the community whether the Days Inn at the north end of Clare is being turned in to a foster home but because the Days Inn is not within the city limits, we (city staff) do not have information to validate or invalidate that claim.

This same individual asked Commissioner Carmoney whether we communicate with our sister city. The City of Clare does not have a sister city designated. The city used to participate in Mayor Exchange Day but has not done so in the last four years as there are expenses involved with the exchange of visits and those costs could not be justified under the current budget constraints.

Commissioner Clark asked if we had knowledge regarding the clearing of property at the north end of Clare and whether the farmer's market will be coming back to the location on the corner of Colonville & South Clare Avenue. We are unaware of whether the farm market will reopen but the property owner at the north end of Clare has been clearing the property so that it is more visible to interested developers.

Additionally, there was discussion about the poor condition of the Clare middle school playground equipment. The city will see if a partnership can be coordinated with the school or locate grant opportunities for the school to improve the playground amenities.

ADJOURNMENT - Moved by Commissioner Demasi and seconded by Commissioner Clark to adjourn. Ayes: All. Nays: None. Absent: Acton, Hofweber, Prawdzik and Winter. *Motion approved.*

Meeting was adjourned at 7:00 p.m.

Diane Lyon, City Clerk



CITY OF CLARE

202 West Fifth Street | Clare, Michigan 48617-1490

Office 989.386.7541 | Fax 989.386.4508

www.cityofclare.org

CLARE CITY PLANNING COMMISSION

Wednesday, May 29, 2013

6:30 p.m.

AGENDA

CITY HALL

Ph 989.386.7541

Fx 989.386.4508

www.cityofclare.org

DEPARTMENT OF PUBLICWORKS

Ph 989.386.2182

Fx 989.386.4508

W/WWT PLANT

Ph 989.386.2321

Fx 989.386.2387

POLICE DEPT. NON-EMERGENCY

Ph 989.386.2121

Fx 989.386.0440

FIRE DEPT. NON-EMERGENCY

Ph 989.386.2151

Fx 989.386.3020

PARKS & RECREATION

Ph 989.386.7541

Fx 989.386.4508

AIRPORT

Ph 989.386.0445

Fx 989.386.4508

MAIN STREET MANAGER

Ph 989.386.9190

Fx 989.386.9190

1. **CALL TO ORDER**
 - A. Pledge of Allegiance
 - B. Roll Call
2. **APPROVAL OF MINUTES**
3. **APPROVAL OF AGENDA**
4. **OLD/UNFINISHED BUSINESS - None**
5. **NEW BUSINESS**
 - Proposed Zoning Changes
 - (1) Public Hearing
 - (2) Recommendation of Approval
6. **PUBLIC COMMENT**
7. **INTRACOMMISSION COMMUNICATIONS**
8. **ADJOURNMENT**



AGENDA REPORT

TO: Planning Commission
FROM: Ken Hibl, City Manager
DATE: May 24, 2013
RE: Request for Rezoning



For the Agenda of May 29, 2013

Background. The City has received a request for change in zoning (*copy att'd*) to change the zoning of the residential property located at 11423 South Mission Street in Clare from Commercial to Residential. The primary purpose for the request is to facilitate a pending sale of the residence, which cannot presently be consummated due to the refusal of the purchaser's lending institution to finance the purchase due to the present disparity of the zoning and the use of this property.

In researching the request, we discovered that the Future Land Use Map (*copy att'd*) of the City depicts this residential property and all other adjacent residential properties along Mission to be Residential. Consequently, we have included all other adjacent residential properties in this request.

In reviewing our current zoning map (*copy of extract att'd*), we discovered there are seven vacant lots within Blocks 34 and 35 of the City Plat along East Second Street (which is a residential district) that are zoned Industrial – essentially, a case of spot-zoning. The City's Future Land Use Map also depicts these seven lots as Residential. Consequently, we have also included these properties for consideration for rezoning.

The City Planning Commission is the author and 'keeper' of the City's Future Land Use Map. As a matter of practice and policy, the City does not routinely approve requests for rezoning unless the requested zoning is in concert with or supported by the Planning Commission's proposed future use of the respective property or unless the future use is changed by the Planning Commission to support the requested rezoning request. In this case, the requested zoning changes for all of these properties are in concert with the Planning Commission's existing Future Land Use Map.

All requests for changes in zoning are accomplished by ordinance change, which can only be approved by the Clare City Commission. However, the Planning Commission is required to review rezoning requests and provide a recommendation(s) to the City Commission related to the requests before the requests or recommendations for zoning change are acted upon by the City Commission.

A public hearing notice (*copy att'd*) has been issued indicating that the Planning Commission will accept comment related to the proposed zoning action(s) at the Commission's May 29th meeting. Notice has also been issued reflecting that the City Commission will similarly accept comment related to the proposed rezoning actions at its scheduled June 3rd meeting.

The Planning Commission is asked to hold a public hearing and subsequently consider and provide a formal recommendation to the Clare City Commission related to the zoning change requests.

Issues & Questions Specified. Should the Planning Commission hold a public hearing, formally consider the zoning change requests, and subsequently make a recommendation regarding approval of the proposed zoning changes?

Alternatives.

1. Hold the hearing and recommend approval of the proposed zoning changes.
2. Hold the hearing and recommend approval of some but not all of the proposed zoning changes.
3. Hold the hearing and recommend disapproval of the proposed zoning changes.
4. Set aside the matter for further consideration and/or deliberation.

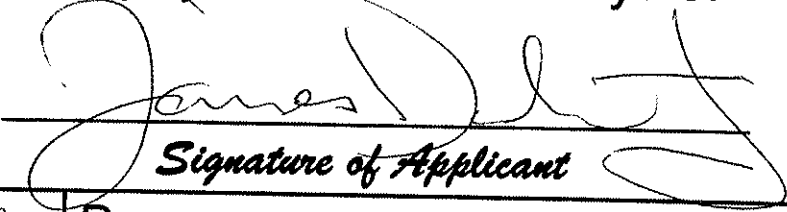
Financial Impact. Approval of this zoning will promote the sale of the property at 11423 Mission, thereby bringing a new resident (s) to the City. The zoning change will likely more readily support future sales of other residential properties in this neighborhood.

Recommendations. I recommend that the Planning Commission hold the public hearing and subsequently recommend approval of all the proposed zoning changes by adoption of proposed Resolution 2013-007PC (*copy att'd*).

Attachments.

1. Request for Zoning Change.
2. Future Land Use Map.
3. Current Zoning Map.
4. Public Notice.
5. Resolution 2013-007PC.

REQUEST FOR CHANGE IN ZONING

Name of Applicant: <u>JIM DOHERTY</u>		
City: <u>CLARE</u>	State: <u>MI</u>	Zip: <u>48617</u>
Phone: <u>(989) 302-2853</u>	Wireless: () -	
Address of Property for Rezoning: <u>11423 S. MISSION</u>		
Tax ID#: <u>18-003-40-002-00</u>		
Is the applicant also the owner?: <input checked="" type="radio"/> YES <input type="radio"/> NO		
If NO, name of the property owner:		
Address of Property Owner: <u>SAME</u>		
City:	State:	Zip:
If applicant is not the owner, has permission been granted by the owner for a zoning change?: <input checked="" type="radio"/> YES <input type="radio"/> NO		
Current Zoning: R1 R2 <input checked="" type="radio"/> C1 C2 I IP		
Requested Zoning: <input checked="" type="radio"/> R1 R2 C1 C2 I IP		
<p>I understand that there is a fee to request a parcel be rezoned. That fee is based on a time/material fee schedule. This request must be presented to the Planning Commission prior to receiving approval of the City Commission. In order to accommodate public notice requirements, that process may take several weeks to accomplish. The fee for a rezoning request is non-refundable and is payable within 30 days of invoicing.</p>		
<u> / / </u> Date	 Signature of Applicant	
Request received on: <u>4/30/13</u>	By:	



ENGINEERS SURVEYORS PLANNERS

(800) 833-0062

WWW.SPICERGROUP.COM

4/30/13

KEN,

THE REASON BEHIND THE
REQUEST IS ANY MORTGAGE
ON A NON-CONFORMING HOUSE
IS NOT SALEABLE ON THE
SECONDARY MORTGAGE MARKET,
(NO 30 YEAR FIXED LOANS) MAKING
IT EXTREMELY DIFFICULT FOR
SELLERS TO SELL THEIR HOME.

CALL WITH QUESTIONS

GRETT DUFFETT

429 0181

PENTON PROPERTIES LLC



CITY OF CLARE

202 West Fifth Street | Clare, Michigan 48617-1490

Office 989.386.7541 | Fax 989.386.4508

www.cityofclare.org

CITY HALL

Ph 989.386.7541

Fx 989.386.4508

www.cityofclare.org

DEPARTMENT OF PUBLICWORKS

Ph 989.386.2182

Fx 989.386.4508

W/WWT PLANT

Ph 989.386.2321

Fx 989.386.2387

POLICE DEPT. NON-EMERGENCY

Ph 989.386.2121

Fx 989.386.0440

FIRE DEPT. NON-EMERGENCY

Ph 989.386.2151

Fx 989.386.3020

PARKS & RECREATION

Ph 989.386.7541

Fx 989.386.4508

AIRPORT

Ph 989.386.0445

Fx 989.386.4508

MAIN STREET MANAGER

Ph 989.386.9190

Fx 989.386.9190

CITY OF CLARE PUBLIC NOTICE

The City of Clare Planning Commission will hold a public hearing on Wednesday, May 29, 2013, at 6:30 p.m. at Clare City Hall to receive public comment pertaining to a Request for Change in Zoning from commercial to residential for properties located within the City of Clare on the west side of North Mission Road, from Pinecrest Street south to 11265 North Mission Road and a Request for Change in Zoning from industrial to residential Block 25, lots 1-6; Block 34 Lots 6-9; and Block 35, Lots 1-3 & 6, in accordance with the city's Master Plan Future Land Use Map. The Planning Commission will accept comments at the hearing or in writing if the written comments are received by the City Clerk not later than 5:00 p.m. on the date of the hearing. A copy of the Zoning Change Request application is available for review at the City Clerk's Office.

The City of Clare City Commission will hold a public hearing on Monday June 3, 2013, at 6:00 p.m. at Clare City Hall to receive public comment pertaining to the Requests for Change in Zoning. The City Commission will accept comments at the hearing or in writing if the written comments are received by the City Clerk not later than 5:00 p.m. on the date of the hearing.

Diane Lyon
City Clerk

Publication Date: 05/10/13





CITY OF CLARE

202 West Fifth Street | Clare, Michigan 48617-1490

Office 989.386.7541 | Fax 989.386.4508

www.cityofclare.org

CITY HALL

Ph 989.386.7541

Fx 989.386.4508

www.cityofclare.org

DEPARTMENT OF PUBLICWORKS

Ph 989.386.2182

Fx 989.386.4508

CITY OF CLARE PUBLIC NOTICE

W/WWT PLANT

Ph 989.386.2321

Fx 989.386.2387

POLICE DEPT. NON-EMERGENCY

Ph 989.386.2121

Fx 989.386.0440

FIRE DEPT. NON-EMERGENCY

Ph 989.386.2151

Fx 989.386.3020

The City of Clare City Planning Commission will hold a public hearing on Wednesday, May 29, 2013 at 6:30 p.m. at Clare City Hall, 202 W Fifth Street, to receive public comments pertaining to revisions to the City of Clare Code of Ordinances. Revised: Chapter 52, Article III: Division 2, Section 52-143; Division 3, Section 52-163; Division 4, Section 52-183; and Division 5, Section 52-213. A copy of proposed changes to the Code of Ordinances is available for review in the Clerk's office, Monday through Friday, 8 am to 5 pm. The Planning Commission will accept comments at the hearing or in writing if the written comments are received by the City Clerk not later than 5 p.m. on the date of the hearing.

Diane Lyon
Clare City Clerk

Publication Date: 05/10/2013

PARKS & RECREATION

Ph 989.386.7541

Fx 989.386.4508

AIRPORT

Ph 989.386.0445

Fx 989.386.4508

MAIN STREET MANAGER

Ph 989.386.9190

Fx 989.386.9190





CITY OF CLARE

202 West Fifth Street | Clare, Michigan 48617-1490

Office 989.386.7541 | Fax 989.386.4508

www.cityofclare.org

May 9, 2013

CITY HALL

Ph 989.386.7541

Fx 989.386.4508

www.cityofclare.org

Dear Property Owner:

DEPARTMENT OF PUBLICWORKS

Ph 989.386.2182

Fx 989.386.4508

W/WWT PLANT

Ph 989.386.2321

Fx 989.386.2387

POLICE DEPT. NON-EMERGENCY

Ph 989.386.2121

Fx 989.386.0440

FIRE DEPT. NON-EMERGENCY

Ph 989.386.2151

Fx 989.386.3020

PARKS & RECREATION

Ph 989.386.7541

Fx 989.386.4508

AIRPORT

Ph 989.386.0445

Fx 989.386.4508

MAIN STREET MANAGER

Ph 989.386.9190

Fx 989.386.9190

The attached public notice is being sent to you because we have received a Request for Change in Zoning for the purpose of rezoning property from commercial to residential that is located at 11423 North Mission Road. Additional properties in the area to be rezoned are located south of Pinecrest Street, to and including 11265 North Mission Road, in accordance with the City's Future Land Use Map. Property owners within 300 feet of the proposed rezoning area have been notified and a copy of the notice for public hearing is enclosed. The Request for Change in Zoning is available for review in my office at Clare City Hall, 202 W. Fifth St., Clare MI

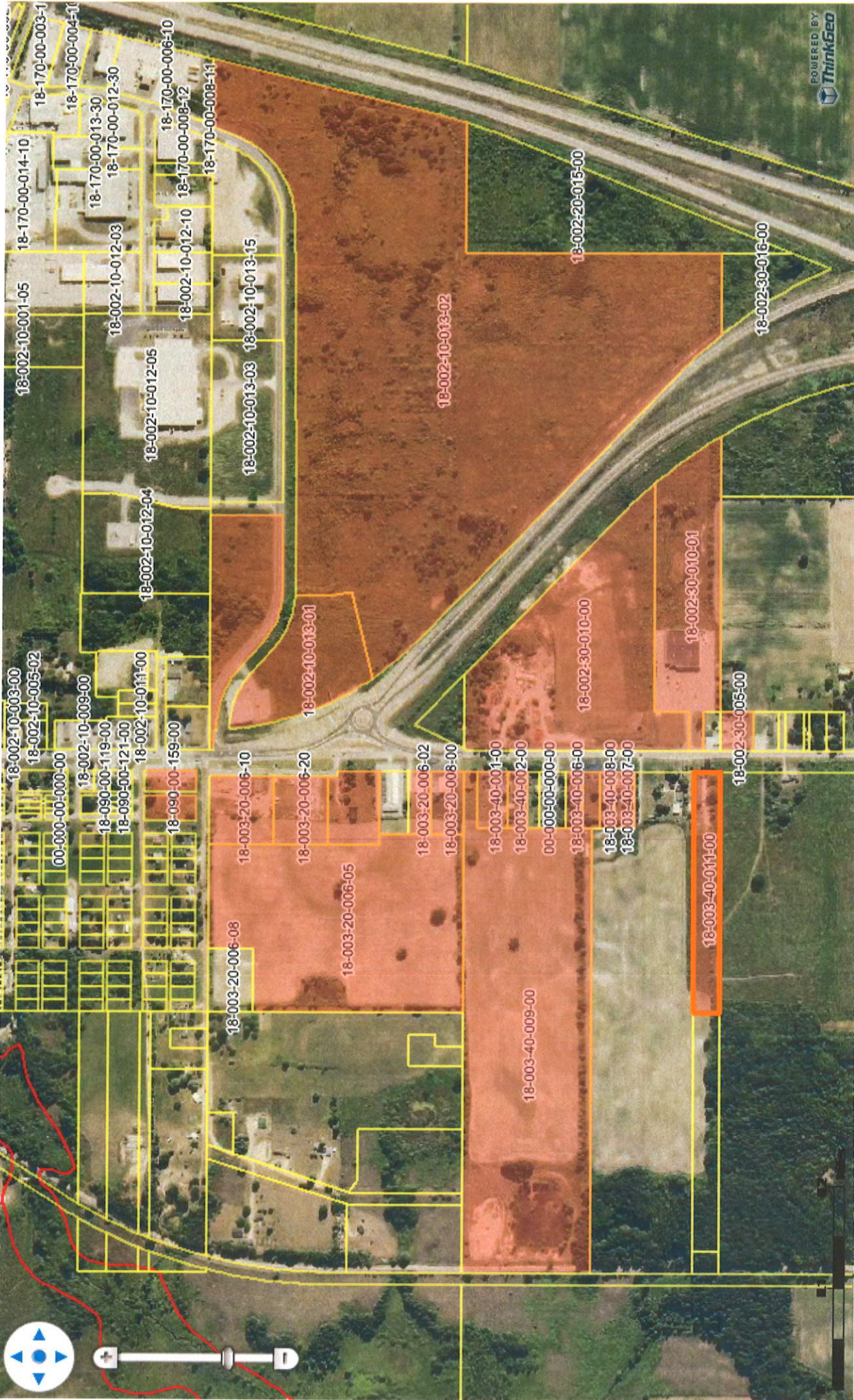
Please contact me if you have any questions or comments.

Sincerely,

Diane Lyon
City Clerk
City of Clare

Enclosure







CITY OF CLARE

202 West Fifth Street | Clare, Michigan 48617-1490

Office 989.386.7541 | Fax 989.386.4508

www.cityofclare.org

May 10, 2013

CITY HALL

Ph 989.386.7541
Fx 989.386.4508
www.cityofclare.org

Dear Property Owner:

DEPARTMENT OF PUBLICWORKS

Ph 989.386.2182
Fx 989.386.4508

W/WWT PLANT

Ph 989.386.2321
Fx 989.386.2387

POLICE DEPT. NON-EMERGENCY

Ph 989.386.2121
Fx 989.386.0440

FIRE DEPT. NON-EMERGENCY

Ph 989.386.2151
Fx 989.386.3020

PARKS & RECREATION

Ph 989.386.7541
Fx 989.386.4508

AIRPORT

Ph 989.386.0445
Fx 989.386.4508

MAIN STREET MANAGER

Ph 989.386.9190
Fx 989.386.9190

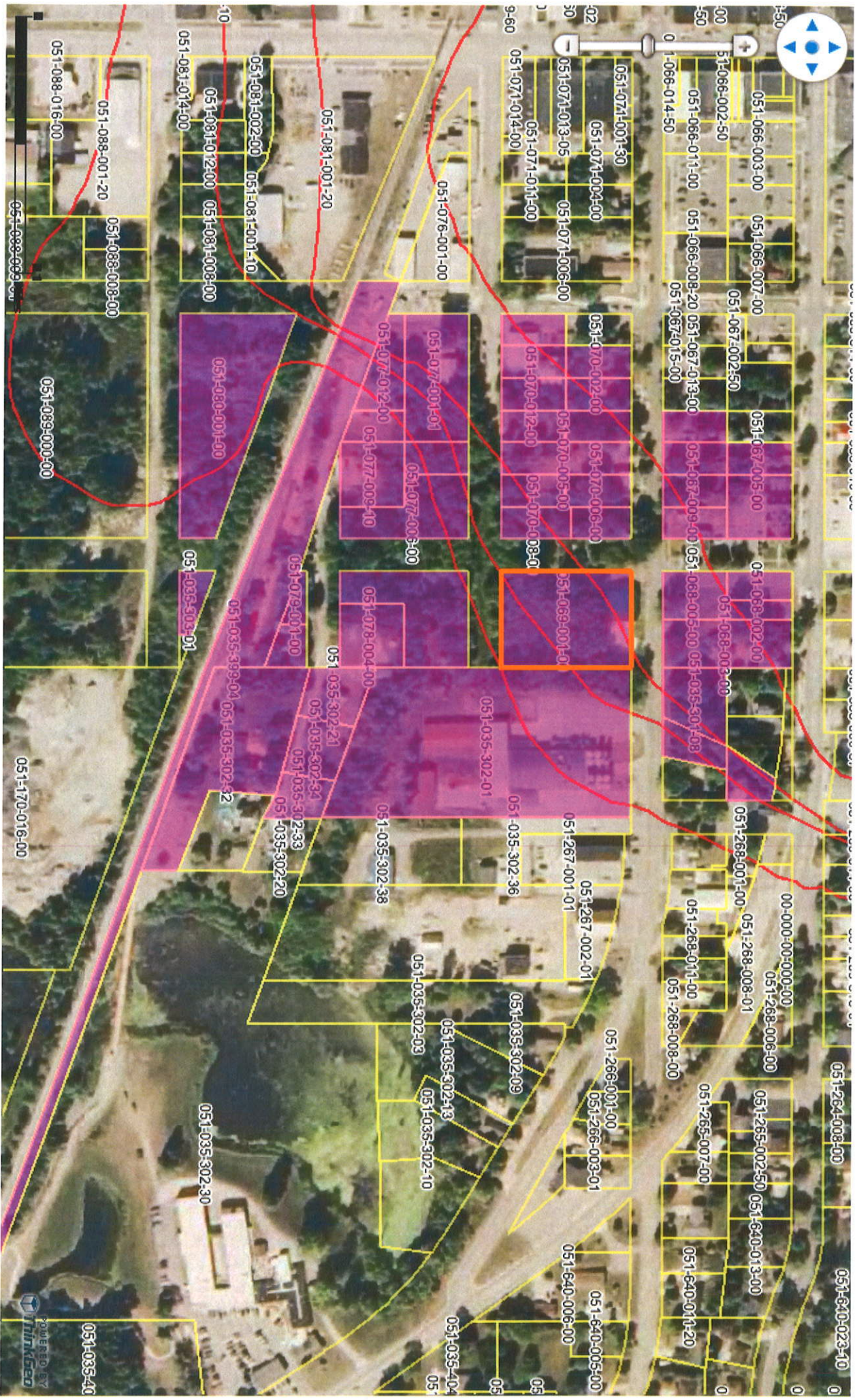
The attached public notice is being sent to you because you own property within 300 feet of property for which the city has received a request for zoning change from industrial to residential. The city's Master Plan Future Land Use Map identifies this property and other properties in the surrounding area to be zoned residential; therefore, the city proposes to change zoning on all properties within the identified area from industrial to residential. The affected properties include: Block 25, Lots 1-6; Block 34, Lots 6-9; and Block 35, Lots 1-3 & 6. A copy of the public notice is enclosed. Please contact my office if you have any questions, concerns, or comments.

Sincerely,

Diane Lyon
City Clerk
City of Clare

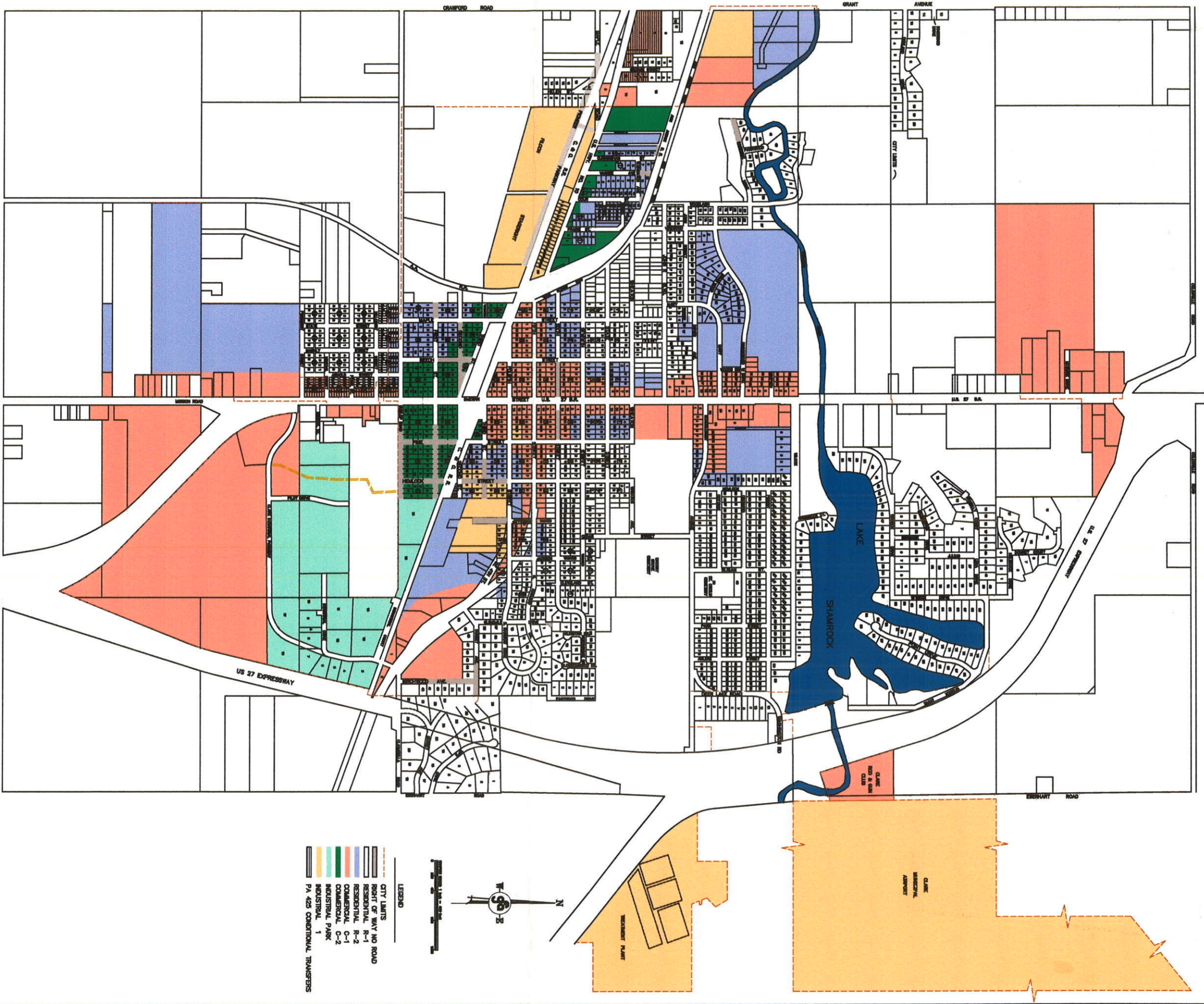
Enclosure



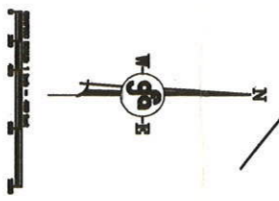




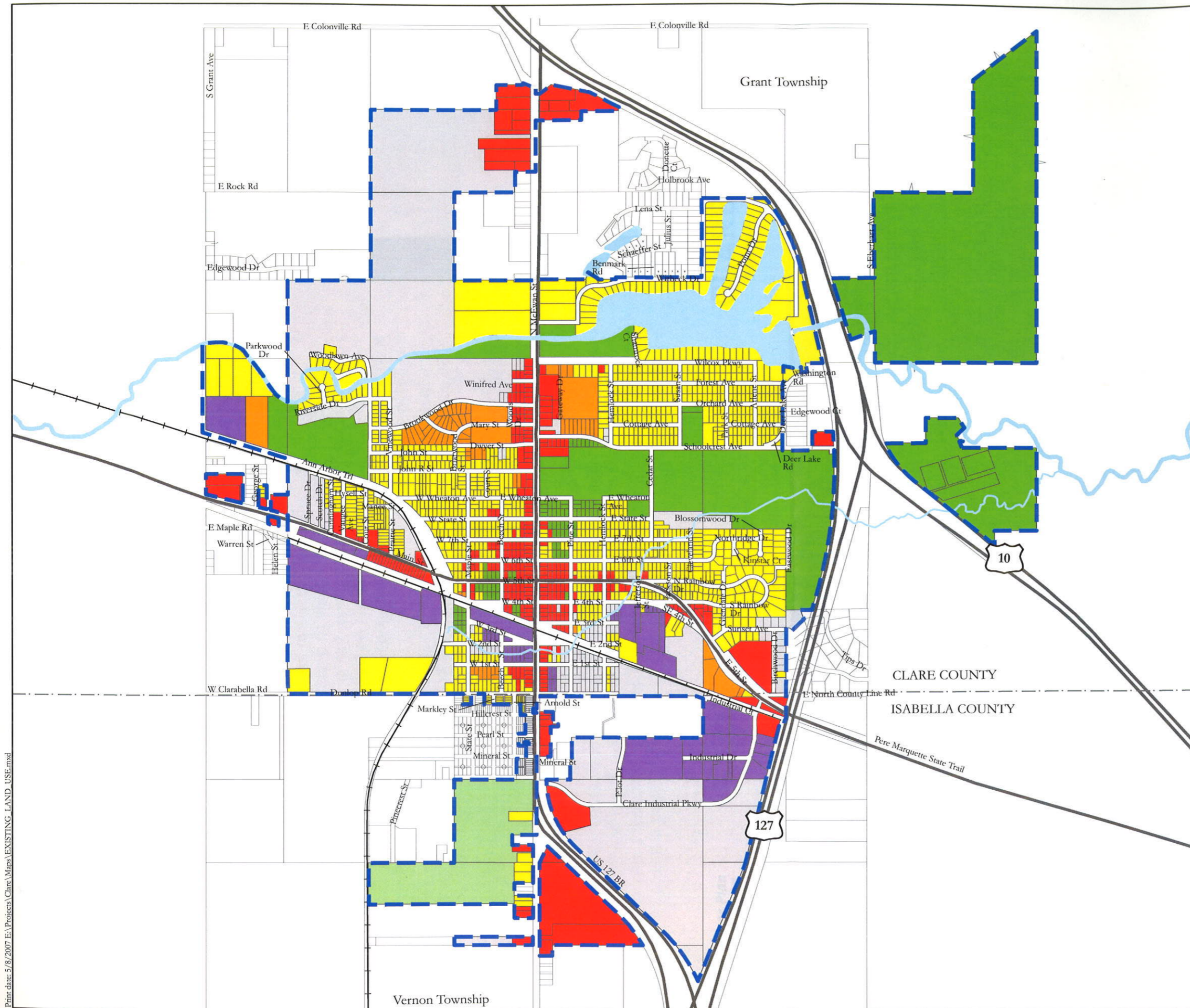
ZONING MAP OF THE
CITY OF CLARE
 CLARE / ISABELLA COUNTY
 MICHIGAN



- LEGEND**
- CITY LIMITS
 - RIGHT OF WAY NO ROAD
 - RESIDENTIAL, R-1
 - RESIDENTIAL, R-2
 - COMMERCIAL, C-1
 - COMMERCIAL, C-2
 - INDUSTRIAL, PARK
 - INDUSTRIAL, 1
 - PA 425 CONDITIONAL TRANSFERS



NO. 2124-0000
 DATE: 03/20/2018
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN

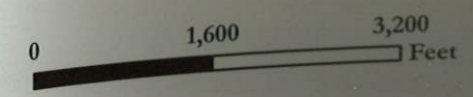


Existing Land Use

City of Clare, Michigan

- Agriculture
- Single Family Residential
- Multiple Family Residential
- Commercial
- Industrial
- Public/ Semi Public
- Vacant
- Water Bodies

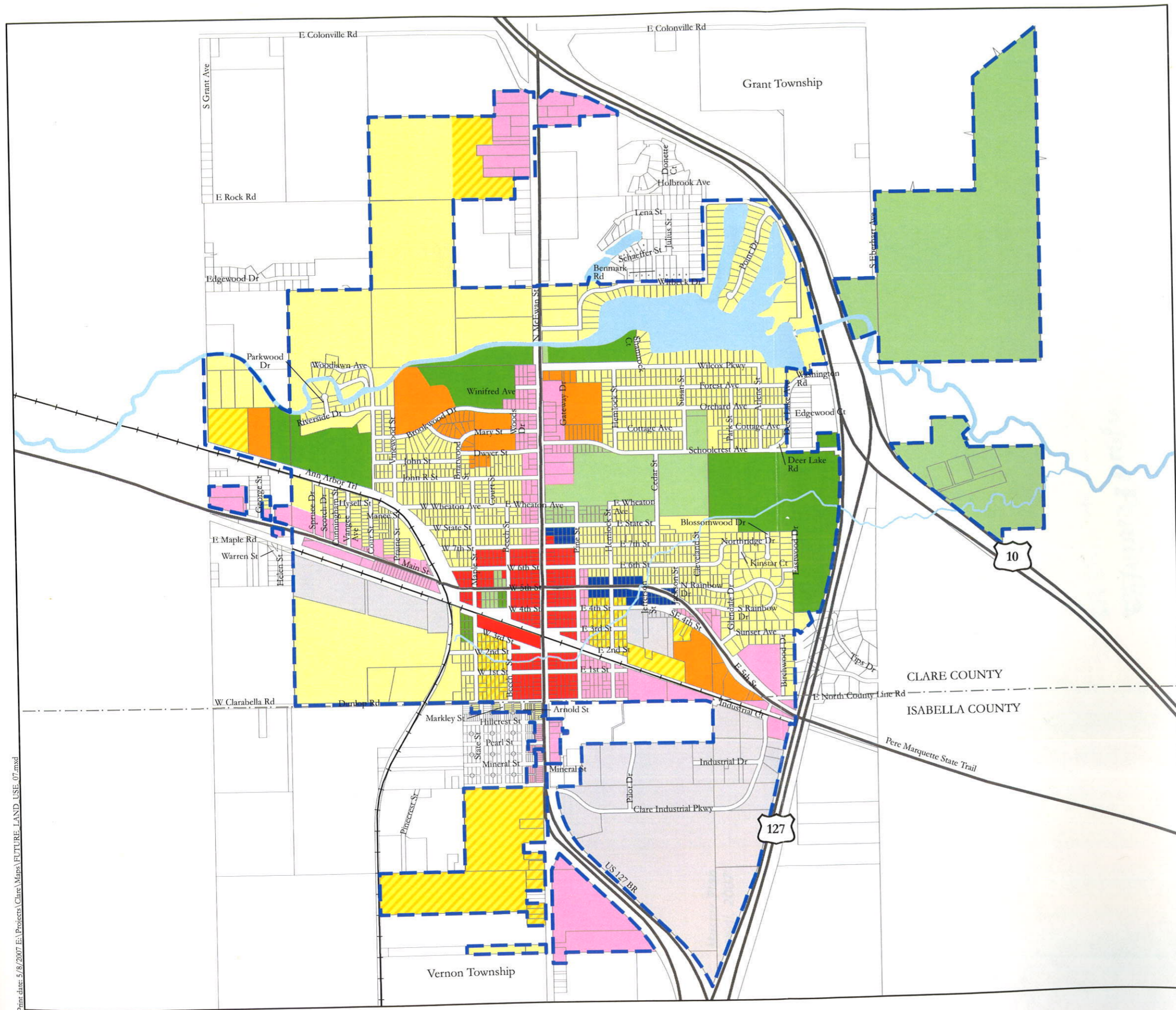
Base Map Data Source: Isabella and Clare Counties
 Geographic Framework, version 5b, April 2006.
 Parcel Data Source: Gourdie-Fraser, Inc., April 2006.
 ELU Source: McKenna Associates, May 2006.



McKenna
 ASSOCIATES
 INCORPORATED

04/10/2007

Print date: 5/8/2007 E:\Projects\Clare\Maps\EXISTING LAND USE.mxd



Future Land Use

City of Clare, Michigan

- Single Family Residential
- High Density Single Family Residential
- Multi Family Residential
- Central Business District
- Neighborhood Commercial
- Office
- Industrial
- Public/Semi-Public
- Recreation
- Water Bodies

Base Map Data Source: Isabella and Clare Counties Geographic Framework, version 5b, April 2006.
 Parcel Data Source: Gourdie-Fraser, Inc., April 2006.
 Land Use Source: McKenna Associates, August 2006.



McKenna
ASSOCIATES
INCORPORATED

04/10/2007

Print date: 5/8/2007 8:10:07 AM Projects\Clare\Maps\FUTURE LAND USE 07.mxd

ORDINANCE NO. 2013 - 001

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF CLARE BY amending the City Code Zoning Ordinance No. 52, Article III, Division 2, Section 52-143; Article III, Division 3, Section 52-163; Article III, Division 4, Section 52-183; Article III, Division 5, Section 52-213; and adding to the City Code Chapter 10, Article III, Section 10-64.

Short Title: CITY OF CLARE – ZONING ORDINANCE AMENDMENT

Chapter 52, Article III, Division 2, Section 52-143, of the Clare City Code is hereby revoked and restated as follows:

Sec. 52-143. - Building height, area and yards.

The following restrictions apply in R-1 single-family districts:

- (1) Maximum building height, 28 feet.
- (2) Minimum front yard, 25 feet.
- (3) Minimum rear yard, 25 feet.
- (4) Minimum side yard, nine feet (three feet for a garage).
- (5) Minimum side yard corner lot, 12 feet.
- (6) Minimum lot width, 75 feet, except as provided in section 52-115.
- (7) Minimum lot area, 10,500 square feet.
- (8) Minimum square feet for any dwelling, 720 square feet.

Chapter 52, Article III, Division 3, Section 52-163, of the Clare City Code is hereby revoked and restated as follows:

Sec. 52-163. - Building height, area and yards.

The following restrictions apply in the R-2 multiple-family districts:

- (1) Maximum building height, 28 feet.
- (2) Minimum front yard, 25 feet.
- (3) Minimum side yard, nine feet, except as required in section 52-303.

- (4) Minimum rear yard, 25 feet, except as required in section 52-303.
- (5) Minimum side yard corner lot, 12 feet.
- (6) Minimum lot width, 75 feet, except as provided in section 52-115.
- (7) Minimum lot area, 10,500 square feet, except as provided in section 52-115.
- (8) Common open space of at least 40 percent of the total land area suitable for development within a multifamily development, and it shall be distributed more or less uniformly throughout the site area. The term "common open space" shall mean lands within the multifamily development to be used for park, recreation or environmental amenities. Such lands shall not include public or private streets, driveways or parking areas. Within such lands, only facilities and structures for recreational purposes may be constructed, with the total impervious area of roofs and paving constituting not more than ten percent of the total open space.
- (9) Minimum square feet for any dwelling, 720 square feet.

Chapter 52, Article III, Division 4, Section 52-183, of the Clare City Code is hereby revoked and restated as follows:

Sec. 52-183. – Building height, area and yards.

In the C-1 commercial district, the following restrictions shall apply (unless more stringent requirements are set forth elsewhere in this chapter):

- (1) Maximum building height, 35 feet, except the maximum height for projects abutting an R-1 district shall be limited to 18 feet.
- (2) Minimum front yard, 15 feet, except where 60 percent of the frontage on one side of a street between two intersecting streets is developed with buildings that have observed a common front

yard lesser in depth than required in this subsection. New buildings shall not be erected closer to the street line than the average building line so established.

- (3) Minimum rear yard, 15 feet, except as required in section 52-303, and except when a lot abuts an alley in the rear, no rear yard shall be required.
- (4) Minimum side yard, none, except as required in section 52-303.
- (5) Minimum lot width, none.
- (6) Minimum lot area, none.
- (7) Minimum square feet for any dwelling, 720 square feet.

Chapter 52, Article III, Division 5, Section 52-213, of the Clare City Code is hereby revoked and restated as follows:

Sec. 52-213. – Building height, area and yards.

In the C-2 commercial district, the following restrictions apply (unless more stringent requirements are set forth elsewhere in this chapter):

- (1) Maximum building height, 35 feet.
- (2) Minimum front yard, 15 feet.
- (3) Minimum rear yard, 15 feet, except as required in section 52-303, and except when a lot abuts an alley in the rear, no rear yard shall be required.
- (4) Minimum side yard, none, except as required in section 52-303
- (5) Minimum lot width, none.
- (6) Minimum lot area, none.
- (7) In the case of the erection of a building for residential purposes, the height, area, yard, and square footage requirements shall be the same as R-2 district requirements.

Chapter 10, Article III, Section 10-64, of the Clare City Code is hereby added as follows:

Sec. 10-64 -- Building height, area and yards.

The minimum square feet required for residences shall be as follows:

- (1) A one-bedroom home shall have a 720 square foot minimum.
- (2) A two-bedroom home shall have a 900 square foot minimum.
- (3) A three-bedroom home shall have a 1080 square foot minimum.
- (4) A four-bedroom home shall have a 1200 square foot minimum.

Passed by the City Commission of the CITY OF CLARE on _____, at its regular meeting with _____ commissioners in attendance, __ voting aye, __ nay.

Signed: _____, Chair.

I hereby certify that the foregoing was duly adopted by the CITY COMMISSION of CITY OF CLARE, Michigan, at its regular meeting on the _____, that of _____ members of the City Commission, _____ were in attendance and __ voted for the adoption of the Ordinance. I further certify that the above and foregoing ordinance is identical in form with that recorded on the _____, at page __ in the Book of Ordinances for the CITY OF CLARE.

Signed _____, Clerk
DIANE LYON

RESOLUTION 2013-007PC

A RESOLUTION OF THE CLARE CITY PLANNING COMMISSION RECOMMENDING APPROVAL OF PROPOSED ZONING CHANGES TO MULTIPLE RESIDENTIAL PROPERTIES WITHIN THE CITY OF CLARE.

WHEREAS, there currently exist a number of residential properties within the City of Clare that are considered to be incorrectly zoned as they are zoned as commercial and industrial properties and are not in concert with the proposed Future Land Use Map of the City of Clare; and

WHEREAS, the Clare City Staff has recommended that said properties be zoned as Residential and therefore brought into synchronization with the City's Future Land Use Map; and

WHEREAS, the City Planning Commission has, subsequent to a properly noticed public hearing, publicly considered and deliberated said proposed zoning changes and has determined that said proposed changes and in concert with and support the Future Land Use Map of the City.

NOW THEREFORE BE IT RESOLVED THAT the City Planning Commission of City of Clare hereby recommends that the City Commission approve the proposed changes in zoning of the following properties from Commercial to Residential: all properties along the west side of North Mission Road in Clare which are currently being used for residential purposes from Pinecrest Street south to 11265 North Mission Road and concurrently change the zoning of Lots 6,7,8,and 9 of Block 34 and Lots 1,2, and 6 of Blocks 35 from Industrial to Residential.

ALL RESOLUTIONS AND PARTS OF RESOLUTIONS INsofar AS THEY CONFLICT WITH THE PROVISIONS OF THIS RESOLUTION BE AND THE SAME ARE HEREBY RESCINDED.

The Resolution was introduced by Commissioner _____ and supported by Commissioner _____. The Resolution declared adopted by the following roll call vote:

YEAS:

NAYS:

ABSENT:

Resolution approved for adoption on this 29th day of May 2013.

Sarah Schumacher, Deputy City Clerk

