

The regular meeting of the Clare City Planning Commission was called to order by Chairman Jason Lowe in the Commission Chambers, at 6:31 p.m., who then led the Pledge of Allegiance. Present were: Commissioners Elaine Demasi, Jason Lowe, Nick Wyman, Angie Cozat, Glenda Carmoney, and Josh Clark. Absent: Brett Moser, Stacy Pechacek, and Ken Hibl. Also present were, Jeremy Howard, City Manager; and Sarah Schumacher, Deputy Clerk.

**APPROVAL OF CONSENT AGENDA:**

Moved by Commissioner Clark second by Commissioner Wyman to approve the Consent Agenda items listed with an asterisk (\*) (Agenda, Minutes, Communications, and Professional Development) that are considered to be routine by the Planning Commission. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Angie Cozat, Elaine Demasi, Jason Lowe, & Nick Wyman. Nays: None. Absent: Brett Moser, Stacy Pechacek, Ken Hibl. *Motion Carried.*

**APPROVAL OF MINUTES:** \*Approved by consent agenda

**APPROVAL OF AGENDA:** \*Approved by consent agenda

**OLD/UNFINISHED BUSINESS - None**

**NEW BUSINESS**

**A. SITE PLAN-AIRPLANE HANGAR ADDITION, LOT 203 CLARE MUNICIPAL AIRPORT.**

The City has received a site plan application and supporting documents from Bolle Contracting (Mr. Mark Bolle) to construct a 12' x 48' addition on his airplane hangar located on Lot 203 of the Clare Municipal Airport. The Planning Commission is asked to consider the application and render a site plan decision.

Prior to formally considering the site plan proposal, the Planning Commission is required to hold 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 proposed hangar. The Planning Commission is asked to hold the requisite public hearing related to the site plan request and subsequently consider approving the site plan application.

The purpose of the 12' x 48' addition is to provide additional storage for airplane parts. The addition will match the existing hangar.

The city administrative staff conducted an informal staff review of the proposed construction on January 24, 2023, and unanimously recommend approval of the site plan.

Moved by Commissioner Clark, seconded by Commission Demasi to open a public hearing to accept comments on approving a site plan request for the construction of a 12' x 48 addition to an airplane hangar on Lot 203. Ayes: All. Nays: None. Absent: Brett Moser, Stacy Pechacek, and Ken Hibl. *Motion carried.*  
Public Comment: None.

Motion by Commission Carmoney, seconded by Commission Wyman to close the public hearing. Ayes: All. Nays: None. Absent: Brett Moser, Stacy Pechacek, and Ken Hibl. *Motion carried.*

Motion made by Commissioner Wyman, seconded by Commissioner Cozat to approve Resolution 2023-006PC. Ayes: All. Nays: None. Absent: Brett Moser, Stacy Pechacek, and Ken Hibl. *Motion carried.*

**B. SPECIAL USE & SITE PLAN APPLICATION – MICHIGAN PURE GREEN – ADULT USE PROCESSING.**

The City has received a Special Use Permit Application from Michigan Pure Green, LLC to operate an Adult-Use Marihuana Processing facility at 690 Industrial Drive within the City of Clare. The Clare City Planning Commission is the approval authority for the permit.

Michigan Pure Green, LLC has completed the required Special Use Adult-Use Marijuana Application and provided the related Site Plan documents. The city administration has reviewed the application and site plan and found no fault or error in these documents and takes no exception to the responses offered.

Prior to consideration, deliberation, and decision regarding this matter, the Commission is required to hold a public hearing related to the proposal. Proper notice regarding the special use permit application has been made by the City. The City has also mailed notice to all property owners within a 300' radius of the site of the proposed Adult-Use Marijuana Processing facility. To date, the City has received no stated objections to the proposed use.

FCI – now Michigan Pure Green, LLC., was previously approved for a Medical Provisioning and Medical Processing license in the existing building, and two Class C Medical Grow licenses for a proposed expansion. However, this year they have made a decision to alter their business model due to the decline in medical marijuana sales, allowing their Medical Provisioning license and Class C MMJ Cultivation licenses to lapse, and will turn their focus on establishing adult-use marijuana processing activities at the facility. No additional changes to the building or exterior are being proposed at this time.

Subsequent to the hearing, the Planning Commission is asked to formally consider the Special Use Permit Application and Site Plan and render a decision with respect to approval or disapproval.

Moved by Commission Demasi, seconded by Commission Carmoney to open a public hearing to accept comment on issuing a Special Use Permit to Michigan Pure Green, LLC to operate an adult-use Marijuana Processing facility at 690 Industrial Drive within the City of Clare. Ayes: All. Nays: None. Absent: Brett Moser, Stacy Pechacek, and Ken Hibl.

Public Comment: None.

Motion by Commission Carmoney, seconded by Commission Clark to close the public hearing. Ayes: All. Nays: None. Absent: Brett Moser, Stacy Pechacek, and Ken Hibl.

Rob Piziali, representing Michigan Pure Green, LLC (FCI) told the commission that FCI will allow their unused medical provisioning and cultivation licenses to lapse. The proposed recreational processing/distribution activities will not emit any odors beyond the outside door. There will be no signage on the building and there will be no extraction activities.

Jeremy Howard, City Manager discussed with the commission the various types of licenses and limitations on facilities and processes within our industrial park. Currently, the city is limited to two provisional centers and zero retail centers.

Moved by Commissioner Clark, seconded by Commissioner Wyman to approve Resolution 2023-007PC Ayes: Josh Clark, Elaine Demasi, Glenda Carmoney, Angie Cozat, Nick Wyman, Jason Lowe. Absent: Brett Moser, Stacy Pechacek, and Ken Hibl. *Motion carried.*

### **C. CAMPER/BOAT/TRAILER ORDINANCE DISCUSSION.**

As you recall, the Planning Commission began a discussion last November regarding the issue of Camper/Boat/Trailer Parking and Storage. An excerpt from the minutes of the City Commission from last October which included some of their thoughts on the issue as well as an excerpt from the minutes of your November 2022 meeting and January 2023 meeting are attached for review.

Further discussion is still needed to flesh out all of the details of this ordinance. The Planning Commission is asked to continue their discussion from the January meeting. A draft ordinance worksheet has been provided that hopefully summarizes some of the decision points that you were able to agree on at your last meeting.

Section 52-308 of the Code is provided below for reference.

- **Sec. 52-308. - Vehicle storage and parking.**  
No vehicle shall be parked in any portion of a front yard within the city unless in a prepared driveway or parking area of aggregate or hard-surfaced material. The parking or storage of a commercial vehicle, excluding an emergency vehicle, of more than two-ton capacity is prohibited within any residential district. The parking and storage of a recreational vehicle, including a trailer, camper, boat or other similar objects shall be permitted only in a required side or rear yard.

**(Code 1985, § 5.108; Ord. No. 2008-01, 3-3-2008)**

The commissioners held a lengthy discussion and decided that they would like to limit the number of campers, boats, and/or trailers to a total of four, except work trailers that are used on at least a weekly basis. All campers, boats, and or/trailers must be operable and registered. The commission would like to query the city attorney as to whether the new ordinance will apply to residential districts only, or will it also apply to residential use in a commercial district. It was determined that a residential address and not the driveway will determine the front yard of a residential corner lot.

#### **INTRACOMMISSION COMMUNICATIONS:**

City Manager, Jeremy Howard, informed the commission that the City Commission recently approved ordinance amendment 2023-001 that cleans up the language regarding the enforcement of smell. The intent was to retain language which mandates filtration and odor control measures while minimizing Code Enforcement requirements. Additional amendments included language to prohibit greenhouses; to improve the administrative processes by creating one annual renewal date for all licenses; and to allow city staff to approve the Special Use permits administratively for annual renewals, change of name, transfer, or change of ownership; the Planning Commission would still approve the Special Use Permits/Site Plans in relation to new facility construction, additions to existing facilities, façade improvements of any sort, and new licensing.

The dredging of Lake Shamrock continues as weather permits and with the parameter of our EGLE permit. It is possible that the beach area will one day be restored.

Commissioner Demasi left the meeting at 8:50 p.m.

**ADJOURNMENT** - Moved by Commissioner Clark and seconded by Commissioner Wyman to adjourn. Ayes: All. Nays: None. Absent: Demasi. *Motion carried.* The meeting adjourned at 8:52 pm.

---

**Sarah Schumacher, Deputy City Clerk**