

The regular meeting of the Clare City Planning Commission was called to order by Chairman Jason Lowe in the City Hall Commission Chambers, at 6:32 p.m., who then led the Pledge of Allegiance. Present were: Commissioners Glenda Carmoney, Josh Clark, Elaine Demasi, Ken Hibl, Jason Lowe, Stacy Pechacek, and Nick Wyman. Absent: Angie Cozat & Brett Moser. Also present were, Jeremy Howard, City Manager; and Diane Lyon, City Clerk.

**APPROVAL OF CONSENT AGENDA:**

Moved by Commissioner Clark second by Commissioner Demasi 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, Elaine Demasi, Ken Hibl, Jason Lowe, Stacy Pechacek, and Nick Wyman. Nays: None. Absent: Angie Cozat & Brett Moser. *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 REVIEW-BISHOP AUTOMOTIVE**

The City has received a site plan/façade improvement application and supporting documents from Bishop Automotive. They are proposing to renovate the exterior of their existing building at 821 East Fifth Street and remodel and expand the office, showroom, and service areas with a 1,687-square-foot addition to the southwest section of the building. The Planning Commission is asked to consider the application and render a decision regarding the site plan.

Prior to consideration, the Planning Commission is required to hold a public hearing to receive comments regarding the application. The City has published notice of the public hearing and notified all property owners within 300'. To date, the city has received no stated objections to the proposed project. Subsequent to the respective hearing, the Planning Commission is asked to formally consider the site plan/façade improvement project and to render a decision with respect to approval or disapproval.

Representatives of the developer, FED, were present to answer questions from the Commission. The proposed façade improvement is mandated by General Motors Corp. (GM) in compliance with GM standards. The façade will be identical to other GM dealerships for continuity and brand recognition.

Moved by Commissioner Hibl seconded by Commissioner Pechacek to open a public hearing. Ayes: All. Nays: None. Absent: Angie Cozat & Brett Moser. *Motion carried.*

Public Comment: None.

Motion by Commission Clark seconded by Commission Pechacek to close the public hearing. Ayes: Ayes: All. Nays: None. Absent: Angie Cozat & Brett Moser. *Motion carried.*

Motion made by Commissioner Clark seconded by Commissioner Pechacek to approve the Site Plan by adoption of Resolution 2023-012PC. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Elaine Demasi, Ken Hibl, Jason Lowe, Stacy Pechacek, and Nick Wyman. Nays: None. Absent: Angie Cozat & Brett Moser. *Motion Carried.*

**EXTENDED PUBLIC COMMENT:** None.

**PLANNING COMMISSION DISCUSSION:**

Lake Shamrock Dredging. Mechanical dredging continues and is permitted to Shamrock Court in this phase of the project. Savin Lake Services engineers have

submitted a revised permit to EGLE for the hydraulic dredging. EGLE has placed the permit on hold and has requested additional information. If EGLE provides a permit in the next few weeks, Savin is optimistic that they can begin dredging yet this fall. The lake spoils will be placed in open holding cells on the south side of the airport. Two holes will be dug in the sandy soil 7-10ft deep and a liner placed within. The spoils will be placed in the holding cells and the excess water will then flow to the drain.

Advanced Battery Concepts. Commissioner Carmony inquired about the lack of activity at the ABC facility. While the city has no direct insight into ABC's operations, we have heard that they are looking to expand into manufacturing which would require a 150K sq ft facility thus the current warehouse that they have been working out of does not suit their needs.

Aldi's. The city is waiting for Aldi's to complete a District II Transfer from Grant Township. Aldi's did state that they would likely start construction in 2024 so depending on when they can start construction, the Planning Commission may need to provide a one-year extension to their site plan for them to start construction on their facility.

MyMichigan Health. The hospital announced its intent to remain in downtown Clare and undergo a \$52M expansion and revitalization of the campus. In its announcement, the reiterated that they are not affiliated in any way with the proposed Complete Health Park slated to be built on the north end of Clare.

Crossroads Motel. Mr. Donovan Ziehm is the owner of the motel. We have not received any information from Mr. Ziehm on what his intentions are for the Motel now that his tenants have been evicted. The building was never approved for use as apartments and as it currently stands, the motel does not meet building and fire codes even for transient use. He initially intended to allow an inspection of the building but has since withdrawn that offer. It is probable that the County will obtain a court order to inspect the property which is likely to be condemned.

Clare Public Schools Bond Issue. The school intends to file to place the bond measure on the November ballot. They have completed value engineering and an amendment to the proposed building plans to pare down the costs since the bond failed at the May Election. The new bond proposal is down to just under \$50M from the initial proposal of \$65M.

Former Admiral Gas Station. The owners of the former gas station live out of state and are asking for a great deal of money for the parcel. They have no interest in taking care of the property so the city has Elm Creek go there to mow and the city sends the owners the bill for mowing.

Vacant Industrial Property The vacant industrial property located south of our south industrial park is now referred to as Industrial Park #3 (IP3). The IDC (with the assistance of the MMDC) is preparing the property by completing surveys, topographic surveys, environmental assessments, etc. with the intention of attracting a large industrial operation to the new Park.

Rainbow Drive Street Project. This year's street project is progressing ahead of schedule and the contractors are doing a great job.

**COMMUNICATIONS:** \*Approved by consent agenda

**PROFESSIONAL & EDUCATIONAL TRAINING OPPORTUNITIES:** \*Approved by consent agenda.

**ADJOURNMENT** - Moved by Commissioner Pechacek and seconded by Commissioner Demasi to adjourn. Ayes: All. Nays: None. Absent: Angie Cozat & Brett Moser.  
*Motion carried.* The meeting adjourned at 7:22 pm.

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**Diane Lyon, City Clerk**