

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, Angie Cozat, Ken Hibl, Jason Lowe, Brett Moser, Stacy Pechacek, and Nick Wyman. Absent: Elaine Demasi who subsequently arrived at 6:35. Also present, Jeremy Howard, City Manager; and Diane Lyon, City 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, Ken Hibl, Jason Lowe, Brett Moser, Stacy Pechacek, and Nick Wyman. Nays: None. Absent: Elaine Demasi. *Motion Carried.*

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

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

**PUBLIC COMMENT:** Stacy Weakland, 301 Hillcrest Street, Vernon Township, stated that her property has been in her family for many years and the well on her property has been there since she was a little girl. Stacy voiced concern that placing a city well at the Emerald Isle Recreation Complex would take water from the aquifer her well uses; she requested the city's written guarantee that her well would not go bad. The city is unable to make such a guarantee because wells do go bad and it would be nearly impossible to determine the cause if/when her well does go bad, particularly since the well has been there for many years. The staff and Planning Commissioners explained that the well the city will install will be 170' deep, and much deeper than her existing well. Additionally, each (aquifer) layer above is sealed off when the pipe is laid so it does not take water from aquifers at lesser depths. The city's engineers also complete studies in advance so that they have a good understanding of the geological features of the area therefore, the city's new well is not likely to have an impact on any of the surrounding wells.

**OLD/UNFINISHED BUSINESS - None**

**NEW BUSINESS**

**A. SITE PLAN REVIEW-CITY OF CLARE WRI PROJECT WELLHOUSE AT EMERALD ISLE RECREATION COMPLEX**

The City of Clare was awarded a grant from the MEDC CDBG WRI program for the construction of a new water well and well house, water treatment facility improvements, new chemical feed system, electrical updates, lab updates, new backwash and retention tanks, new and integrated SCADA system, replacement of high service pumps and other water-related infrastructure improvements. The City is now submitting a site plan application and supporting documents for the wellhouse and project. The Planning Commission is asked to consider the application and render a site plan decision.

Prior to consideration, 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'. To date, the City has received no written objections from the public to the proposed use prior to tonight's meeting. Subsequent to the respective hearing, the Planning Commission is asked to formally consider the Site Plan and to render a decision with respect to approval or disapproval.

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

Public Comment: Jerry Tomaski did speak with the City Manager today regarding water & subsequent topsoil runoff onto his property when the recreation complex was built, but the city remedied the water runoff issues. Mr. Tomaski informed the CM that he is currently having issues with his water well (he lives on County Line Road) and he doesn't want the city's proposed well to affect his well. Mr. Tomaski wants the city to purchase his property which is located adjacent to the recreation complex.

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

Motion made by Commissioner Hibl seconded by Commissioner Clark to approve the Site Plan by adoption of Resolution 2023-013PC. Roll call vote: Yeas: Commissioners Glenda Carmoney, Josh Clark, Angie Cozat, Elaine Demasi, Ken Hibl, Jason Lowe, Brett Moser, Stacy Pechacek, and Nick Wyman. Nays: None. Absent: None. *Motion Carried.*

**EXTENDED PUBLIC COMMENT:** None.

**PLANNING COMMISSION DISCUSSION:**

Lead & Copper Rules. The city has replaced 99.9% of all galvanized leads and 100% of all lead leads.

Lake Shamrock Dredging. Mechanical dredging is now moving forward to the Shamrock Park area. EGLE should soon be providing a permit for the hydraulic dredging. Savin is optimistic that they can begin dredging this fall. The CM and Director of Public Works met with engineers regarding the reconstruction of the Dam. A new facebook page called Lake Shamrock Dredging popped up recently. This is not the city's facebook page. The City does maintain a facebook presence on a page named Lake Shamrock-Clare.

Advanced Battery Concepts. The city has no direct insight into ABC's operations, but we are aware that they laid off all of their employees and will not be moving south as previously anticipated.

ALDI's. ALDI has submitted paperwork for a District II Transfer from Grant Township. We are now just waiting for Jim Paetschow to sign the document so that it can go before the Commission & Township Boards.

Tractor Supply Company. TSC has contacted the city regarding the construction of a new store behind the present-day McDonald's restaurant.

MyMichigan Health. It will be at least 12 months before the hospital has a site plan layout for its renovations & expansion. The hospital has 3 new doctors at their facility. Commissioner Hibl provided the group with a tour of the city earlier this month.

New Businesses in Downtown Clare. The city has 3 new businesses downtown. Serendipity Organiques came from Gladwin, The Smoke Shop has a site in Mt. Pleasant and opened up a business in the former Apple Tree Lane building, and The Health Hut moved from the Carousel Mall to the downtown district.

MMDC, MEDC Pitch Competition Three emerging Clare businesses will be competing for a \$10K grand prize at 7:00 p.m. on September 19 at the Ideal Theatre.

Rainbow Drive Street Project. Barring any weather delays, the paving of Rainbow Drive should be completed next week.

Disc Golf in Coleman. Angie Cozat announced that the disc golf course recently completed in the City of Coleman is wildly successful with people waiting in line to play.

**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: None. *Motion carried.* The meeting adjourned at 7:34 p.m.