

CITY OF CLIO  
Planning Commission Meeting  
Minutes  
Wednesday, June 26, 2019

**Chairman Carol Waner** called the meeting of the Clio City Planning Commission to order at 6:00 p.m. located at 505 West Vienna Street, Clio, Michigan.

1. After the Pledge of Allegiance to the American Flag

**2. Roll Call**

**Present:**

Commissioner Bonnie Fureigh  
Commissioner Ed Leininger  
Commissioner Jan Barlow  
Commissioner Brenda Lee Taylor  
Commissioner Doug Vance  
Chairman Carol Waner

**Staff**

**Present:**

City Administrator Eric Wiederhold  
City Clerk Linda Kingston

**Absent:** Commissioner Bonnie Bare

**3. Public Comments**

**A. Public Comments – none**

**B. Public Hearing –** to receive comments on a rezoning request application for 200 E Vienna Street, Clio, MI. Owner requests change from R-1 One Family Residential to R-4 Multiple Family Residential

**Motion by** Chairman Carol Waner to open the Public Hearing at 6:01 p.m.

**Voice Vote: Motion Carried**

1) **Property owner and Century 21 Real Estate Agent, Jason McConnell of 1065 E. Hurd Rd., Clio, MI 48420** reviewed the letter, zoning application and specifications on 200 E Vienna Street, Clio, MI property. This is a long-term investment for Mr. McConnell, and he is a rule-follower and wants to do things by the book. He has been part of the Clio community for 17 years. This property needs to be zoned R-4 if he is to use it as an apartment building. He understands the upgrades and improvements needed for the property. Mr. McConnell's wife has been in Property Management for 15 years and has in-depth knowledge of rentals and how to screen tenants. Mr. Jason McConnell is available should there be any further concerns or questions from the Commissioners.

**Motion by** Chairman Carol Waner to close the Public Hearing at 6:07 p.m.

**Voice Vote: Motion Carried**

**4. Approval of Agenda**

**Motion by Commissioner Vance, second by Commissioner Leininger** to approve the agenda as presented

**Voice Vote: Motion Carried**

**5. Approval of Minutes**

**Motion by Commissioner Barlow, second by Commissioner Leininger** to approve the minutes from May 22, 2019 as presented.

**Voice Vote: Motion Carried**

**6. Unfinished Business**

**A. Article 3, Section 3.02 Building Regulations of the Zoning Code**

City Administrator Eric Wiederhold and Commissioner Vance explained why the recommendation was returned to the Planning Commission from the City Commission. Commissioner Barlow stated that the language is too restrictive for most Clio residents, and this was not the initial Planning Commissioner's intent. Chairman Waner would like to form a Temporary Structure Committee that would include Attorney, Otis Stout. Therefore, Stout can review the zoning language and advise. Having an attorney opinion would protect the city from future litigation should the zoning code be challenged. The Temporary Structure Committee will include Commissioners Doug Vance, Bonnie Bare, Bonnie Fureigh, City Administrator Eric Wiederhold, City Attorney Otis Stout, and Chairman Carol Waner. They plan on meeting after August 4, and before August 28 Planning Commission meeting. Wiederhold will let them know via email some meeting dates after checking with Attorney Stout.

**7. New Business**

**A. 200 E Vienna Rezoning Request**

**Motion by Commissioner Vance, second by Commissioner Fureigh** to recommend rezoning 200 E Vienna Street from R-1 One Family Residential to R-4 Multiple Family Residential to the City Commission.

**Voice Vote**

**Motion Carried**

**8. Staff Reports**

**City Administrator Eric Wiederhold** - reported that Eastern Asphalt will begin City's 2019 Neighborhood Street Improvements Program to include sections of Campbell Street, Curry Street, and resurface of Rogers Lodge Drive after July 4<sup>th</sup> weekend. This Neighborhood Street Improvements Program will be financed partially with proceeds of a Michigan Department of Environment, Great Lakes and Energy Scrap Tire Market Development Grant award of up to \$193,751. Additionally, the Clio City Park Trailhead and Restrooms project will begin soon. Superior Contracting was awarded the \$447,109 bid for the City's Clio City Park Trailhead and Restrooms project. The work will begin later this summer and should be completed before October 25, 2019. The project will be financed with proceeds of Michigan Department of Natural Resources Natural Resources Trust Fund grant award of up to \$262,500. Site improvements include an improved graded walkway and ramp from a new circular parking area to the City's trail running along the Pine Run Creek and a new restroom facility. The restroom facility will feature three heated unisex restrooms available for public use throughout the year.

**City Clerk Linda Kingston** – none

**9. Commissioner Reports/Comments**

**Commissioner Bonnie Bare** – absent

**Commissioner Ed Leininger**- inquired if the City has hired a new Police Chief yet. Chief Witham resigned June 14, 2019.

**Commissioner Jan Barlow** – none

**Commissioner Doug Vance** – reported that the 4<sup>th</sup> of July Family Fun Festival committee has achieved 85% of the necessary funding goal. The Amphitheater Concerts will be starting soon, July 9<sup>th</sup>. The Amphitheater looks better than it ever has before. The Clio Area Chamber of Commerce will be hosting the Air Show at Alkay Public Airport again this year, September 14, 2019.

**Commissioner Bonnie Fureigh** – none

**Commissioner Brenda Lee Taylor** – none

**Chairman Carol Waner** – next meeting scheduled for August 28, 2019.

**10. Adjournment**

Chair Waner adjourned the meeting at 6:52 p.m.

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Carol Waner, Chairman      Date

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Linda Kingston, City Clerk      Date