

**CITY OF CLIO**  
**Planning Commission/DDA Meeting Minutes**  
**May 24, 2023**

**Chairman Carol Waner** called the meeting of the Clio City Planning Commission to order at 6:03 p.m.

1. After the Pledge of Allegiance to the American Flag:

**2. Roll Call**

**Present:**

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

**Staff**

**Present:**

City Administrator Eric Wiederhold  
City Clerk Kelly Sproul

**Absent:** Commissioner Bonnie Bare

**3. Planning Commission:**

**A. Public Hearing: Conditional Use Permit- 404 S Mill Street**

Chairperson Waner opened the public hearing at 6:04 pm

- A Public Hearing for 404 S Mill Street- Conditional Use Permit- No residents showed up to object.

Chairperson closed the public hearing at 6:08 pm

**B. Approval of Agenda**

**Motion by Commissioner Taylor, second by Commissioner Fureigh** to approve the agenda as presented.

**Voice Vote:**

**Voting Yes: Barlow, Fureigh, Taylor, Leininger, Vance, Waner**

**Voting No: None**

**Absent: Bare**

**Motion Carried**

**C. Approval of Minutes**

**1. Motion by Commissioner Vance, second by Commissioner Leininger** to approve the minutes from April 26, 2023, with the addition of the business owners' names for public comments.

**Voice Vote:**

**Voting Yes: Fureigh, Taylor, Leininger, Vance, Waner, Barlow**

**Voting No: None**

**Absent: Bare**

**Abstain: None**

**Motion Carried**

**D. Unfinished Business: none**

## **E. New Business**

### **1. Conditional Use Permit- 404 S Mill Street**

**Motion by Commissioner Vance, second by Commissioner Barlow** to approve the conditional use permit for 404 S Mill Street State of Michigan Class A, new vehicle dealer and State of Michigan Class B, used vehicle dealer, for the sale of new and used automobiles, motorcycles, trailers, and other motor vehicles at 404 S Mill Street, Clio, Michigan 48420. Parcel #51-22-200-123 subject to approval of site plan and all issues noted in summary of compliance by McKenna.

**Voice Vote:**

**Voting Yes: Barlow, Fureigh, Taylor, Leininger, Vance, Waner**

**Voting No: None**

**Absent: Bare**

**Motion Carried**

Laura Haw of McKenna mentioned that the existing commercial site is currently nonconforming in several respects: The following is copied from the report from Laura Haw of McKenna for 404 S Mill Street.

- First, the existing building does not comply with §11.14, as the southernmost drive approach is less than 60 feet from the intersection of S. Mill Street and Eureka Street. See page 5 Letter D Circulation in actual report for details.
- Second, the existing structure contains facilities for auto wash and vehicle repair/maintenance. It is unclear if the applicant proposes to use these facilities; this must be clarified. Per §11.14, no major auto repair or major refinishing can be done on the lot; a note to this effect must be added to the site plan.
- Third, the front of the building is nonconforming with respect to the front yard setback (See Pg. 5 Letter C Setbacks in actual report for details) However, no increase to the footprint or this nonconformity is proposed, and the existing building can remain in the current location.
- Lastly, there are several zoning standards that can be met with improvements to the site; those improvements must be detailed on a site plan. Such requirements are referenced throughout the sections below and identified with underlined text.

Laura Haw continued to provide further details on how to address these issues.

### **2. Master Plan revised draft.**

Commissioners received an updated copy of the Master Plan and were asked by Laura Haw to take it home and review it to see if any further changes are needed. Chairperson Waner also asked that they review it as homework. Chairperson Waner complimented Laura on the Masterplan design.

### **2. RRC update:**

Discussed changing what members were part of RRC. Glitches in the system are causing issues in completing the change.

### **3. Medical Marihuana zoning**

Discussion regarding the new medical Marihuana Ordinance.

Chairperson Waner suggested that the Ordinance say Medical Marihuana, wherever the word Marihuana appears in the ordinance. That way people don't assume it's recreational. No public hearing was scheduled during tonight's meeting.

### **4. Schedule public hearing for 500 S Mill conditional use**

**Motion by Commissioner Vance, second by Commissioner Taylor** to schedule a public hearing for 500 S Mill Street conditional use for June 28, 2023 at 6:00pm.

**Voting Yes: Barlow, Fureigh, Taylor, Leininger, Vance, Waner**

**Voting No: None**

**Absent: Bare**

**Motion Carried**

### **4. Downtown Development Authority:**

#### **A. Approve Bills - \$172.28**

**Motion by Commissioner Taylor, second by Commissioner Fureigh** to approve bills in the amount of \$172.28.

**Roll Call:**

**Voting Yes: Barlow, Fureigh, Taylor, Leininger, Vance, Waner**

**Voting No: None**

**Absent: Bare**

**Motion Carried**

#### **B. New Business: None**

### **5. Staff and Commissioner Reports: none**

### **6. Commissioner Comments**

**City Administrator:**

- Gave comments and updates regarding downtown streetlights being off

**City Clerk:**

- Nothing to report

**Commissioner Vance:**

- Purchasing of flowers for downtown bump-outs
- Firework donations collection

**Commissioner Bare: Absent**

**Commissioner Barlow:**

- Comments regarding parking downtown

**Commissioner Fureigh:**

- Nothing to report

**Commissioner Leininger**

- Had questions regarding 500 S Mill Street Conditional Use public hearing

**Commissioner Taylor:**

- Nothing to report

**Chairman Waner**

- Nothing to report

**7. Excuse Absent Members: Commissioner Bare**

**Motion by Commissioner Taylor, second by Commissioner Barlow** to approve the absence of Commissioner Bare from tonight's meeting.

**Voting Yes: Barlow, Fureigh, Taylor, Leininger, Vance, Waner**

**Voting No: None**

**Absent: Bare**

**Motion Carried**

**8. Adjournment**

Chair Waner adjourned the meeting at 7:45 pm. Next meeting June 28, 2023

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Carol Waner, Chairman      Date

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Kelly Sproul, City Clerk      Date