

**PROCEEDINGS OF THE
BROWN CITY PLANNING COMMISSION
Thursday – March 5, 2020**

**A QUORUM WAS NOT PRESENT TO CONDUCT A REGULAR PLANNING
COMMISSION MEETING.**

PRESENT: Chairman Todd Vandewarker, Commissioners: John Bell, Robert Jacobson, Mayor Julie Miller; City Manager Clint Holmes and City Clerk Juanita Smith.

ABSENT: Commissioners: Ross McIvor, Jay Berry, Mike Frey, Doug Mitten and Jeff Liebler.

GUESTS: Ryan Burke.

PETITIONS & COMMUNICATIONS:

1. **4456 Belview Drive:** Request permit to construct a 28' x 40' garage on the northeast corner of the property.

Note that the proposed garage is 1,120 square feet, has a 19.5' peak, and is less than 10' from the east property line. The Planning Commission may schedule a Public Hearing to determine if a zoning variance for 4456 Belview Drive is appropriate since approval of a permit first requires a variance because the ordinance states "accessory buildings cannot exceed a height of 18 feet or occupy an area more than 30% of the established rear yard or 750 square feet, whichever is less" and requires a 10' side setback. How does the Planning Commission wish to proceed?

Chairman Todd Vandewarker, with agreement from the Commissioners who were present, scheduled a Public Hearing for Thursday, April 16, 2020 at 7:05 p.m. for the purpose of discussing the three zoning variances requested by the property owner of 4456 Belview Drive. The alternate date would be Tuesday, April 14th. Those variances to be discussed at this Public Hearing are because the city ordinance states "accessory buildings cannot exceed a height of 18 feet or occupy an area more than 30% of the established rear yard or 750 square feet, whichever is less" and requires a 10' side setback. The homeowner is requesting a permit to construct a 28' x 40' garage that is 1,120 square feet, has a 19.5 peak, and is less than 10' from the east property line.

Respectfully submitted,

**Juanita Smith
City Clerk**