

**PROCEEDINGS OF THE
BROWN CITY PLANNING COMMISSION
Thursday – June 4, 2020**

MEETING CALLED TO ORDER BY CHAIRMAN TODD VANDEWARKER AT 7:00 PM.

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

ABSENT: Commissioners: Jay Berry, Mike Frey and Doug Mitten.

GUESTS: Ryan Burke.

CORRECTION & APPROVAL OF MINUTES:

Motion by Commissioner McIvor, second by Commissioner Jacobson, to accept the minutes of the Regular Planning Commission Meeting of July 4, 2019 as presented. Motion carried.

Regular meeting of March 5, 2020 was not called to order due to the lack of a quorum.

PERSONAL APPEARANCES: None scheduled.

PUBLIC HEARING: 7:05 p.m. – 4456 Belview Drive: Request Non-Conforming Use Permit to construct a 28' x 40' garage on the northeast corner of the property, since the proposed garage is 1,120 square feet, has a 19.5' peak, and is less than 10' from the east property line. Action on a building permit first requires a Non-Conforming Use Permit because the ordinance states "accessory buildings cannot exceed a height of 18 feet" and requires a 10' side setback.

A Public Hearing was opened at 7:05 p.m. by Chairman Todd Vandewarker. The purpose of this Public Hearing was a Non-Conforming Use Permit to construct a 28' x 40' garage. The permit request needed a Non-Conforming Use Permit since the proposed garage is 1,120 square feet, has a 19.5 peak, and is less than 10' from the east property line. Action on a building permit first requires a Non-Conforming Use Permit because the ordinance states "accessory buildings cannot exceed a height of 18 feet" and require a 10' setback.

The Public Hearing was closed at 7:09 p.m.

Motion by Commissioner Jacobson, second by Commissioner Bell, to deny this Non-Conforming Use Permit. Motion carried.

PUBLIC QUESTIONS & COMMENTS: None.

UNFINISHED BUSINESS: None scheduled.

PETITIONS & COMMUNICATIONS:

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

The Planning Commission recommends the City Council approve this request for a Building Permit for the owner of 4456 Belview Drive to construct a garage on the northeast corner of the property only if all parts of Appendix K: Yard and Bulk Requirements are met.

The City Council will meet on Monday, June 8, 2020. If they approve his building permit, the owner of

4456 Belview Drive or a representative may pick up his City permits on Tuesday, June 9, 2020 and then proceed to obtain the necessary permits from Sanilac County Department of Construction to purchase the permits.

GENERAL CONCERNS OF THE COMMISSION: None.

ADJOURNMENT:

Motion by Commissioner Liebler, second by Commissioner Jacobson, to adjourn at 7:36 p.m.

Motion carried.

Respectfully submitted,

**Juanita Smith
City Clerk**