

**BROWN CITY PLANNING COMMISSION  
MAY 4, 2006**

**PRESENT:** Chairman Ken Brown, Commission Members: Todd Vandewarker, Jack Bell, Gary Abel, and Pat Jacobson; City Manager Clint Holmes and City Clerk Kelly Pavel.

**ABSENT:** Leon Blatt, Mike Frey, Art Potts, Joann Potts

**CORRECTION & APPROVAL OF MINUTES:**

Moved by Commissioner Abel, second by Commissioner Jacobson, to accept the minutes of April 6, 2006 as presented. Motion carried.

**PUBLIC QUESTIONS & COMMENTS:** None.

**PERSONAL APPEARANCES:**

1. Mike Lents, Catholic Church site plans: Original plans were presented approximately Fall, 2004. Mr. Lents brought plans for commission to again review. Construction will be completed in two phases. Phase One will be the church itself, Phase Two will include the church hall. Church will be built to seat 300 people; parking spaces will be 159 upon completion. Various review and discussion of site plans. Mr. Lents asked that plans are reviewed again, and if possible a decision or request for changes be made at the next Planning Commission Meeting. City Manager will research letter from McKenna and Associates regarding these plans.

**OLD BUSINESS:** None.

**PUBLIC HEARING:** None scheduled.

**PETITIONS & COMMUNICATIONS:**

1. 4057 East Main Street – Demolition/Building of Residence.

Party interested in demolition of current house then construction of a new residence. City Manager has explained what documents are necessary for Planning Commission Review.

Chairman Brown suggests that City contact the State of Michigan to investigate proper setbacks for residential building along a State Highway. City Manager will be speaking with MDOT Engineer.

Demolition and Site Plans for 4057 East Main Street will be put on the June, 2006 agenda.

**REPORTS & RECOMMENDATIONS:**

1. Draft Ordinance Section 8300 – Conditional Rezoning.

Review and discussion of proposed Ordinance by Commission.

Discussion regarding Ordinance 8140.6.7 under site plans by City Manager.

Moved by Commissioner Vandewarker, second by Commissioner Bell to recommend that the City Council introduce the Ordinance and schedule a joint Public Hearing for June 12, 2006 regarding Draft Ordinance Section 8300. ROLL CALL: Vandewarker-yes, Abel-yes, Brown-yes, Jacobson-yes, Bell-yes. Motion carried.

Chairman Brown will not be available for a period of time, suggests that an additional vice chairman be appointed in case of Deputy Chairman Vandewarker's absence. Commission consensus to appoint Jack Bell.

General discussion regarding the old Vanestte building on Maple Valley Road. City Manger has sent letter to Bill Strickler regarding activities at this building.

Moved by Commissioner Vandewarker, second by Commissioner Abel to adjourn at 8:17 p.m. Motion carried.

Respectfully submitted,

Kelly Pavel  
City Clerk