

BROWN CITY PLANNING COMMISSION
JUNE 5, 2008

Meeting called to order at 7:00 p.m. by Chairman Ken Brown.

PRESENT: Chairman Ken Brown, Commissioners Ron Rhodes, Mike Frey, Art Potts, Joanne Potts, Keith Redlin, Todd Vandewarker, and Jack Bell. City Manager Clint Holmes, City Clerk Kelly Pavel.

ABSENT: None.

Motion by Commissioner Frey, second by Commissioner A. Potts, to accept the Regular Meeting Minutes of April 2, 2008 as presented. Motion carried.

PUBLIC QUESTIONS AND COMMENTS: None.

PERSONAL APPEARANCES: None.

UNFINISHED BUSINESS: None.

PETITIONS AND COMMUNICATIONS:

1. 7086 Maple Valley Road – Request to build basement and install a manufactured home. The area is zoned “Industrial”. A copy of the City Attorney opinion concerning granting a variance/non-conforming use permit was reviewed by the Commissioners. City Manager gave an overview of proposed project. A review and discussion of this request and the current Zoning Map took place.

City Clerk Pavel departed meeting at 7:26 p.m.

Motion by Commissioner Redlin, second by Commissioner J. Potts, to deny the request to allow placing a residence on property zoned ‘Industrial.’ Motion carried.

2. 4330 Main Street – Request for curb-cut and driveway installation on west side of home. The requestor modified the request to widen the existing driveway rather than install an additional one. Information was provided by the City Manager concerning the fact that MDOT has apparently issued a permit to expand the existing driveway by 4’ toward the house. Discussion by the Commission concerning the request.

Motion by Commissioner Vandewarker, second by Commissioner Bell, to approve the widening of the existing driveway at 4330 Main Street by 4’ once the City has received a copy of the MDOT Permit. Motion carried.

3. The New Michigan Planning Enabling Act (PA 33 of 2008) – A summary of the new law was provided to each of the Commissioners. Chairman Brown also discussed details associated with the MSU Extension-sponsored class on the new Michigan Planning Enabling Act and Michigan Zoning Enabling Act he attended on June 4th.
4. 7201 Maple Valley Road (Vanneste Building) – Potential request to use the building for senior citizen apartments. Discussion concerning whether the current zoning of “High Density Family Residential” would allow the use of the building a senior apartments. Consensus of the Commission was to allow the use of senior apartments in this zone.
5. Bowling Alley: Line drawings of the proposed replacement bowling alley were presented to the Commission. Following a detailed discussion, the consensus of the Commission was to require complete site and building plans before approving the project. Also, the Commissioners would like to see some sort of brick trim in the front so the building will better blend with the downtown. The Commission stated a willingness to schedule a special meeting if needed to accommodate the project’s schedule.

REPORTS AND RECOMMENDATIONS: None.

Motion by Commissioner Redlin, second by Commissioner Vandewarker to adjourn at 8:29 PM. Motion carried.

Respectfully submitted,

Clint Holmes
City Manager