

**BROWN CITY PLANNING COMMISSION  
AUGUST 7, 2008**

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

**PRESENT:** Chairman Ken Brown, Commissioners Jack Bell, Mike Frey, Art Potts, Joanne Potts, and Todd Vandewarker. Mayor Laura Carpenter and City Manager Clint Holmes, City Clerk Kelly Pavel.

**ABSENT:** Commissioners Ron Rhodes, Keith Redlin, and Gary Abel.

Motion by Commissioner J. Potts, second by Commissioner A. Potts, to accept the Regular Meeting Minutes of June 5, 2008 as presented. Motion carried.  
There was no meeting in July 2008.

**PUBLIC QUESTIONS AND COMMENTS:** None.

**PERSONAL APPEARANCES:** None.

**UNFINISHED BUSINESS:** None.

**PETITIONS AND COMMUNICATIONS:**

1. 7047/7051 Maple Valley Road – Request to connect the two buildings with a 40' X 79' addition. The owner, Ms. Pamela Sutton, attended the meeting to answer questions. Addition will be used to expand the existing manufacturing business. Ms. Sutton knows that to get a Sanilac County permit she would need sealed prints that included square footage and use group.

Motion by Commissioner Bell, second by Commissioner J. Potts, to approve the request for 7047/7051 Maple Valley Road to connect the two buildings. Motion carried.

2. 4185 Main Street – Request to install new sign. The Planning Commission reviewed the submitted design. City Ordinance 152.173 was reviewed and sign does not meet the maximum 50 square foot limit. Discussion to approve the sign if it meets Ordinance requirements.

Motion by Commissioner Frey, second by Commissioner Vandewarker, to approve the installation of the sign if it is installed at least six feet (6') from each sidewalk and does not exceed 50 square feet in area. Motion carried.

3. 7069 Reed Street – Permit to demolish old Catholic Church. Planning Commission reviewed the permit request from C & D Demolition of Detroit. Entire building is to be removed to include foundation and lot returned to pre-construction status. Asbestos testing is complete. Contractor will acquire the necessary permits from DEQ and haul refuse to a DEQ approved landfill.

Motion by Commissioner Frey, second by Commissioner Bell, that there is no objection to issuing a permit for the demolition of the old Catholic Church. Motion carried.

4. 7086 Maple Valley Road – Request to change zoning from “Industrial” to “Residential.” Following a detailed discussion, consensus of the Commissioners is to have the City Manager research “Mixed-Use Zoning” to determine if a zoning change for the west side of Maple Valley Road south of Main Street could be implemented.
5. New Michigan Zoning Law – Chairman Brown informed the Commissioners that a new Michigan zoning law will take effect September 1<sup>st</sup>. That law requires that the Mayor and City Manager serve full members of the Planning Commission. As a member of the City Council, Mr. Brown can no longer serve as Chairman.

**REPORTS AND RECOMMENDATIONS:** None.

Motion by Commissioner J. Potts, second by Commissioner Vandewarker to adjourn at 8:08 PM. Motion carried.

Respectfully submitted,

Clint Holmes  
City Manager