

**BROWN CITY PLANNING COMMISSION
MINUTES FOR JUNE 2, 2011**

Meeting called to order By Chairman Todd Vandewarker at 7:00 p.m.

PRESENT: Chairman Todd Vandewarker; Commissioners Keith Redlin, Jack Bell, Christine Lee, Laura Carpenter. City Manager Clint Holmes and City Clerk Kelly Pavel.

ABSENT: Commissioners Jay Berry, William Walters, Mike Frey, and JoAnn Potts.

CORRECTION & APPROVAL OF MINUTES:

Motion by Commissioner Redlin, second by Commissioner Carpenter, to accept the Regular Meeting Minutes of April 7, 2011 as presented. Motion carried.

PERSONAL APPEARANCES:

Lonnie Hayes, representing Brown City United Methodist Church, briefly discussed preliminary building addition plans to the UMC and stated that he was seeking requirements from Planning Commission when the UMC is ready for presenting the proposed project in the future. City Manager stated that an Engineered Site Plan will be necessary for review.

PUBLIC QUESTIONS & COMMENTS: None.

UNFINISHED BUSINESS: None.

PUBLIC HEARING: None scheduled.

PETITIONS & COMMUNICATIONS:

1. **4227 Main Street** – convert building to cafe'; update facade; install new bathrooms and add kitchen.

John and Mary Wilson, owners of Red Dog Cafe in Yale, discussed their interest in leasing 4226 Main Street to open their cafe. They briefly discussed their business plans as well as their desires for this building. City Manager noted that the Brown City DDA owns this building and will be meeting on June 7th. The Wilson's intend to attend this DDA meeting to discuss a possible lease with the DDA.

Motion by Commissioner Redlin, second by Commissioner Bell, to recommend approval of pre-application building permit for 4227 Main Street, as presented, subject to the DDA's approval of a lease agreement with John & Mary Wilson. Motion carried.

2. **7201 Maple Valley Road** – Requesting electrical, plumbing, mechanical building permits; convert to 4-unit apartment building plus commercial area; remodel building.

City Manager discussed property owners proposed plan to convert current “Vaneste” building to a 4 unit apartment as well as a possible site for a commercial store in the two story portion of the existing building. Discussion regarding the current High Density Single Family Residential Zoning and the need for re-zoning to Mixed Use. Planning Commission supports this possible zoning change.

Motion by Commissioner Carpenter, second by Commissioner Redlin, to schedule a Public Hearing on July 7, 2011 at 7:15 requesting a zoning change for 7201 Maple Valley Road if property owner so requests. Motion carried.

3. **Ordinance 15.025** – An Ordinance appealing the City of Brown City Medical Marijuana Dispensaries Zoning Ordinance 152.300; and adding 15.025 Prohibited Land uses.

City Manager discussed City Attorney's advice to appeal Ordinance 152.300 and adding 15.025 for legal purposes.

Motion by Commissioner Bell, second by Commissioner Redlin, to schedule a Public Hearing on July 7, 2011 at 7:30 p.m. for proposed repeal of Ordinance 152.300 and the proposed adoption of Ordinance 15.025. Motion carried.

REPORTS & RECOMMENDATIONS: None.

Motion by Commissioner Carpenter, second by Commissioner Redlin, to adjourn at 8:07 p.m. Motion carried.

Respectfully submitted.

Kelly Pavel
City Clerk