

# **BROWN CITY PLANNING COMMISSION**

## **JUNE 7, 2012**

Meeting called to order by Chairman Vandewarker at 7:12 p.m., a quorum being present.

**PRESENT:** Chairman Todd Vandewarker, Commissioners Jack Bell, Mike Frey, Jay Berry, and Mayor Christine Lee; City Manager Clint Homes and City Clerk Kelly Pavel.

**ABSENT:** Commissioners Joanne Potts, Bill Walters, Keith Redlin and Laura Carpenter.

### **CORRECTION AND APPROVAL OF MINUTES:**

Motion by Commissioner Bell, second by Commissioner Berry, to accept the Regular Meeting Minutes of April 5, 2012 as presented. Motion carried.

**PERSONAL APPEARANCES:** None.

**PUBLIC QUESTIONS & COMMENTS:** None.

**UNFINISHED BUSINESS:** None.

**PUBLIC HEARING:** None scheduled.

### **PETITIONS & COMMUNICATIONS:**

1. 6827 Cade Road: The owner of this property is requesting a building permit to build and attached garage directly to the west of the existing attached garage (which was converted into a family room in the past). Cade Road is zoned Neighborhood Residential (NR). The Appendix K requires a setback from the road of 30' and does not allow structure in the setback (paragraph (2)). However, while the building will be either adjacent to, or past the setback distance, the structure will extend past the front of other houses on the street; therefore, the Planning Commission should decide whether to approve this use to ensure, "Buildings shall be good scale and in harmonious conformance with permanent neighboring development."

City Manager explained that a review of the property today resulted in the resident

stating that he has now chosen to attach a carport of the same size instead of a garage, allowing wide open sides to not obstruct views.

Discussion regarding setbacks and any possible concerns to neighbors. The neighbor to the south has stated no concerns for this addition. Discussion also concerning any possible need for a variance. Commission consensus that a Public Hearing needs to be held so that all neighboring properties are allowed to review this proposed structure.

Motion by Commissioner Lee, second by Commissioner Berry, to hold a Public Hearing on June 28, 2012 at 7:05 p.m., to discuss the proposed addition to 6827 Cade Road.  
Motion carried.

Motion by Commissioner Lee, second by Commissioner Frey, to adjourn at 7:30 p.m.  
Motion carried.

Respectfully submitted,

Kelly Pavel  
City Clerk