

**PROCEEDINGS OF THE
BROWN CITY PLANNING COMMISSION
THURSDAY - SEPTEMBER 5, 2013**

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MEETING CALLED TO ORDER BY CHAIRMAN TODD VANDEWARKER AT 7:00 PM.

PRESENT: Chairman Todd Vandewarker, Commissioners: Jay Berry, Bradley Bissett, JoAnn Potts, Keith Redlin, Bill Walters, City Manager Clint Holmes, and City Clerk Juanita Smith.

ABSENT: Commissioners Mayor Christine Lee, John Bell, and Mike Frey.

CORRECTION & APPROVAL OF MINUTES:

Motion by Commissioner Keith Redlin, second by Commissioner JoAnn Potts, to accept the minutes of the Regular Meeting of August 1, 2013 as presented. Motion carried.

PERSONAL APPEARANCES: None scheduled.

PUBLIC QUESTIONS & COMMENTS: None.

UNFINISHED BUSINESS: None scheduled.

PUBLIC HEARING: 7:05 PM - MVP - 4119 Main Street (see below).

The Public Hearing was opened at 7:05 p.m. by Chairman Todd Vandewarker. The purpose of the Public Hearing was for Don Richardson of Maple Valley Plastics which is located at 4119 Main Street in Brown City to petition the Planning Commission to recommend that the City Council approve a specific zoning variance – to allow a 90’ x 100’ addition to the existing warehouse located on the south side of his property-and to obtain a building permit. However, the City Ordinance Appendix K: Yard and Bulk Requirements requires that setbacks – the distance between the property line and the proposed building - to be sixty feet (60’) to the rear and thirty feet (30’) to the side. Mr. Richardson’s proposed building would be 15.8’ to 17’ on the east side and as little as five feet (5’) on the south side which is adjacent to the railroad easement. The first step in the approval of this issue is that the setbacks cannot be met due to the lot dimensions and must be approved by the Planning Commission and the City Council. A drawing was passed around showing the proposed plan of the addition. A letter had been written to the Railroad along with letters sent to all property owners within 300’ of Mr. Richardson’s property. No response objecting to this variance was received from the railroad nor from Larry Martin (the adjacent property owner to the proposed building site).

Don Richardson appeared before the Planning Commission to answer questions that the Commissioners might have concerning this building.

There are two steps to this zoning variance approval. The first step being the approval of the Planning Commission and the second step is for the Brown City Council to approve the zoning variance.

The Public Hearing was closed at 7:11 p.m.

PETITIONS & COMMUNICATIONS:

1. **Maple Valley Plastics** - 4119 Main Street: The owner of Maple Valley Plastics, located at 4119 Main Street, is petitioning the Planning Commission to recommend that the City Council approve a specific zoning variance - to allow a 90' X 100' addition to the existing warehouse located on the south side of the property - and a building permit. City Ordinance Appendix K: Yard and Bulk Requirements requires that setbacks - the distance between the property line and the proposed building - be sixty feet (60') to the rear and thirty feet (30') to the side. The proposed building would be 15.8' to 17' on the east side and as little as five feet (5') on the south side (adjacent to the railroad easement).

Motion by Commissioner Bill Walters, second by Commissioner Jay Berry, to recommend the City Council approve this zoning variance. Motion carried.

Additional Motion by Commissioner Keith Redlin, second by Commissioner Jay Barry, to recommend the City Council approve the building permit. Motion carried.

The next step in the process for Mr. Richardson's proposed building is for the City Council to act on the zoning variance and building permit.

The City Council will meet on Monday, September 9, 2013. If they approve this variance and permit, Maple Valley Plastics may pick up their City permits on Tuesday, September 10, 2013 and then proceed to obtain the necessary permits from Sanilac County.

2. **Crop Production Services** - 7121 Maple Valley Road: The owner of Crop Production Services, located at 7121 Maple Valley Road, is petitioning the Planning Commission to recommend that the City Council approve a permit to construct a 60' X 180' warehouse to the north of their existing complex. All new building construction must be reviewed by the Planning Commission and a recommendation forwarded to the City Council.

Mr. Dennis Walker attended the Planning Commission Meeting to address any questions that the members of the Planning Commission might have. He also corrected the size of the warehouse being discussed. The construction is to be an 80' x 180' warehouse, not the 60' x 180' as was originally stated. There are no setback issues involved in this building. Electricity will be installed but no plumbing is planned at this time. Commissioner Bill Walters asked if they are going to do the work themselves. Mr. Walker replied that a contractor (Mark Hugo Contracting) was scheduled to build this warehouse.

Motion by Commissioner Bill Walters, second by Commissioner Keith Redlin, to recommend that the City Council approve the permits to construct an 80' x 180' warehouse. Motion carried.

ADJOURNMENT:

Motion by Commissioner Keith Redlin, second by Commissioner JoAnn Potts, to adjourn at 7:14 p.m. Motion carried.

Respectfully submitted,

Juanita Smith
City Clerk