

PLANNING COMMISSION MEETING
FEBRUARY 3, 2005

PRESENT: Chairperson - Mike Lents, Commissioners – Joann Potts, Art Potts, Gary Abel, Jack Bell, Dave Blovsky, Onie Blatt, Mike Frey, Gary Abel. City Manager Clint Holmes, City Clerk Kelly Pavel.

ABSENT: Ken Brown, Todd Vandewarker.

Meeting called to order at 6:30 p.m. by Chairperson Mike Lents.

Moved by Blovsky, second by J. Potts, to accept the January 6, 2005 minutes as presented. Motion carried.

PUBLIC QUESTIONS & COMMENTS: None.

PERSONAL APPEARANCES: None scheduled.

OLD BUSINESS:

1. Zoning Map – City Manager had the August, 2004 map available for review. Discussion and review of previous changes that were recommended by Planning Commission. City Manager will cross check changes with August, 2004 map for verification that all changes have been addressed.

Moved by Blatt, second by J. Potts to schedule a Public Hearing for April 7, 2005 at 7:00 p.m. for review and discussion of proposed Zoning Map. Motion carried.

2. Brandi Lynn Estates – no change.
3. Catholic Church Plans – no change.

PETITIONS & COMMUNICATIONS:

City Manager Holmes presented Article XIII of the Brown City Zoning Ordinance which is a schedule of regulations, to commission members.

City Manager Holmes presented two (2) drawings from the owner of 6914 James Street Property. Owner is interested in possibly splitting existing lot to allow the building of a house on the newly created lot. Owner is asking if

Planning Commission would entertain granting a variance for lot size of 66' x 132'. Current ordinance requires 80' x 132' lot size.

Discussion of two (2) plans presented by owner. Plan #1 would require frontage to exist on James Street, Plan #2 would require frontage to exist on 2nd Street. Commission agreed that since all lots within this neighborhood are currently 66' x 132', allowing this lot to be split and created lot to be 66' x 132' would not be a detriment to this neighborhood. Commission did agree that a variance would be entertained on plan #2 requiring the frontage to exist on 2nd Street; they felt that plan #1 did not meet proper size.

Moved by Abel, second by Blovsky, to entertain a possible variance request for Plan #2 presented from the owner of 6914 James Street. Motion carried.

City Manager Holmes explained that the ordinance calls for a nine (9) member Planning Commission, currently ten (10) positions are held. He suggested that Councilmember Onie Blatt be an *ex-officio* member and classified as the City Council representative on the Planning Commission. All members were in agreement.

City Manager Holmes presented commissioners with State Laws regarding site plan reviews for their review and keeping. Request that when term expires that this document be returned to the City.

REPORTS & RECOMMENDATIONS:

Chairman Lents requested that all commission members are given a smaller copy of the proposed Zoning Map for adequate review before the April Public Hearing.

Moved by Blatt, second by J. Potts, to adjourn at 7:06 p.m. Motion carried.

Respectfully submitted,

Kelly Pavel
City Clerk