

**PROCEEDINGS OF THE
BROWN CITY PLANNING COMMISSION
May 4, 2017**

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

PRESENT: Chairman Todd Vandewarker, Commissioners: John Bell, Jay Berry, Mike Frey, Ross McIvor, Mayor Julie Miller, JoAnn Potts, Keith Redlin; City Manager Clint Holmes and City Clerk Juanita Smith.

ABSENT: Commissioner Bradley Bissett.

CORRECTION & APPROVAL OF MINUTES:

Motion by Commissioner Ross McIvor, second by Commissioner Jay Berry, to accept the minutes of the Regular Meeting of February 23, 2017 as presented. Motion carried.

PERSONAL APPEARANCES: None scheduled.

PUBLIC QUESTIONS & COMMENTS:

City Manager Clint Holmes revealed to the Planning Commission the plans for the corner properties along Main Street and James Street. Tri-County Bank has purchased this property to put in a 13,000 sq. ft. office building. The plans have not yet been drawn up, but Tri-County Bank officials will appear before the Planning Commission when they are ready.

UNFINISHED BUSINESS: None scheduled.

PUBLIC HEARING: None scheduled.

PETITIONS & COMMUNICATIONS:

- 1. Emmie Die & Engineering – 7254 Maple Valley Road:** Four Phase Project:
 - a. Phase I:** 2-truck loading dock with enclosure.
 - b. Phase II:** 30 x 40 pole barn type storage building. Potential issue concerning 100' setback distance for Lapeer-Sanilac County Drain for this building.
 - c. Phase III:** 80' x 100' warehouse.
 - d. Phase IV:** 120 x 150' manufacturing building.

Motion by Commissioner Jay Berry, second by Commissioner Keith Redlin, to recommend the City Council approve the requested permit at 7254 Maple Valley Road (Emmie Die & Engineering) to approve Phase Ia and Ib: A 2-truck loading dock with enclosure; and Phase II: A 30' x 40' pole barn type storage building subject to coordination with the Sanilac County Drain Commissioner concerning 100' setback distance associated with the Lapeer-Sanilac County Drain. Motion carried. Phase III and Phase IV will be brought before the Planning Commission at a later date.

If the City Council approves the request for a permit to approve Phase Ia, Ib, and Phase II as presented at their next meeting on May 8, 2017, the permits may be picked up at the City Hall on Tuesday, May 9, 2017 after 10:00 a.m. by representatives from Emmie Die & Engineering at 7254 Maple Valley Road. They will then have to go to the Sandusky Court House to pull the building permits and coordinate the County Drain Commissioner.

ADJOURNMENT:

Motion by Commissioner Keith Redlin, second by Commissioner Mike Frey, to adjourn at 7:54 p.m. Motion carried.

Respectfully submitted,

**Juanita Smith
City Clerk**