

**BROWN CITY PLANNING COMMISSION
NOVEMBER 3, 2005**

Meeting called to order at 7:00 p.m. by Chairman Mike Lents.

PRESENT: Chairman Mike Lents, Commissioners Ken Brown, Mike Frey, Jack Bell, Leon Blatt, and Gary Abel; City Manager Clint Holmes, City Clerk Kelly Pavel.

ABSENT: Commissioners Todd Vandewarker, JoAnn Potts, and Art Potts.

Moved by Commissioner Brown, second by Commissioner Blatt, to accept the October 6, 2005 minutes as presented. Motion carried.

PUBLIC QUESTIONS & COMMENTS: None.

PERSONAL APPEARANCES: None.

OLD BUSINESS:

1. Brandi Lynn Estates – Lynn Manogue – pending
2. Catholic Church Plans – pending
3. Marsh Contracting Co – 10 homes at Maple Valley Estates

City Manager stated that there has been no additional information provided to the City regarding any Old Business items since the last meeting. Chairman Lents presented some additional information concerning the Catholic Church Plans.

PUBLIC HEARING: None scheduled.

PETITIONS AND COMMUNICATIONS:

1. 4245 Maple Street – Request for Variance (Lot Size – 66' x 111') – tabled due to applicant's request.

REPORTS AND RECOMMENDATIONS:

City Manager reports that Mr. Don Richardson is interested in expanding the existing Laydon Co. building to the east into the adjoining lot he owns. Mr. Richardson intends to construct additional office space. Current zoning of said adjoining lot is Industrial. Said lot measures approximately 66' x 132', which would pose a problem for construction, due to the fact that industrial buildings are required to meet 30' setbacks. Mr. Richardson is asking if the Planning Commission would consider a variance request.

The consensus of the Commissioners was that a variance request would probably be favorably considered; however, Chapter 8 conditions would need to be followed regarding plan submission and variance request. The Planning Commission recommends that any addition to the existing factory be appealing on the Main Street side and fit normal store front designs.

Consensus of the Commissioners that a Public Hearing would need to be scheduled by the Planning Commission. Public Hearing will be scheduled in the future when and if Mr. Richardson proceeds with proposal.

Commission consensus to remove Marsh Construction Co. and Brandi Lynn Estates from the Old Business portion of the agenda, and add 4245 Maple Street.

Discussion and consensus that due to scheduling conflicts the December meeting will not be held unless new agenda items arise which could not be postponed until January, 2006.

Moved by Commissioner Brown, second by Commissioner Bell, to adjourn at 7:18 p.m. Motion carried.

Respectfully submitted,

Kelly Pavel
City Clerk