

**PROCEEDINGS OF THE
BROWN CITY PLANNING COMMISSION
Thursday – April 7, 2022**

MEETING CALLED TO ORDER BY CHAIRMAN TODD VANDEWARKER AT 7:01 PM.

PRESENT: Chairman Todd Vandewarker, Commissioners: Jay Berry, Mike Frey, Robert Jacobson, Jeff Liebler, and Chris Page; and Mayor Julie Miller, City Manager Clint Holmes and City Clerk Rhonda Johnson.

ABSENT: Commissioners: Ross McIvor and Doug Mitten.

GUESTS: Judy Peterson, Jamie Cummings, Marlene Cummings, Jennifer Hines from Hart Realty, Jim Zyrowski, Charissa Redeclu, Brenda Gingell, Sam Gingell, Robert Christensen, Gayle Coretle.

CORRECTION & APPROVAL OF MINUTES:

Motion by Commissioner Jeff Liebler, second by Commissioner Jacobson, to accept the minutes of the Regular Planning Commission Meeting of May 6, 2021 as presented. Motion carried.

PERSONAL APPEARANCES:

1. **Maple Valley Estates – C&C Land Development Proposal.** Jamie Cummings presented the business plan to develop Maple Valley Estates with HUD approved homes ranging from \$30K-\$110K for sale and rent.

Discussion of:

- a. Smaller lots (70' x 115') than required by the rest of the city.
- b. City Ordinance requires buildings to be 20' minimum width.
 1. Single wide manufactured homes range from 12' to 16'.
 2. Ordinance amendment would be required to allow manufactured home width less than 20'.
- c. HUD acceptable foundations.
- d. Need for low-income housing in real estate market.
- e. City Ordinance requires all new construction to have a city permit and county building permit.
- f. Improvement of infrastructure in Maple Valley Estates.
 1. Infrastructure of roads, sewer and water systems do not meet minimum state requirements and were not accepted by the City for repair or maintenance purposes.
 2. Infrastructure remains privately owned and maintained until and unless it is sufficiently improved as to be able to meet state codes and statutes and the City is formally petitioned to accept repair and maintenance responsibilities.

Motion by Commissioner Liebler, Second by Commissioner Berry, to recommend that City Council address the city ordinance that requires a 20' minimum width for homes.

Motion Carried.

Motion by Commissioner Page, Second by Commissioner Frey, to recommend that City Council expedite city permit process for homes that meet HUD standards and meet all county permit requirements in Maple Valley Estates. Motion Carried.

PUBLIC HEARING: None scheduled.

PUBLIC QUESTIONS & COMMENTS: Resident asked question about improvement of roads in Maple Valley Estates.
Discussion of responsibility of the property owner to maintain road, sewer and water infrastructure. State Codes would need to be met before City could accept authority over of Maple Valley Estates infrastructure.

UNFINISHED BUSINESS: None scheduled.

PUBLIC HEARING: None scheduled.

PETITIONS & COMMUNICATIONS: None scheduled.

ADJOURNMENT:

Motion by Commissioner Berry, second by Commissioner Leibler, to adjourn at 7:57 p.m. Motion carried.

Respectfully submitted,

**Rhonda Johnson
City Clerk**