

**PROCEEDINGS OF THE  
BROWN CITY PLANNING COMMISSION  
Thursday – August 4, 2022**

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

**PRESENT:** Chairman Todd Vandewarker, Commissioners: Robert Jacobson, Jeff Liebler, Ross McIvor, Chris Page, Mike Frey (7:04), Jay Berry (7:08); City Manager Clint Holmes and City Clerk Rhonda Johnson.

**ABSENT:** Commissioner Doug Mitten.

**GUESTS:** Walter Robison.

**CORRECTION & APPROVAL OF MINUTES:**

**Motion by Commissioner McIvor, second by Commissioner Jacobson, to accept the minutes of the Regular Planning Commission Meeting of May 5, 2022, as presented. Motion carried.**

**PERSONAL APPEARANCES:** None scheduled.

**PUBLIC HEARING:** None scheduled.

**PUBLIC QUESTIONS & COMMENTS:**

1. Councilmember Walter Robison requested a change in City Land Use Ordinance 152.178 Siting and Screening of Trash Dumpsters and presented the following:
  - a. In response to issues raised at a City Council meeting, local businesses were inspected to determine if they were in compliance with the dumpster screening ordinance. Treve's, Game Age, Lieblers Insurance, Maple Ridge Apartments, Harrington Inn, Colonial Car Care, Sunoco, Maple Valley Plastics, Muxlow Meats, Brown City DPW, Brown City Storage, Wood Tracking, Atlantic Engineering, Llink, Michigan Agricultural Commodities, KLM Concrete (enclosure but no gate), Horseshoe Restaurant, BC Industrial Park, Brown City Schools, Great Reflections, Brown City Park, La Fonda's Mexican Restaurant, Family Health Care, Autumn Gold Apartments (enclosure but no gate), Thelman Avenue Apartments, Mike's Starters and Alternators, and Linda Lou's, at a minimum, are not in compliance.
  - b. At their last meeting, the City Council requested that the Planning Commission consider rewording Ordinance 152.178 by replacing the word "shall" with "recommended".

**Discussion of merits of amending the wording of City Land Use Ordinance 152.178 Siting and Screening of Trash Dumpsters.**

**Discussion of which sections to amend and the exact wording of the change.**

**Motion by Commissioner Mike Frey, Second by Commissioner Chris Page, to amend City Land Use Ordinance 152.178 Siting and Screening of Trash Dumpsters as follows:**

**Change ordinance title to read: §152.178 PERMANENT SITING AND SCREENING OF TRASH DUMPSTERS.**

- (A) no change.

**(B) Location.**

- (1) – Recommend dumpsters be located on a concrete pad in a rear or side yard, provided any such dumpster shall not encroach on required parking area, and is clearly accessible to servicing vehicles.**
- (2) – Dumpsters shall be located as far as practicable from any adjoining residential district or use but should not be located within 10 feet of any residential property line or district.**

**(C) Screening.**

- (1) Recommend dumpsters be screened from view from any adjoining property and public streets and thoroughfares.**
- (2) Recommend dumpsters be screened on 3 sides, with a permanent wall not less than 6 feet in height or at least 2 feet above the enclosed dump site, whichever is higher.**
- (3) Recommend the fourth side of the dumpster screening be equipped with an opaque, lockable gate that is the same height as the enclosure around the other 3 sides.**

**(D) No change.**

**Motion Carried.**

**Motion by Commissioner Ross McIvor, Second by Commissioner Jay Berry, to set a Public Hearing for the Purpose of Amending City Land Use Ordinance 152.178 Siting and Screening of Trash Dumpsters for September 1, 2022, at 7:05 p.m.**

**Motion Carried.**

**UNFINISHED BUSINESS:** None scheduled.

**PETITIONS & COMMUNICATIONS:** None scheduled.

**GENERAL CONCERNS OF THE COMMISSION:** None.

**ADJOURNMENT:**

**Motion by Commissioner Ross McIvor, second by Commissioner Jay Berry, to adjourn at 7:34 p.m. Motion carried.**

**Respectfully submitted,**

**Rhonda Johnson  
City Clerk**