

**PLANNING COMMISSION MINUTES
JUNE 2, 2005**

PRESENT: Chairman Mike Lents, Commission Members: JoAnn Potts, Gary Abel, Ken Brown, Leon Blatt, Todd Vandewarker, City Manager Clint Holmes, City Clerk Kelly Pavel.

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

Moved by Brown, second by Blatt, to accept the May 5, 2005 minutes as presented. Motion carried.

PUBLIC QUESTIONS & COMMENTS: None

PERSONAL APPEARANCES: None

OLD BUSINESS:

1. Master Plan – advertisements are in place for public hearing scheduled next month. Chairman Lents requested that once final plan is complete that a small version of the zoning map is made available to all Commissioners.
2. Brandi Lynn Estates – no change
3. Catholic Church Plans – no change

PUBLIC HEARING: None scheduled

PETITIONS & COMMUNICATIONS:

1. City Manager Holmes has had conversation with parties interested in possibly developing a subdivision on 14 acres off of St. Mary's Street. Parties propose to build 30 homes in both ranch and two story versions. Discussion that DEQ will need to be contacted regarding permits for sewer extensions for this property. Also, City Manager stated that the Commission may choose to offer the same procedure for building permits as was conducted with Maple Valley Estates where all types of home styles were submitted and approved at one time. When approval is requested for construction to begin, style of home simply needs to be presented.
2. City Manager has had a conversation with a contractor from Detroit who may be constructing homes in Maple Valley Estates. Contractor indicated his desire to build homes ranging from \$200 - \$250K. City Manager discussed the difficulty in selling homes in this price range in the area and suggested that the contractor come to visit the area.
3. City Manager informed the Commissioners that former resident Al Wanamaker is seeking a road to be installed by the City to gain access to two land locked lots he owns on Lincoln Street. Discussion by the Commission regarding past split of these lots as well as the development of Brandi Lynn Estates providing this road access. Consensus of the Commission is that Mr. Wanamaker's situation is a private property issue.

REPORTS & RECOMMENDATIONS: None.

Moved by Brown, second by Potts to adjourn at 6:53 p.m.

Respectfully submitted,

Kelly Pavel
City Clerk