

**BROWN CITY PLANNING COMMISSION
OCTOBER 6, 2005**

Meeting called to order at 7:00 p.m. by Acting Chairman Ken Brown.

PRESENT: Commission members; Art Potts, JoAnn Potts, Mike Frey, Jack Bell, Ken Brown, Todd Vandewarker, and Leon Blatt; City Manager Clint Holmes, City Clerk Kelly Pavel.

ABSENT: Chairman Mike Lents, Gary Abel.

Moved by J. Potts, second by Blatt, to accept the September 1, 2005 minutes as presented.
Motion carried.

PUBLIC QUESTIONS & COMMENTS: None.

PERSONAL APPEARANCES:

1. Bud Welch, 4000 Main Street, Bud's Corner Restaurant. Discussion regarding proposed addition to Mr. Welch's restaurant. Required parking spots, including handicap parking also discussed. Review of Ordinance 8140.3 14.1 (11) regarding this proposed building permit.

Moved by Vandewarker, second by A. Potts, to release "Stop Work Order" for 4000 Main Street and to approve the pre-application building permit for proposed addition for said property. ROLL CALL VOTE: A. Potts-yes, J. Potts-yes, Frey-yes, Bell-yes, Brown-abstain, Vandewarker-yes, Blatt-yes. Motion carried.

2. Bill Grace, 4002 Main Street – Tabled due to Mr. Grace not being present for request.

OLD BUSINESS:

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

City Manager stated that there has been no additional information provided regarding Old Business items since the last meeting.

PUBLIC HEARING: None scheduled.

PETITIONS & COMMUNICATIONS:

1. 4245 Maple Street – variance request, tabled due to applicant's request.
2. 7085 Cade – owner request for Commission to consider changing zoning from residential to industrial to house a machine shop. Commission members would not support spot zoning and would deny this request if submitted.

Owners of 7085 Cade also are considering dividing lot into 3 parcels (2 lots = 77.5' x 132' facing Cade Road and 1 lot = 93' x 155'). Discussion by commission regarding concerns of lot sizes not meeting ordinance specifications as well as potential land locking of 93' x 155' lot. Commission directs City Manager to communicate that lots need to be staked out for further review. No action at this time.

REPORTS & RECOMMENDATIONS:

1. Councilman Lukacs requests that an explanation regarding High Density Single Residential Zoning be developed for Planning Commission review. City Manager will develop for review.
2. Old Missionary Church is currently zoned Public/Semi Public. New owners are using the church as a home. When any building permit requests are presented by the owner, a variance request will need to be entertained unless Planning Commission wishes to change zoning. Commission agrees to table this issue until any requests are made.
3. Interest has been expressed in the Vanneste building on Maple Valley Road for potential refurbishing and opening of a retail business. Property is currently zoned High Density Single Family Residential, Planning Commission would probably approve a zoning change to Industrial, if requested.
4. Interest has been expressed in occupying vacant store front in Bill Grace's mini mall to house a tattoo parlor. No City Ordinances against this type of business, Commission has no concerns other than normal business hours being present at location.
5. Old Doc Smith house is advertising rooms for rent. City Manager has spoken with owner who has stated there is no intent for apartments at this time. Old doctor's office may become a rental in the future.
6. Discussion regarding procedure for project approvals. City Manager discussed with the Commissioners the procedure for commercial and new construction project approval. These projects must be approved by the Planning Commission and then the City Council. Site plans must be submitted at least two weeks prior to a scheduled meeting to allow for engineer review.

Moved by Bell, second by Blatt, to adjourn at 8:08 p.m. Motion carried.

Respectfully submitted,

Kelly Pavel
City Clerk