

**BROWN CITY PLANNING COMMISSION MINUTES  
MARCH 1, 2007**

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

**PRESENT:** Chairman Ken Brown, Commission members Gary Abel, Don Smith, Jack Bell, JoAnn Potts, Art Potts, Todd Vandewarker, City Clerk Kelly Pavel.

**ABSENT:** City Manager Clint Holmes, Pat Jacobson, Mike Frey

**CORRECTION & APPROVAL OF MINUTES:**

Commissioner Vandewarker questions 2-1-07 minutes and if all information is sufficient regarding various conversations that took place. Concerns that there has been some discrepancies regarding if this was an official site plan that was being reviewed. Planning Commission consensus that the Exchange State Bank review on 2-1-07 was strictly preliminary and that there was no request for approval that evening.

Motion by CM J. Potts, second by CM A. Potts to accept the February 1, 2007 minutes as presented. Motion carried.

**PUBLIC QUESTIONS & COMMENTS:** None.

**PERSONAL APPEARANCES:**

1. European Deli – 4254 Main Street (Postponed indefinitely at applicant's request)

Moved by Commissioner Abel, second by Commissioner Smith, to remove the European Deli from the agenda at this time because it has been postponed indefinitely at the applicant's request. Motion carried.

**OLD BUSINESS:** None scheduled.

**PUBLIC HEARING:** None scheduled.

**PETITIONS & COMMUNICATIONS:** None scheduled.

**REPORTS AND RECOMMENDATIONS:**

1. New Codified City Ordinances (please see attached memo)
2. Commercial/Retail Business in Industrial Zone

Mr. Chris Doctor presented a proposal for opening a commercial/retail business, which will customize vehicles, as well as selling parts. There is a possibility of some light fabrication work being done as well in the future. No structural changes to the building are being proposed at this time. Mr. Doctor stated that this is only an informal request at

this time. He simply wishes to present his ideas to the commission. He is still seeking financial assistance and specific work guarantees.

3. MDOT Memo concerning Access Management (see attached MDOT letter)
4. Court Cases 59401 and 93959 – Requiring street/driveway improvements
5. Proposed amendment to City Ordinance 152.111 ( C ) (2) & (3)

Discussion regarding proposed amendment 152.111 ( C ) (2) & (3).

Motion by Commissioner Vandewarker, second by Commissioner Abel that a recommendation be made to City Council to amend Ordinance 152.111 by removing # 2, #3 and #5 under (C ). Motion carried.

Discussion regarding various projects within the community.

Chairman Brown discussed a new law concerning governing bodies of under 5000 population may have the municipalities Planning Commission and DDA combined into one body. Information was provided to commission members regarding this new law.

Discussion regarding the operation and responsibilities of the DDA at this time. Commission consensus that the DDA procedures need to be reviewed. Discussion regarding the 2 mil tax has never been levied from the time that the DDA was established, this is a concern.

Commissioner Vandewarker states his concerns for the lack of promotion of Brown City and attempts to draw businesses into town.

Motion by Commissioner A. Potts, second by Commissioner Smith, to adjourn at 9:02 p.m.

Respectfully submitted,

Kelly Pavel  
City Clerk