

**BROWN CITY PLANNING COMMISSION
SEPTEMBER 4, 2008**

Meeting called to order at 7:07 p.m. by Chairman Ken Brown.

PRESENT: Chairman Ken Brown, Commissioners Jack Bell, Mike Frey, Art Potts, Joanne Potts, Ron Rhodes, and Todd Vandewarker (arrived 7:14 PM).
City Manager Clint Holmes.

ABSENT: Commissioners Laura Carpenter and Keith Redlin.

Under the new Michigan Zoning Enabling Act (Act 33 of 2008), an elected member of the City Council may serve on the Planning Commission but not as Chairperson.

Motion by Commissioner J. Potts, second by Commissioner Frey, to nominate Todd Vandewarker for Chairman. Motion passed unanimously.

Motion by Commissioner Bell, second by Commissioner A. Potts, to nominate Mike Frey for Vice-Chairman. Motion passed unanimously.

Commissioner Bell asked about the status of the landscape corrections by Exchange State Bank. City Manager explained that one tree would be moved and a second added on the north side of the property. The ditch and retention pond on the south side of the property adjacent to M-90 will be graded in the near future.

Motion by Commissioner J. Potts, second by Commissioner A. Potts, to accept the Regular Meeting Minutes of August 7, 2008 as presented. Motion carried.

PUBLIC QUESTIONS AND COMMENTS: None.

PERSONAL APPEARANCES: None.

UNFINISHED BUSINESS: None.

PETITIONS AND COMMUNICATIONS: None.

REPORTS AND RECOMMENDATIONS:

1. Proposed City Ordinance 152.120 – Mixed Use District. In response to tasking from the previous meeting, the City Manager explained a Mixed Use Zoning District and the requirements associated with establishing one. Also provided was a sample ordinance to establish and define the proposed district. The Commissioners discussed at length the proposed Ordinance 152.120 and made recommended changes. Addition of a Mixed Use Zone to Appendix K: Yard and Bulk Requirements was also acted upon. The consensus of the Planning Commission was to first pass a motion that the City establish a Mixed Use Zoning District, then discuss the proposed ordinance and then schedule a Public Hearing. The Planning Commission also tasked the City Manager to review Michigan PA 33 of 2008 to ensure the Ordinance and review/approval procedures is in accordance with the new law.

Motion by Commissioner Frey, second by Commissioner Rhodes, to establish a Mixed Use Zoning District for the City of Brown City. Motion passed unanimously.

Motion by Commissioner Frey, second by Commissioner Brown, to approve the proposed Ordinance 152.120, as amended, with Appendix K: Yard and Bulk Requirements as a part of that Ordinance, and recommend approval by the City Council. Motion passed unanimously.

Motion by Commissioner Brown, second by Commissioner Frey, to schedule a Public Hearing for October 2nd at 7:15 PM as a part of the next regularly scheduled meeting. Motion passed unanimously.

Chairman Vandewarker asked if there was any additional business for the Planning Commission with negative response.

Motion by Commissioner J. Potts, second by Commissioner A. Potts, to adjourn at 8:30 PM. Motion carried.

Respectfully submitted,

Clint Holmes
City Manager