

**BROWN CITY PLANNING COMMISSION MINUTES
OCTOBER 2, 2008**

Meeting called to order by Chairman Todd Vandewarker at about 7:00 PM.

PRESENT: Chairman Todd Vandewarker, Commissioners Art Potts, Joanne Potts, Mike Frey, Laura Carpenter, Keith Redlin, Jack Bell. City Manager Clint Holmes, City Clerk Kelly Pavel.

ABSENT: Commissioners Ken Brown and Ron Rhodes.

CORRECTION AND APPROVAL OF MINUTES:

Motion by Commissioner Redlin, second by Commissioner A. Potts, to accept the Regular Meeting Minutes of September 4, 2008 as presented. Motion carried.

PUBLIC QUESTIONS AND COMMENTS: None.

PERSONAL APPEARANCES: None.

UNFINISHED BUSINESS: None.

PUBLIC HEARING:

A Public Hearing scheduled for 7:15 PM to discuss an ordinance to amend the Brown City Code by adding a new section which shall be known as sections 152.020 and 152.120 of Title XV of said code – creating a mixed use (MU) zoning district on the west side of Maple Valley Road south of M-90.

Chairman Vandewarker opened Public Hearing at 7:15 PM.

Paul Muxlow expressed his support in creating the mixed use zoning district on Maple Valley Road to allow further development besides industrial to exist, especially since there are no huge demands for industrial sites at this time.

Mrs. Clapsaddle asked what types of buildings could exist in a mixed use zoning area, as well as if there would be any tax increases.

Public Hearing participants apparently supported the proposed Ordinance.

Chairman Vandewarker closed Public Hearing at 7:37 PM.

Commission discussion regarding if any limits need to be set in this proposed mixed use area, i.e., excluding a rendering plant or a similar facility.

Discussion regarding the limits that are set for development with current industrial zoning in this area, as well as the lack of demand for industrial sites.

Commission consensus that wording of said code be changed from 'non-residential' to 'commercial.'

Motion by Commissioner Carpenter, second by Commissioner Redlin, to accept recommend adoption of Ordinance 152.020 and 152.120 as amended. Motion carried.

PETITIONS AND COMMUNICATIONS: None.

REPORTS AND RECOMMENDATIONS:

Discussion of new Michigan Zoning Enabling Law – PA 12 of 2008. City Manager presented for review a sample of bylaws for Planning Commissions. Discussion also regarding Code of Conduct and Oath of Office. Commissioners to review and make recommendations.

City Manager also reported that residents in Maple Valley Estates may want to leave the City of Brown City and revert back to Maple Valley Township. More information will be shared as this potentially develops.

Motion by Commissioner Carpenter, second by Commissioner J. Potts, to adjourn at 8:01 PM. Motion carried.

Respectfully submitted,

Kelly Pavel
City Clerk