

**PROCEEDINGS OF THE  
BROWN CITY PLANNING COMMISSION  
Thursday – June 6, 2019**

**MEETING CALLED TO ORDER BY CHAIRMAN TODD VANDEWARKER AT 7:00 PM.**

**PRESENT:** Chairman Todd Vandewarker; Commissioners: John Bell, Jay Berry, Mike Frey, Robert Jacobson, Ross McIvor, Doug Mitten and Mayor Julie Miller; City Manager Clint Holmes and City Clerk Juanita Smith.

**ABSENT:** Commissioner Jeff Liebler.

**GUESTS:** AJ Yono, Peter Linck and John Krynak.

**CORRECTION & APPROVAL OF MINUTES:**

**Motion by Commissioner McIvor, second by Commissioner Berry, to accept the minutes of the Regular Planning Commission Meeting of May 2, 2019 as presented. Motion carried.**

**PERSONAL APPEARANCES:** None scheduled.

**PUBLIC HEARING:**

- 1. 7:05: 6974 James Street:** Request building permit to construct 20' x 24' garage. Permit request must also include a zoning variance since the proposed garage does not meet City zoning set-back requirements (see Appendix K)

**A Public Hearing was opened at 7:05 p.m by Chairman Todd Vandewarker. The purpose of this Public Hearing was a building permit to construct a 20' x 24' garage. The permit request needed a zoning variance since the proposed garage does not meet the City zoning set-back requirements. The Public Hearing was closed at 7:08 p.m.**

**Motion by Commissioner John Bell, second by Commissioner Ross McIvor, to recommend the City Council approve this zoning variance. Motion carried.**

**Additional Motion by Commissioner John Bell, second by Commissioner Ross McIvor, to recommend the City Council approve the requested building permit. Motion carried.**

The next step in the process for the request for a building permit to construct a 20' x 24' garage at 6974 James Street is for the City Council to act on the zoning variance and building permit. The City Council will meet on Monday, June 10, 2019. If they approve this variance and permit, the owner of 6974 James Street may pick up his City permits on Tuesday, June 11, 2019 and then proceed to obtain the necessary permits from Sanilac County.

- 2. 7:15: 4152 Main Street – SUNOCO Station:** Request building permit to remove existing illuminated sign and replace with one larger and with more panels. Permit request must also include a zoning variance since the proposed sign does not meet zoning size limits (40 sq ft maximum (ordinance 152.173).

**A Public Hearing was opened at 7:15 p.m. by Chairman Todd Vandewarker. The purpose of this Public Hearing was to request a building permit to remove an existing illuminated sign and replace it with one larger and with more panels. The permit request included a zoning variance since the proposed sign does not meet zoning size limits (which is 40 sq. ft. maximum. (Ordinance 152.173) There was much discussion on this request by the Sunoco owner. Discussion included the fact that the concrete for the proposed sign has a significant crack which the Planning Commission feels needs to be replaced before installing a new, larger sign. The Public Hearing was closed at 7:22 p.m.**

**Motion was made by Commissioner Jay Berry and second by Commissioner Ross McIvor, to recommend the City Council approve the requested variance and also to approve the requested**

**building permit to remove the existing illuminated sign and replace it with one larger and with more panels. The sign must be at least 45' 8' from the center of Main Street in order to meet MDOT setback requirements, and have new concrete installed for the base of the sign. The variance is to paragraph (B) (g) 2. a. of Ordinance 152.173. Motion carried.**

The City Council must act upon the request for a variance and building permit for the SUNOCO Station for the new, larger sign at 4152 Main Street. If they approve this variance and building permit, the owner of the SUNOCO Station may pick up his City permits on Tuesday, June 11, 2019 and then proceed to obtain the necessary permits from the Court House in Sandusky, Sanilac County.

**PUBLIC QUESTIONS & COMMENTS:** None.

**UNFINISHED BUSINESS:** None scheduled.

**PETITIONS & COMMUNICATIONS:**

1. **4156 Maple Street:** Request building permit to construct a 7'6" x 37' porch on the front of the house. A strict reading of Appendix K requires it be 30' from the front property line. However, Ordinance 152.156 paragraph (C) (h) may indicate the porch should not be included in the setback if less than 8'. The Planning Commission needs to determine if a variance (and the associated Public Hearing) is required.

**The Planning Commission determined that no variance would be needed as the porch lines up with other porches along the same street.**

**Motion by Commissioner Mike Frey, second by Commissioner Ross McIvor, to recommend the City Council approve the request for a building permit to construct an unenclosed 7'6" x 37' porch on the front of the house at 4156 Maple Street. Motion carried.**

The owner of the home at 4156 Maple Street may pick up his building permit on Tuesday, June 11, 2019 after 10:00 a.m. if the City Councilmembers approve his building permit. He must then go to Sandusky to the Court House to pull the required building permit from the County.

**GENERAL CONCERNS OF THE COMMISSION:**

Our City Manager had one concern to share with the Planning Commission. He stated that he had received a phone call from a company wanting to construct a new building in Brown City. The issue being that the next scheduled Planning Commission meeting would be on July 4<sup>th</sup>. City Manager Clint Holmes wanted to know what the consensus was of the Planning Commission as to having the meeting as scheduled if needed on July 4<sup>th</sup> or changing the date so as to not meet on the holiday of July 4<sup>th</sup>. The Commissioners decided that they would prefer keeping that July 4<sup>th</sup> date as scheduled.

**ADJOURNMENT:**

**Motion by Commissioner John Bell, second by Commissioner Robert Jacobson, to adjourn at 7:40 p.m. Motion carried.**

**Respectfully submitted,**

**Juanita Smith  
City Clerk**