

BROWN CITY PLANNING COMMISSION MINUTES
THURSDAY, JANUARY 4, 2007

Chairman Brown introduced new member Don Smith and he was welcomed to the Planning Commission.

Meeting called to order by Chairman Brown at 7:00 P.M.

PRESENT: Chairman Ken Brown, Commission Members Gary Abel, Jack Bell, Patricia Jacobson, Arthur Potts, JoAnn Potts, and Don Smith; City Manager Clint Holmes, Deputy City Clerk David R. Van Cura.

ABSENT: Commission Members Mike Frey and Todd Vandewarker, City Clerk Kelly J. Pavel.

GUESTS: Mayor Laura Carpenter, Council Member and Sewer and Water Committee Chairman Mike Lents, Nicole Sanchez, and Michele Ford.

Motion by Commissioner Abel, second by Commissioner A. Potts, to accept the Regular Meeting minutes from November 2, 2006 as presented. Motion Carried.

PUBLIC QUESTIONS AND COMMENTS: None.

PERSONAL APPEARANCES:

1. European Deli – 4254 Main Street (Michele Ford and Nicole Sanchez):

Nicole Sanchez and Michele Ford are considering the purchase the building to open a Mexican and/or Italian restaurant. They would like to convert the upstairs into 2 or 3 apartments and add an outside entrance for the upstairs. There is also a concern about parking space requirements. They would like to know the Planning Commissions Members would vote to deny or approve a variance to Ordinance Section 8102.3 limits the use of upstairs apartments to owners or managers; and a variance Section 4140.3 concerning minimum parking space requirements.

Detailed discussion of the request to include the fact that a non-conforming use permit is only valid for a current owner while a variance goes with the property. Consensus was a variance would be required to meet the apartment renting and parking space requirements.

Motion by Commissioner Bell, second by Commissioner J Potts, to schedule a public hearing addressing the request for variances for 4254 Main Street on Thursday, February 1, 2007 at 7:10 P.M. and to provide notification to the surrounding owners and occupants within 300 square feet of said address. ROLL CALL VOTE: Jacobson – yes, J. Potts – yes, A. Potts – yes, Brown – yes, Bell – yes, Abel – yes, Smith – yes. Yes – 7, No – 0, Absent – 2. Motion Carried.

OLD BUSINESS: None.

PUBLIC HEARING: None Scheduled.

PETITIONS & COMMUNICATIONS:

1. Well #3 Water Treatment Plant – 4070 Third Street.

City Manager Holmes updated the Planning Commission on the 2nd. arsenic treatment plant project and answered related questions. Each member of the Planning Commission received a copy of the construction plans.

Motion by Commissioner Abel, second by Commissioner Jacobson to accept the site plan for the Well #3 Water Treatment Plant. Motion Carried.

2. Exchange State Bank – 4462 Main Street: There has been no further information submitted.

Council Member Mike Lents reported that the new Catholic Church project has been approved by the Archdiocese and construction should start this spring.

City Manager Holmes reported that the sale of the Brown City Pharmacy building has been postponed until next week. The liquor license has been transferred.

REPORTS & RECOMMENDATIONS:

Chairman Brown reported on various planning commission related workshops that are available.

Commissioner Abel questioned the requirements for the marking of parking spaces. The City Ordinance does not require the marking of parking spaces.

Commissioner Abel questioned the construction of the storage addition to the north end of Bud's Corner Restaurant.

Motion by Commissioner Bell, second by Commissioner J. Potts, to adjourn at 8:25 P.M. Motion Carried.

Respectfully submitted,

David R. Van Cura
Deputy Clerk