

Bronson Planning Commission
Minutes
January 16, 2018

Members present: Megan McConn; Betty Rissman; Bill Earl

Members absent: Matt Watkins; Chad Davis

Staff Present: City Manager Brandon Mersman; City Attorney Charles Lillis

City Manager Brandon Mersman called the meeting to order at 6pm and opened the floor for nominations for the position of Chair.

B. Earl nominated B. Rissman as Chair; seconded by M. McConn. Nominations were closed. Motion was carried with B. Rissman elected chair.

Chair Rissman opened the floor for nominations for the position of Vice-Chair. B. Rissman nominated B. Earl as Vice-Chair; seconded by M. McConn. Nominations were closed. Motion was carried with M. McConn elected Vice-Chair.

Chair Rissman opened the floor for nominations for the position of Secretary. B. Rissman nominated M. McConn as Secretary; seconded by B. Earl. Nominations were closed. Motion was carried with M. McConn elected Secretary.

Motion by B. Earl seconded by M. McConn to approve the minutes of the June 20, 2017 meeting. Motion carried.

New Business:

Request for Special Land Use- 300 Mill Street (M&M Core)

Manager Mersman gave an introduction to M&M Core's request for a Special Land Use Permit at 300 Mill Street. The applicant would like a Special Land Use Permit for salvage yard activities and outside storage as an ancillary use to their operations in the building.

Public Hearing Opened:

Applicants Mike and Mark Roberts were present on behalf of M&M Core to discuss their plans for a fenced in area for outside storage and salvage yard activities. They are planning to construct the required 8 foot high fence around the building and northern half of the property. The applicant's stated that they want to comply with local ordinances and do not want to be a nuisance to the neighborhood. The applicant stated that they have ordered state of the art equipment to be able to process vehicles and capture all fluids. They currently employ 14 employees and could go to 19 or 20 with a second shift.

Julie Geiger, 416 Mill Street stated the applicant is already running a salvage yard outside and applicant is not in compliance; she stated the EPA and the community has done a lot of work following contamination in the area and that she wants to keep Bronson clean; she stated she does not want a salvage yard; the salvage yard outside of the City is an eye sore; applicant's site

on Industrial Ave. is a mess and should be cleaned up if there is contamination; salvage yard may decrease neighboring property values.

Hubert Geiger, 416 Mill Street stated the applicant's neighbors at their site on Industrial experience very loud noises while wheels are placed in bins; neighbors on Mill Street will experience noise pollution; he stated one of their neighbor has junk stored outside that should not be there.

Rick Caudill, 149 Matteson Lake Road stated the Township he is in will not let him strip cars at his salvage yard in the Township; stated he was not allowed to strip cars in town; stated that if the City allows this site it may open the doors for other sites.

Public Hearing was closed.

The Planning Commission discussed various issues at length including; cars stored outside; how many cars the applicant can process in a day, if storage will be above the fence line, cleanup process at Industrial Ave. site and what needs to be done to ensure the new site doesn't end up looking like the Industrial Ave. property.

Discussion from the Planning Commission moved towards tabling the decision on this item until a later date so that they can get more information from the applicant. Motion to table was made by B. Rissman. Discussion continued without a second. Further discussion included how fast the applicant can process and remove existing cars on the property and what the zoning ordinance definition is for salvage yards. Discussion also included how many cars the applicant would have outside at any given time, processing methods, and fence style. City Attorney Charles Lillis discussed the requirements of the application and the requirement to work through the Basis for Decision form which was included in the packet. Planning Commission asked how long it would take to process the cars that are out there right now on the property without the equipment they are waiting for on backorder. The applicant stated they would like to keep the neighbors happy and can start processing the cars to have them removed within about five days.

Motion by B. Rissman to table this item for a future meeting, seconded by M. McConn. Discussion included what further information the commission would like prior to making a decision. Manager Mersman and the Planning Commission set a Special Meeting date for January 29, 2018 at 6:00 PM. Motion carried.

Capital Improvement Plan Approval:

Manager Mersman discussed the need to adopt a Capital Improvement Plan for all City assets in order to be eligible for infrastructure grants from the MEDC. Manager Mersman explained City staff has been working with the City Engineer Prein & Newhof on this plan and that specific projects were identified along with project cost estimates. Manager Mersman mentioned the City's Engineer will be assisting the City with preparing an ICE grant application in the amount of \$2,000,000 for infrastructure improvements during the 2018 MEDC grant cycle. Manager

Mersman explained the need for the Planning Commission to approve the plan prior to adoption by the City Council.

Motion by B. Earl to adopt the proposed Capital Improvement Plan; seconded by M. McConn. Motion carried.

Acceptance of 2017 Annual Report

Manager Mersman discussed the need to prepare an Annual Report each year as required by the Planning Enabling Act of 2008. The report summarizes the activities performed by the Planning Commission during the year. Motion by M. McConn to accept the 2017 Planning Commission Report, seconded by B. Rissman. Motion carried.

Motion by B. Earl to adjourn the meeting; seconded by M. McConn. Motion carried and the meeting was adjourned at 6:35 PM.