

Bronson Planning Commission  
Minutes  
January 29, 2018

Members present: Megan McConn; Betty Rissman; Bill Earl; Matt Watkins;

Members absent: Chad Davis

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

Chair B. Rissman called the meeting to order at 6 pm. Manager Mersman called the roll.

Motion by B. Earl seconded by M. Watkins to approve the minutes of the January 16, 2018 meeting. Motion carried.

Old Business:

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

Chair Rissman opened the public hearing Opened at 6:02 PM:

Julie Geiger, 416 Mill Street stated that there were no vehicles removed since the last meeting and more have been added. Roll off containers should be covered. Yard keeping on Industrial will be the same as Mill Street and should be cleaned up. Requested the board say no to this project.

Hurbert Geiger, 416 Mill Street, stated the sites on Mill Street and Industrial Ave. site should be cleaned up.

The Planning Commission discussed various issues at length including; number of cars that will be stored outside; how many cars could be processed in one day on each shift; area that will be fenced; how the site became a Special Land Use salvage yard project vs. a fence application; plans for the site at 190 Industrial Ave.; possible leakage or contamination from cars on the property; and paving the site.

The Planning Commission discussed the Basis For Decision form which is required to serve as the basis for decision on the application as stated in the ordinance. Following discussion, the Planning Commission determined the following conditions should be met for this site:

1. Stacking of vehicles in the storage area is expressly forbidden.
2. Dismantling of vehicles must be performed within the building.
3. A pest/rodent inspection shall be performed at least quarterly, with a copy sent to the City offices.
4. Storage areas must be paved with asphalt or concrete.
5. Everything must be contained within the fenced in area. Nothing should be visible or staked above the fence line.
6. Comply with all of the recommendations of the Fire Department:

- a. Comply with Firefighter right to know laws (SARA, Title III, Hazwoper). You must submit documentation to the Fire Department as to which hazardous materials you are storing on the property.
  - b. Maintain fire suppression system. System should be regularly tested by professionals and the system must stay pressurized. Building should always be heated to prevent pipes from freezing.
  - c. Fire Department must have a key to the gate in the event of an emergency. This can be done with a Knox Box or by giving a key to the Fire Department.
  - d. Combustible storage tanks should all be outside of the building in approved UL containers.
  - e. All building exits should be clear and unobstructed.
7. No excavating equipment should be stored in the fenced in area.
  8. Loading and unloading of materials on the property outside of the building into outside storage bins should only be performed during the hours of 8:00 AM and 5:00 PM.
  9. The only items that are allowed to be stored outside are vehicles, containers (roll off containers for loading and unloading by trucks), and pieces of equipment (i.e. trucks and trailers).
  10. Daily cleanup procedures must be performed to keep the site appearance clean and organized as to not be a detriment to the neighborhood.
  11. Fence must be painted and well maintained.
  12. As much as possible, truck traffic should be directed to utilize Matteson Street and Mill Street as opposed to Albers Road.
  13. The storage of vehicles inside the fenced in area should be limited to the number set by State law at 75 vehicles.

City Attorney Lillis advised that if any of the conditions put in place by the Planning Commission are violated the permit is automatically revoked.

The Planning Commission read aloud an anonymous letter sent to the City/Planning Commission requesting the application not be approved.

Discussion by the Planning Commission included that if this project is approved the conditions of the permit must be met and the site cannot end up looking like the current site at 190 Industrial Ave.

Motion by B. Earl to approve the Special Land Use Permit for M&M Core at 300 Mill Street, with conditions; seconded by M. Watkins. Motion carried.

Motion by B. Earl to adjourn the meeting; seconded by M. McConn. Motion carried and the meeting was adjourned at 7:27 PM.