

Bronson Planning Commission
Special Meeting Minutes
May 21, 2018

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

Members absent: None

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

Chair B. Rissman called the meeting to order at 7 pm.

Discussion on January 29, 2018 Special Meeting Minutes included excavator language from M&M Core's Special Land Use Permit and issues of non-compliance with the Special Use Permit. Motion by M. Watkins seconded by B. Earl to approve the minutes of the January 29, 2018 meeting. Motion carried.

New Business:

Solar Facilities Ordinance #205

City Manager Mersman presented the proposed Solar Facilities Ordinance #205 to the commission and discussed the need for the proposed ordinance. Mersman explained the ordinance will provide regulations for the installation of solar panels in the City and allows for their use. Mersman explained that the City Council is in the process of executing a lease for two parcels on Industrial Ave for a 2 megawatt solar project. Discussion included what the electricity generated at the proposed Industrial Ave project would be used for; decreased price of solar panels and the increased usage for residential and commercial projects; and the need for regulations regarding solar panels as their usage becomes more common.

Public Hearing

B. Earl made a motion to open the scheduled public hearing, seconded by M. Watkins. Motion passed. The public hearing was opened at 7:11 PM. No comments were received. Public hearing was closed at 7:13 PM.

Motion by B. Earl to approve solar ordinance #205, seconded by M. McConn. Motion passed.

Rental Units Ordinance- Discussion

City Manager Mersman outlined the need for a rental ordinance in the City and that the City Council is in favor of moving towards a rental ordinance and inspection program. Mersman discussed the unsafe conditions recently found at multiple rental locations in the City. Mersman discussed the availability of a third party building inspection company in the area which could perform the rental inspections on behalf of the City, as the City does not have the staff to administer a program on its own. The program would be self-sustaining through fees. Discussion from the commission included; the City not currently having a rental inspection program; some landlords putting their tenants at risk when housing codes are not met; landlord experiences in neighboring communities with rental inspection programs; adopting the

International Property Maintenance Code as the code for a rental inspection program; and providing landlords and the community ample time and notice of any public hearings on this matter. City Attorney Lillis also discussed that programs like this are becoming more and more common. Manager Mersman said he would prepare ordinance language for the commission to consider at a Special Meeting on June 18, 2018 at 6:00 PM at City Hall. Discussion also included the possible need to have an auxiliary location in place if the crowd size cannot be accommodated at City Hall. A public hearing will be published and advertised for that meeting.

Motion by B. Earl to adjourn the meeting; seconded by C. Davis. Motion carried and the meeting was adjourned at 7:29 PM.