

Bronson Planning Commission
Minutes- Zoom Virtual Meeting
May 19, 2020

Members present: Megan McConn; Betty Rissman; Ferrell Mayes; Linda Lyshol
Members absent: B. Earl

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

F. Mayes nominated B. Rissman as Chair; seconded by L. Lyshol. Nominations were closed. Motion was carried with B. Rissman elected chair.

Chair Rissman opened the floor for nominations for the position of Vice-Chair.

M. McConn was nominated to serve; seconded by F. Mayes. Nominations were closed. M. McConn elected Vice-Chair.

Chair Rissman opened the floor for nominations for the position of Secretary. B. Rissman nominated L. Lyshol, seconded by M. McConn. Motion carried.

Public Comment: None

Motion by L. Lyshol second by M. McConn to approve the minutes of the May 21, 2019 meeting. Motion carried.

New Business:

Consideration of Extension of Zoning Permit for 313 N. Matteson Street (200-002-000-137-00)

City Manager Mersman explained that the zoning permit expired for the home under construction at 313 N. Matteson Street. The owner has submitted a letter to the Planning Commission asking for the Commission to grant an extension due to limited funds to complete the project. Any extensions must be approved by the Planning Commission. The Commission discussed how long the extension should be and progressive updates.

Motion by L. Lyshol to grant a one (1) year extension for the new home construction at 313 N. Matteson Street, with the owner providing progress updates to the City Manager by August 1, 2020 and November 1, 2020, seconded by B. Rissman. Motion carried.

Approve Site Plan for Skaggs Assisted Living- 559 Rudd Street

City Manager Mersman stated that on April 30th the City of Bronson received a proposed site plan for 559 Rudd Street for the Skaggs Assisted Living facility. Ray and Julie Skaggs are planning a 20-bed assisted living facility located at the corner of Rudd and Ruggles Street. The proposed facility is 10,900 square feet with a partial basement for utilities.

City Manager Mersman said the plans meet the zoning ordinances for setbacks, building height, parking, as well as the land usage for a R-1 zoning. Nursing homes are a permitted use in an R-1 zoning. The ordinance states for a nursing home there must be at least one (1) parking space for every three (3) beds (7 spaces required total). There are 18 parking spaces including 2 barrier free handicap spaces for this project which exceeds the 7 spaces required in the ordinance.

City Manager Mersman explained that the City's engineer said the onsite storm water retention system will be adequate to handle 100-year rain fall events. The engineer recommended making the water line 10" and making it City watermain with the goal of creating a loop to Grant or Rudd Street for better pressure and firefighting. Chief Wilber of the Bronson Fire Department also reviewed the plans and suggested a Knox Box, Fire Department connection on the building for the sprinkler system, firewalls in the attic, and also suggested a 10" public water line. All of the suggested changes were made and the blueprints do call for attic firewalls.

Mersman stated that the site plan meetings met the conditions of the ordinance and recommended the site plan be approved.

F. Mayes discussed the entrance to the site in relation to the school next door. It was suggested that Manager Mersman discuss replacing the yield sign at the corner of Rudd and Ruggles with a stop sign on the south side of the street to make the corner safer for school children.

Motion by F. Mayes to open the public hearing, seconded by M. McConn. Motion carried.

The public hearing was opened. The public hearing was noticed in the Coldwater Daily Reporter on May 16th. There was no public comment.

Motion by Chair Rissman to close the public hearing, seconded by L. Lyshol.

Motion by L. Lyshol to approve the site plan for Skaggs Assisted Living at 559 Rudd Street, seconded by F. Mayes. Motion carried.

Annual Report

Manager Mersman discussed the need to prepare and adopt an Annual Report each year. The report summarizes the activities performed by the Planning Commission during 2019. Motion by F. Mayes to accept the 2019 Planning Commission Report, seconded by Chair Rissman. Motion carried.

Motion by L. Lyshol, second by F. Mayes to adjourn the meeting. Motion carried and the meeting was adjourned at 6:42 PM.