



Bronson Planning Commission
Meeting Minutes
May 21, 2019

Members present: Megan McConn; Betty Rissman; Bill Earl;
Members absent: Ferrell Mayes; Linda Lyshol
Staff Present: City Manager Brandon Mersman

City Manager Mersman called the meeting to order at 7 pm

Public Comment: None

City Manager Mersman opened the floor for nominations of Chair. Motion by B. Earl to nominate B. Rissman, second by M. McConn. Motion passed.

Chair Rissman opened the table for nominations for Vice Chair. Motion by Chair Rissman to nominate M. McConn, second by B. Earl. Motion passed.

Chair Rissman opened the floor for nominations for the position of Secretary. Chair Rissman nominated B. Earl, second by Vice Chair McConn. Motion passed.

Motion to approve the minutes from the June 18, 2018 Special Meeting by B. Earl, second by Vice Chair McConn. Motion passed.

New Business:

A. Introduction of New Members- City Manager Mersman informed the Commission that there are two new members to the Planning Commission; Ferrell Mayes (term to expire 2020) and Linda Lyshol (term to expire 2021).

B. Approve Site Plan for Church of Christ at Bronson- 718 E. Chicago Street

City Manager Mersman explained On April 23, 2019 the City of Bronson received a site plan for the Church of Christ at Bronson located at 718 E. Chicago Street for a 7,500 square foot addition for a gathering space and for eight (8) classrooms for 2-year old's through 4th grade. The plans meet the zoning ordinances for setbacks, building height, parking, as well as the land usage for a B-3 commercial property.

The City's Engineer (Prein & Newhof) reviewed the applicant's stormwater calculations and plans for the retention of stormwater onsite. The engineer determined the stormwater system and retention basin should be adequate for detaining stormwater onsite from the building and parking lot. The Fire Chief also reviewed the plans and offered recommendations for fire safety. The Chief recommended the building be sprinkled and that there be an exit door at the North end of the Gathering Space. Since there is no adopted Fire Code these are only recommendations and not a requirement.



Manager Mersman stated that this site meets the conditions of the ordinance and recommended approval. Manager Mersman provided Section 152.10 of the zoning ordinance which provides the criteria guide for the Planning Commission's review.

The applicant was present (Bronson Church of Christ and Debra Hughes from Marbach) and discussed their project. The applicant stated that there would be little impact with street traffic and storm water drainage would be improved and collected properly. The parking lot would be expanding in the next phase of the project in the future. The applicant stated that the classrooms would only be used for Sunday School and there is existing outside lighting onsite.

The Planning Commission discussed several items including; need for addition handicap parking, if the pond would be deep enough to handle storm water for future parking expansions, and if the school would be chartered or if this was just for a Sunday School.

Chair Rissman opened the public hearing: No public comments were made. Chair Rissman opened it back up to regular session. B. Earl made a motion to approve the site plan with the addition of one additional handicap space, seconded by Vice Chair McConn. Motion passed.

C. Acceptance of 2018 Planning Commission Annual Report- Manager Mersman presented the 2018 Planning Commission Annual Report to the Commission. Motion by B. Earl to accept the report, seconded by Vice Chair McConn. Motion passed.

D. Recreational Marijuana Opt-Out Ordinance- Item removed from agenda.

E. Amend Zoning Ordinance- Apartments Above Stores- Manager Mersman stated that Section 154.25 (C) (2) of the Zoning Ordinance requires that apartments above stores in the Central Business District (B-2) must have a special land use permit and recommended the ordinance be amended to make it a permitted use. Mersman stated the change would allow apartments above stores as long as they meet local (rental inspections), State, and Federal building codes and also clarifies that 1st floor apartments are prohibited. Motion by B. Earl to recommend approval of the ordinance to the City Council, seconded by Vice Chair McConn. Motion passed.

Motion to adjourn by B. Earl, seconded by Vice Chair McConn. Motion passed; meeting adjourned at 7:25 PM.

Respectfully Submitted,
Brandon M. Mersman
City Manager