



VILLAGE OF BROOKLYN PLANNING COMMISSION
MINUTES
March 22, 2017

1. Meeting was called to order by Chairperson Goings at 6:12 p.m.
 - a. Members present: Stockton, Jenson, Goings, Mickels, Buter, Akabauer
 - b. Members absent: Beever, Lutz, Powell
 - c. Others present: Jae Guetschow, Village Manager
2. Motion by Stockton, second by Jenson to approve the Agenda, as revised.
Unanimously approved by voice vote.
3. Motion by Jenson, second by Stockton to approve the minutes of February 22, 2017. Unanimously approved by voice vote.
4. Public Comment and Communications: None.
5. Public Hearing – None
6. Action Items: See in bold below.
7. Miscellaneous Business
 - a. Ordinance 2017.03.01 – Amendment to Chapter 62 (Zoning Ordinance). Discussion occurred pertaining to revising Chapter 62 to overlay zoning district C-3 with C-2 and C-1 and zoning district C-2 with C-1, which would allow greater flexibility for businesses locating in the Village. This would resolve inconsistencies in the C-3 district on S. Winter St., including the proposed Brzezinski Chiropractic office at 225 S. Main St. (**Action Item**) Motion by Stockton, second by Goings to approve recommending the amendment to Chapter 62 to the Village Council. Unanimously approved by voice vote.
 - b. Manager Guetschow provided an outline for use in the Site Plan Review/Zoning Review process.
 - 225 S. Main St. – Brzezinski Chiropractic: Though a Site Plan Review is required for the change of use of the building, discussion and action will be postponed until plans are received.
 - 151 Constitution Ave. – Brooklyn Living Center addition: Since the proposed addition is greater than 1000 square feet, a Site Plan Review is required. Following review of the Final Site Plan Review guidelines, (**Action Item**) on a motion by Stockton, seconded by



Goings, the Final Site Plan Review was approved unanimously with contingencies (12 additional parking spaces, payment of the \$100 fee for the Site Plan Review, concurrence with the Village Engineer as to utility connections and storm water management, and concurrence with the Columbia Township Fire Chief as to emergency access, egress and fire suppression systems).

- c. Capital Improvement Plan development process (No discussion occurred on this item.)
- d. Manager Guetschow recommended that the Planning Commission consider revision of the 1994 Comprehensive Plan rather than 2013 Comprehensive Plan during future Master Plan development since the former document is of better quality.

8. Business for April 26, 2017

- a. Site Plan Review/Zoning Review
 - 225 S. Main St. – Brzezinski Chiropractic: change of use
- b. Yard parking issues/possible ordinance revision
- c. Continue Capital Improvement Plan development
- d. Continue Code of Ordinances revisions

9. Motion by Stockton, second by Jenson to adjourn the meeting. Unanimously approved by consensus at 7:04 p.m.

Respectfully submitted,

Jae Guetschow, Village Manager

Next Meeting: May 24, 2017; 6:00 p.m.