



**VILLAGE OF BROOKLYN PLANNING COMMISSION**  
**Minutes**  
**August 26, 2015**

1. Meeting was called to order by Manager Guetschow at 6:01 p.m.
  - a. Members present: Arkabauer, Buter, Jenson, Lutz, Goings, Douglas
  - b. Members absent: None
2. Motion by Jenson, second by Arkabauer to approve the minutes from July 22, 2015. Unanimously approved by voice vote.
3. Public Comment and Communications: None
4. Public Hearing
  - a. 6:05 p.m. Public Hearing regarding 124 Julian Street – Conditional Use Permit was convened. The associate pastor of Solid Rock Church described the proposed project. The previous request was delayed by another project. Anticipates this will be a two week project.  
  
A resident to the north of the property does not support the project. The property has not been kept up by the church. Believes there should be more homes rather than a church.  
  
The Public Hearing was closed at 6:12 p.m.
  - b. 6:12 p.m. Public Hearing regarding 221 Mill Street – Rezoning I-1 to C-2 was convened. Dan Ross described the project and the businesses that he anticipates would be operating from the Old Irish Mill. He has commitments from some 30 vendors. He has approximately \$600,000 invested in the project already; has been in contact with the Department of Environmental Quality regarding the mill pond and river; has contact the State Historic Preservation Office regarding a possible 20% tax credit for preserving the former Ford plant. An up to date cost will be determined by November 2015.  
  
Public Hearing was closed at 6:19 p.m.
  - c. 6:19 p.m. Public Hearing regarding 221 Mill Street – Preliminary Site Plan Review was convened.

A neighbor observed that Mr. Ross has not shown an interest in taking care of the property with regard to broken windows and growth of weeds on the property. She is concerned about noise, traffic and the hours of business and the impact on the neighborhood.

Another neighbor on the mill pond expressed concern about trespassing and “drunks” on the pond. Believes the building looks bad with broken windows and weeds. Thinks keeping some lights on at night would prevent kids from breaking windows.

Another neighbor expressed concern about traffic and the Y intersection with Mill St. and Waterman Rd. Asked about a noise buffer. Likes to walk downtown, but is concerned that traffic may make that hazardous. Inquired about hours of operation the Village would allow.

Julian St. resident expressed that his mother lives near the mill and that he has assured her that Mr. Ross’ other business in Napoleon is orderly and he has encouraged his mother to have faith in Mr. Ross’ plans.

Commissioner Jenson indicated that Mr. Ross had held an open house some months ago and invited residents to see his plans. He reports the open house was well attended.

## 5. Action Items

- a. 124 Julian Street – Conditional Use Permit: Motion by Jenson, second by Buter to recommend approval of the Conditional Use Permit for Solid Rock Church at 124 Julian Street. Unanimously approved by voice vote.
- b. 221 Mill Street – Rezoning I-1 to C-2: Motion by Buter, second by Douglas, to recommend approval of rezoning of 221 Mill Street from Light Industrial (I-1) to General Commercial (C-2). Unanimously approved by voice vote.
- c. 221 Mill Street – Preliminary Site Plan Review: Motion by Lutz, second by Douglas, to approve the Conditional Land Use for 221 Mill Street as General Commercial contingent upon Village Council’s approval of rezoning the property from I-1 to C-2. Unanimously approved by voice vote.

## 6. Miscellaneous Business

- a. Chairperson selection: Motion by Douglas, second by Lutz, to appoint Goings as Planning Commission Chairperson effective at the next meeting. Unanimously approved by voice vote.

- b. Mural Regulation Ordinance was distributed as approved by Village Council.
  - c. Keeping of Backyard Chickens Policy was distributed as approved by Village Council.
7. Business for September 23, 2015
- a. Possible Site Plan Review for 221 Mill St.
8. Motion by Lutz, second by Douglas to adjourn the meeting. Unanimously approved by voice vote. Meeting was adjourned at 7:30 p.m.

**Next Meeting:** September 23, 2015

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