

Brown City Proceedings
Planning Commission
August 7, 2025

Meeting Called to order by Todd Vandewarker at 7:01 P.M.

Present:

Chairman Todd Vandewarker, City Clerk Sara Muxlow, Chris Page, Bob Jacobson, Bill Muxlow, Mike Frey, Craig Archer.

Absent:

Jay Berry, Jeff Liebler, Marley McPherson

Guests:

City Manager Charles Bennett, Mayor Julie Miller, Pat Jacobson

Correction and Approval of Minutes:

Motion by Bob Jacobson, Second by Mike Frey to approve Planning Commission Minutes as written for April 3, 2025

MOTION CARRIED

New Business:

Gathering Feedback from Planning Commission Members on the Master Plan Draft that members were asked to look over. The Master Plan is in its early stages.

The Master Plan Survey is available to everyone to take. Hard copies are available at City Hall or can be taken on the City's Website and are anonymous. Trying to get as much data as possible.

The Master Plan data comes from old documents, census information, and what area residents want to see happen.

Chairman Vandewarker would like to see the results of the last survey that was given to the residents.

A question was asked about what types of housing are needed that we don't already have in Brown City. City Manager Bennett replied that we don't have condos or townhouses that are more reasonable budget wise for families starting out, or someone not wanting the yard upkeep.

Comments were made that younger generations are looking for turnkey properties. We have very few properties available to purchase with a lower population due to the size of families being smaller.

There are multiple possible property locations within the City limits that have owners willing to sell to develop into housing.

A Wrap Grant can be obtained to pay for the installation of the infrastructure on the properties so developers can begin to build. There won't be a cost to citizens, just the developer.

The future land use map will show what the commission would like to see in the vacant land within city limits.

Concerns were expressed over zoning within the city. Decisions need to be made on what types and sizes of homes would be beneficial to Brown City.

Public transportation in Brown City can be an issue. Brown City is on the border of Sanilac County, St. Clair County, and Lapeer County. Getting more crossover transportation will be useful.

The last Survey was 7 years ago and citizens wanted angle parking downtown and more biking lane options. Chairman Vandewarker would like to see the previous survey to see what questions were on it compared to this new survey.

The Surveys will need to be turned in within the next 3 weeks to check the results. Comments on what the City can do to attract young people and keep them wanting to live here. We need more jobs and factories to bring more foot traffic into the City and then there will be a reason to have a fast food chain come into Brown City.

There are plenty of internet options in Brown City that can attract individuals that work remotely.

New businesses that are near the City can be annexed into the City Services.

Concerns are over townships not wanting to give up the tax revenue.

Our wells and lagoon are capable of handling approximately 700 more residents.

Chairman Vandewarker would like to see a map that shows where the available properties are. Getting more foot traffic in Brown City will make it possible to bring in fast food like residents would like to see.

All of the downtown businesses provide a service and not selling a product, questions what can be done to bring more businesses to downtown.

Land values are cheaper in Brown City than cities closer to Detroit, making it more appealing to businesses that would like to be an hour from Detroit, closer to M53, and reasonable property values.

Comments were made about the skilled students coming out of the Career Center and how we can get them local jobs and attract students to our area. We need to get the information out to the businesses, factories, and schools to let them know these programs exist. It's possible to talk to M-Works to talk to businesses about the student work program.

There's some possible land on Lincoln Street. The trailer park will stay the same size it is unless they purchase more land.

They are still waiting for the State to approve the Brownfield Plan.

The City doesn't want to put any more burden on the taxpayers for land development.

Public Comment:
None

Adjournment:
Motion by Mike Frey, Second by Chris Page to Adjourn the August 7, 2025 Planning
Commission Meeting at 7:57 P.M.
MOTION CARRIED

Respectfully Submitted,

Sara Muxlow
City Clerk