

Brown City Proceedings
Planning Commission
March 5, 2026

Held at City Hall, 4205 Main Street, Brown City

Meeting Called to order by Todd Vandewarker at 7:00 P.M.

Present:

Chairman Todd Vandewarker, City Clerk Sara Muxlow, Bob Jacobson, Mike Frey,
Jay Berry.

Absent:

Marley McPherson, Chris Page, Jeff Liebler, Craig Archer

Guests:

City Manager Kyle Harris, Mark Vaerten

Additions, Corrections, and Deletions to Agenda: None

Correction and Approval of Minutes:

Motion by Jay Berry, Second by Bob Jacobson to approve Planning Commission

Minutes as written for February 10, 2026

MOTION CARRIED

Public Questions and Comments: None

Old Business: Discuss Master Plan Review: Letters have been sent to the surrounding communities. Looking to hold a Public Hearing on May 7th for the master plan review and then it can be voted on.

Discussions were made on the existing land use map being incorrect and needing to correct it. Comments were made about a large land use map that used to hang in City Hall and questioned where it could have gone.

Some zoning ordinances will need to be changed to add the mobile home park. Maple Valley Estates is zoned as single family residential.

Questions were made about how the steering committee came about and why planning commission members weren't on there. It was started by the previous City Manager.

The steering committee went through each chapter of the master plan with Wade Trim to discuss where future housing can go.

Concerns were made about making sure there is enough industrial land set aside for future industry that can bring jobs into Brown City.

Mike Frey believes it's important to make sure the zoning is correct to protect the residents in Brown City. A parcel of property off of Reed St. was discussed as needing to be rezoned due to it previously being part of church use.

Our town needs revenue due to it being so small. Bringing jobs to the City will bring people to town.

Maple Valley Estates is looking to bring approximately 40 new homes to Brown City. The 1.2 million grant would update the infrastructure. The sewer and roads up to code and 17 new low income homes and the developer would like to add 20 new regular income homes.

Motion by Jay Berry, Second by Mike Frey to hold a public hearing for the Master Plan review on May 7, 2026 at 7:05 PM. MOTION CARRIED

Todd believes the previous master plan was clear on ordinances. Would like someone to find the large zoning map.

Discussions were made about how properties on Maple Valley Road were zoned and divided.

An April meeting will be necessary so any questioned ordinances are clarified to protect the citizens of Brown City.

Adjournment:

Motion by Jay Berry, Second by Mike Frey, to Adjourn the March 5, 2026 Planning Commission Meeting at 8:00 P.M.

MOTION CARRIED

Respectfully Submitted,

Sara Muxlow
City Clerk