MARKED

**MINUTES OF THE PLANNING COMMISSION MEETING HELD FEBRUARY 18, 2015 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

**1 ROLL CALL**

| | |
|---|---|
| Commissioners: | Colleen Anderson |
| | Leo Boivin |
| | Calvin Coey |
| | Andrew Sieklicki |
| | Garnet Boyd |
| Administration: | Ryan Nickel |
| | Robert Zilke |
| | Tyson Fisher |

**2. ADOPTION OF AGENDA**

2015-007 Anderson-Boivin

That the Agenda for the regular meeting of the Planning Commission to be held Feb 18, 2015 be adopted as presented.

CARRIED 5/0

**3. CONFIRMATION OF MINUTES**

2015-008 Anderson-Sieklicki

That the minutes of the regular meeting of the Planning Commission held on Jan 21, 2015 be adopted as presented.

CARRIED 5/0

**4.0 PUBLIC HEARING**

**a. VARIANCE**

331 10th Street North
Owner: City of Brandon
Applicant: Ashley Neufeld Softball Complex Inc.

Mr. Zilke indicated that the applicant, Brett Turner of Ashley Neufeld Softball Complex Inc., on behalf of the property owner, the City of Brandon, is applying to vary Table 2, Part III, Subsection 15(b) and Table 3, Subsection 15(c) of the Zoning By-law by increasing the maximum fence height from 1.8m to 3.1m to allow for the construction of a perimeter fence at the Ashley Neufeld Softball Complex for property located at 331 – 10th Street North in the PR Parks & Recreation Zone. Approval of this application will allow for the development of a privately maintained softball diamond complex on City owned property.

Upon presentation by staff, Commissioners asked about emergency vehicle access to the site, calculating parking requirements, commencement of work on site prior to the

variance application being approved and the number of gates allowing access to the site.

Brett Turner, applicant, attended to answer questions.

2015-009 Sieklicki-Boyd
That the Public Hearing for Variance Application V-02-15-B at 331 – 10th Street North be concluded.

CARRIED 5/0

2015-010 Sieklicki-Boyd
That Variance Application V-02-15-B to vary Table 2 under Part III, Subsection 15(b) and Table 3 under Subsection 15(c) of the Zoning By-law by increasing the maximum fence height from 1.8m to 3.1m in the PR Parks & Recreation Zone be approved at 331 – 10th Street North (Parcels A, B, C & D, Plan 51689 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-2 and A-3" and the attached site plan "Attachment B-2".

CARRIED 5/0

| FOR | AGAINST | ABSTAIN |
|---|---|---|
| Commissioner Anderson | | |
| Commissioner Boivin | | |
| Commissioner Coey | | |
| Commissioner Sieklicki | | |
| Commissioner Boyd | | |

Prior to the above motion being voted on, the following comments were made: Commissioners said it is appropriate to have a uniform fence around the entire complex to provide protection, and fencing is needed to host tournaments.

**b. CONDITIONAL USE**
701 Rosser Ave
Owner: 6872949 Manitoba Ltd.
Applicant: Ron Fay

Mr. Zilke indicated that the applicant and owner, Ron Fay is applying for a conditional use to establish an office use on the first storey of a property located at 701 Rosser Avenue (Ely 23' of Lots 1/3, Block 75, Plan 2 BLTO) in the downtown HUB's Entertainment and Shopping HES Zone. Approval of this conditional use will allow for the establishment of an office to provide engineering consultation services on the first storey of a proposed two storey building. The proposal for the second storey of the building is to develop three (3) separate dwelling-units.

Upon presentation by staff, Commissioners asked about parking standards in the area, signage requirements, and interpretation of uses in the HES zone and second floor egress.

Ron Fay, applicant, presented to the commission. Commissioners asked about the location of the north side door and operating hours of the business.

2015-011 Anderson-Sieklicki
That the Public Hearing for Conditional Use Application C-14-14-B at 701 Rosser Avenue be concluded.

CARRIED 5/0

2015-012 Anderson-Sieklicki
That Conditional Use Application C-14-14-B to allow for an office on the 1st storey be approved at 701 Rosser Avenue (Ely 23' of lots 1/3, Block 75, Plan 2 BLTO) in accordance with the intent of the application dated December 30, 2014 "Attachment A-1", the attached letter of intent dated January 5, 2015 "Attachment A-2", and the attached floor plans "Attachments B-2 and B-3" and elevation plans "Attachments B-4 and B-5".

CARRIED 5/0

| FOR | AGAINST | ABSTAIN |
|---|---|---|
| Commissioner Anderson | | |
| Commissioner Boivin | | |
| Commissioner Coey | | |
| Commissioner Sieklicki | | |
| Commissioner Boyd | | |

Prior to the above motion being voted on, the following comments were made: Commissioners said the application will improve the corner, will fit in with the HUB, the proposal complies with the zoning by-law, is located near the bus terminal, and adds to downtown revitalization.

**5.0 GENERAL BUSINESS**

**a. Tracking Tables**
Mr. Nickel spoke about upcoming meetings.

**b. Administrative Business**
Mr. Nickel spoke about the in-fill event on Feb 25, 2015 and urban design requirements.

**c. Absences from upcoming meetings**
Commissioner Anderson will be absent from the March 4 meeting.

**6.0 ADJOURNMENT**

2015-013 Boyd-Anderson
That the meeting does now adjourn. (7:35 p.m.)

CARRIED 5/0

**Ryan Nickel**
**Principal Planner**

**Calvin Coey**
**Chairperson**