

**MINUTES OF THE PLANNING COMMISSION MEETING HELD APRIL 1, 2015 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1 ROLL CALL**

Commissioners: Colleen Anderson  
Leo Boivin  
Andrew Sieklicki  
Garnet Boyd

Administration: Louisa Garbo  
Ryan Nickel  
Andrew Mok  
Brenda Rosset

**2. ADOPTION OF AGENDA**

2015-021 Anderson-Sieklicki

That the Agenda for the regular meeting of the Planning Commission to be held April 1, 2015 be adopted as presented.

CARRIED 4/0

**3. CONFIRMATION OF MINUTES**

2015-022 Boivin-Anderson

That the minutes of the regular meeting of the Planning Commission held on Mar 18, 2015 be adopted as presented.

CARRIED 4/0

**4.0 PUBLIC HEARING**

**a. CONDITIONAL USE**

3000 Richmond Avenue East  
Owner & Applicant: Dwayne Fluker

Mr. Mok indicated that the applicant and owner, Dwayne Fluker, is applying for a conditional use to allow for an automotive service station and a storage facility for a property located at 3000 Richmond Avenue East in the MG General Industrial Zone. Approval of this application will allow for the installation of three (3) above-ground fuel tanks for the heavy equipment service shop on site.

Upon presentation by staff, Commissioners inquired if the service station is for public use, are there any rules stating the tanks have to be above or below ground, is the development within the distance requirement than CN railway would need to be notified, are the high walls serving as a holding area should there be a spill, are there any outstanding conditions from the previous application.

John Burgess (on behalf of owner and applicant) stated it is not a service station, as the only users of the fuel containers will be the business which occupies the site.

2015-023      Anderson-Sieklicki  
That the Public Hearing for Conditional Use Application C-03-15-B at 3000 Richmond Avenue East be concluded.

CARRIED 4/0

2015-024      Anderson-Sieklicki  
That Conditional Use Application C-03-15-B to allow for an automotive service station and a storage facility in the MG General Industrial Zone be approved at 3000 Richmond Avenue East (Parcels A & B, Plan 55244 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-2" and the attached site plan "Attachment B-2 & B-3", subject to:

1. The owner or successor, prior to the issuance of a building permit, signing the amended development agreement with the City of Brandon attached to the report of the Community Planner dated April 1, 2015.

CARRIED 4/0

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Commissioner Anderson Commissioner Sieklicki Commissioner Boivin Commissioner Boyd		

Prior to the above motion being voted on, the following comments were made:  
Commissioners said the development is appropriate for the area and complies with all by-law provisions.

- b. CONDITIONAL USE**  
2533 Victoria Avenue  
Owner: Moston House Ltd.  
Applicant: Andrew Agencies Ltd.

Mr. Mok indicated that the applicant, Chris Kennedy of Andrew Agencies Ltd., on behalf of the property owner, Moston House Ltd., is applying for a conditional use to allow for an electronic identification sign for a property located at 2533 Victoria Avenue in the CAR Commercial Arterial Zone.

Upon presentation by staff, Commissioners inquired if the recommended conditions are in accordance with by-law requirements, and how the conditions are going to be enforced.

Chris Kennedy (on behalf of applicant), stated that previous approvals have been made for electronic signs, and in particular electronic signs near intersections. The recommended conditions were not included in the previous approvals. The proposal is for the sign to advertise for the business located on the subject site only, no off-site advertising is being proposed.

Commissioners asked about the lighting of the existing freestanding sign, and the amount of parking spaces accommodated on the site.

Jason Alston (Cardinal Signs), did a visual presentation and was available to answer any questions.

Commissioners requested clarification on the request to remove or decrease the condition to restrict the display period of the sign, and if the applicant had any concerns regarding the conditions regarding light intensity and transition time.

2015-025

Sieklicki-Anderson

That the Public Hearing for Conditional Use Application C-01-15-B at 2533 Victoria Avenue be concluded.

CARRIED 4/0

2015-026

Sieklicki-Boivin

That Conditional Use Application C-01-15-B to allow for an electronic identification sign in the CAR Commercial Arterial Zone be approved at 2533 Victoria Avenue (Lots 36/38, Block 49, Plan 15 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-2" and the attached site plan "Attachment B-2" and elevation plans "Attachments B-4 & B-5", subject to:

1. the owner or successor, prior to the issuance of a development permit, submitting information to the City of Brandon Planning & Building Safety Department demonstrating that all messages displayed on the electronic sign will be maintained to a maximum light intensity of 3.0 lux above ambient light level; and
2. The electronic sign shall have a maximum transition time between messages of three (3) seconds.

CARRIED 4/0

FOR

Commissioner Anderson  
Commissioner Sieklicki  
Commissioner Boivin  
Commissioner Boyd

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners said the sign would be beneficial for the local business, the proposal complies with all bylaws, the sign is not intrusive to the area or requirements of the conditional use, and the applicant demonstrated to the sign will not be detrimental to intersection safety.

**5.0 GENERAL BUSINESS**

- a. Tracking Tables**  
Mr. Nickel stated the April 15<sup>th</sup> meeting will be cancelled and advised of two upcoming items for May 6th.
- b. Administrative Business**  
Mr. Nickel advised of the upcoming Planning Conference.
- c. Absences from upcoming meetings**

**6.0 ADJOURNMENT**

2015-027 Anderson-Sieklicki  
That the meeting does now adjourn. (7:51 p.m.)

CARRIED 4/0

Original signed by Ryan Nickel  
**Ryan Nickel**  
**Principal Planner**

Original signed by Calvin Coey  
**Calvin Coey**  
**Chairperson**