

**BROWN CITY PLANNING COMMISSION
FEBRUARY 1, 2007**

Meeting called to order at 7:00 p.m. by Mayor Ken Brown.

PRESENT: Chairman Ken Brown, Commission members: Jack Bell, Gary Abel, Todd Vandewarker, Art Potts, JoAnn Potts, Pat Jacobson, Don Smith, and Mike Frey. City Manager Clint Holmes, City Clerk Kelly Pavel.

ABSENT: None.

Change the date from “November 2, 206” to “November 2, 2006” in paragraph six on page one.

Motion by Commissioner Jacobson, second by Commissioner A. Potts, to accept the Regular Meeting Minutes of 1-4-07 as corrected. Motion carried.

PUBLIC QUESTIONS AND COMMENTS: None.

PERSONAL APPEARANCES:

European Deli – 4254 Main Street (Postponed to 3-1-07 at applicant’s request)

Motion by Commissioner Jacobson, second by Commissioner Bell, to re-schedule Public Hearing for 3-1-07 at 7:15 for the European Deli. Motion carried.

OLD BUSINESS: None scheduled.

PUBLIC HEARING: None scheduled.

PETITIONS AND COMMUNICATIONS:

1. Exchange State Bank – 4462 Main Street. Pre-Site Plan Review.

Chairman Brown comments that he is not happy with the site plan as received because various items and/or dimensions and details do not appear to be clear or complete. He also explained his concern that the Catholic Church project has already been approved and drainage problems for the area are not completely resolved. As a community we are not fully aware of what kind of impact water is going to have on the area and bank project will cause additional drainage.

Commissioner Abel discussed his concerns for drainage and the need for water to be detained properly. He is not confident that catch basins nor Setter Drain will handle all this runoff.

Commissioner Abel also discussed his concerns for the safety of two driveways on Cade Road, as well Cade Road being able to handle the additional traffic that could be potentially created. Commissioner Abel also questioned the need for an additional bank in this community especially due to the longevity of Tri-County Bank.

Dennis Phelan, a principal from Thompson-Phelan Group, the architect representing Exchange State Bank, stated that this is a preliminary site plan only that is being presented. Mr. Phelan addressed various questions from Commissioners and members of the public regarding drainage and traffic.

Discussion regarding employment opportunities for potential bank. Bank representative estimated 5 employees.

Mike Lents states his concerns for traffic flow in that area as well as his concern that this particular lot is not large enough to house this type of project.

Commission discussion regarding various concerns for this project, the need for a complete site plans as well as potential drainage problems.

Motion by Commissioner Frey, second by Commissioner Bell, to table the Exchange State Bank Project until a complete site plan is available for review. ROLL CALL VOTE: Frey-yes, Abel-yes, Vandewarker-yes, Brown-yes, A. Potts-yes, J. Potts-yes, Jacobson-yes, Smith-yes. Motion carried.

Commissioner A. Potts asked about the progress on pending gun shop/liquor store. Sale of the property was closed on approximately two weeks ago. Once a final inspection takes place to ensure no cold-related damages, the new owner expects to begin clean-up and remodeling.

REPORTS AND RECOMMENDATIONS: None scheduled.

Motion by Commissioner Bell, second by Commissioner J. Potts, to adjourn at 8:30 p.m. Motion carried.

Respectfully submitted,

Kelly Pavel
City Clerk