

**BROWN CITY PLANNING COMMISSION  
MAY 3, 2007**

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

**PRESENT:** Chairman Ken Brown, Commission Members Gary Abel, Jack Bell, Patricia Jacobson, JoAnn Potts, Art Potts and Todd Vandewarker. City Manager Clint Holmes, City Clerk Kelly Pavel.

**ABSENT:** Commission Members Don Smith and Mike Frey.

**GUESTS:** Mike Lents, Christine Lee, Frank Lukacs, Dennis Phelan (Thomas-Phelan Group), Representatives from Exchange State Bank.

**CORRECTION AND APPROVAL OF MINUTES:**

Motion by Commissioner J. Potts, second by Commissioner A. Potts, to accept the Regular Meeting Minutes of April 5, 2007 as presented. Motion carried.

**PUBLIC QUESTIONS AND COMMENTS:** None.

**PERSONAL APPEARANCES:** None scheduled.

**OLD BUSINESS:** None scheduled.

**PUBLIC HEARING:** None scheduled.

**PETITIONS AND COMMUNICATIONS:**

1. Mr. Edwards, 6944 George Street, request to install a 6' stockade fence. City Manager will address necessary paperwork.
2. Exchange State Bank – 4462 Main Street. Site Plan Review.
  - a. Review of City Engineer's 3<sup>rd</sup> Site Plan Review:

Chairman Brown pointed out various points on engineering review of 4-27-07, by Cory Mabery that should be addressed by the DDA or other appropriate boards.

Chairman Brown has immediate concerns for items that have been repeatedly not addressed throughout all site plan reviews.

Cory Mabery reviewed Site Grading and Circulation issues as well as drainage issues that he has addressed in his 4-27-07 review.

Chairman Brown discussed the option of perhaps requesting a Performance Bond for this project before a pre-application permit is granted to guarantee completion is proper. Discussion regarding how a performance bond is typically handled.

Discussion that a full time Supervisor will be on site for the building project per Mr. Phelan.

Commissioner Abel discussed engineering items that are missing from building site plans that he has concerns for. Mr. Phelan states that all work will be certified and stamped. Mr. Phelan stated that their standard specifications can be provided. Mr. Abel wants to know who will be responsible for all inspections and feels that the City has a right to know this is being done and by whom.

Mr. Vandewarker states that he feels this body has no concern with inspections, quality of material etc. This body is concerned with ordinances being followed and site plans. He doesn't feel that inspection is any of the Planning Commissions concern.

Discussion again regarding a possible performance bond for this project and proposed amounts of a bond were discussed.

Commissioner Vandewarker discussed items that City Engineer discussed. Items #17 and #20 on Cory Mabery's 4-27-07 letter are of particular concern. Mr. Phelan is confident that he can meet these specification, although these particular items are not on the plans at this time. Planning Commission will require that information be shown to address Item #17.

Discrepancies between pipe size for water to flow into the County Drain. (#20 engineering review) The ditch may adequate for a 25 year rain, but is the pipe adequate for a 25 year rain? City Manager will investigate size of pipe east of Thelman Avenue as well as easements that may or may not exist in this area.

Commissioner Vandewarker questioned Mr. Phelan's time line for the building of this bank. He stated that he had hoped to be breaking ground by spring. He also stated that he has not expected this much difficulty. Vandewarker has also stated that if time is an issue, this committee may would be willing to hold special meetings if necessary.

Kelly Pavel discussed her concerns for traffic flow in this neighborhood. Her preference would be no driveways on Cade Road. She expressed her concerns for school bus traffic, lack of sidewalks and general safety because of additional traffic that will be created. Mr. Phelan stated that there is no desire to eliminate any driveways on Cade Road. The bank wants to be able to offer more options to their customers.

Discussion regarding the possibility of "no right turn" signs being installed at the Cade Road exits to assist with additional traffic.

Commission consensus that a performance bond will be required. City Manager will research and discuss with Cory Mabery regarding standard amounts.

Cory Mabery pointed out circular flow for bank traffic and how driveways will be utilized. Mr. Phelan will review the current driveway set up.

Discussion regarding green belt that is proposed. Current plans call for 12 trees to be planted with a minimum height of 6' after planting.

Motion by Commissioner Abel, second by Commissioner Bell to table the Exchange State Bank project until the next scheduled meeting, not to exceed 90 days for the current plans submitted. ROLL CALL VOTE: Vandewarker-yes, Bell-yes, Abel-yes, Brown-yes, A. Potts-yes, J.Potts-yes, Jacobson-yes. Motion carried.

Discussion regarding Thrift Shop placing a shed behind the building.

**REPORTS AND RECOMMENDATIONS:** None scheduled.

Motion by Commissioner J. Potts, second by Commissioner Bell, to adjourn at 9:25 p.m. Motion carried.

Respectfully submitted,

Kelly Pavel  
City Clerk