

**PROCEEDINGS OF THE
BROWN CITY PLANNING COMMISSION
THURSDAY- JUNE 5, 2014**

MEETING CALLED TO ORDER BY CHAIRMAN TODD VANDEWARKER AT 7:00 PM.

PRESENT: Chairman Todd Vandewarker, Commissioners: Mayor Christine Lee, John Bell, Keith Redlin, Bill Walters, City Manager Clint Holmes, and City Clerk Juanita Smith.

ABSENT: Commissioners: Jay Berry, Bradley Bissett, Mike Frey and JoAnn Potts.

CORRECTION & APPROVAL OF MINUTES:

Motion by Commissioner Keith Redlin, second by Commissioner Mayor Christine Lee, to accept the minutes of the Regular Meeting of December 5, 2013 as presented. Motion carried.

PERSONAL APPEARANCES: None scheduled.

PUBLIC QUESTIONS & COMMENTS: None.

UNFINISHED BUSINESS: None scheduled.

PUBLIC HEARING: None scheduled.

PETITIONS & COMMUNICATIONS:

- 1. 4290 Main Street (former Faith Baptist Church):** The prospective buyer is requesting a permit to extensively remodel the interior of the building to include: removal of the classrooms at the North end of the building in order to create additional parking spaces; and turn the interior of the building into multiple apartments. If approved, by the Planning Commission and City Council, the permits would not be issued until the property transfer is finalized and the Planning Commission and City Council informed.

Mr. Andy Lewis and his son attended the Planning Commission Meeting to inform the Commissioners of their plans for the former Faith Baptist Church and to share the drawings of the proposed finished apartments they intend to put in this building if their request for a permit is approved. Mr. Lewis is requesting a permit to extensively remodel the interior of the building to include: removal of the classrooms at the North end of the building in order to create additional parking spaces; and turn the interior of the building into multiple apartments.

Motion by Commissioner Bill Walters, second by Commissioner Keith Redlin, to recommend the City Council approve Mr. Andy Lewis's request to extensively remodel the interior of the building to include the removal of the classrooms at the

North end of the building in order to create 10 additional parking spaces; and turn the interior of the building into multiple (five) apartments. This motion would be contingent on the successful transfer of said property being finalized with the Planning Commission and the City Council being informed of the successful transfer of the former Faith Baptist Church. Motion carried.

- 2. New housing units for Parkside Subdivision:** A contractor contacted the City to request a permit to construct a spec home in Parkside Subdivision. Basic plans for a 1,600 sq ft dwelling were submitted. No site plan or drawing of the proposed home's exact location on the lot was made available. The contractor was not able to attend the meeting.

A contractor met with City Manager Clint Holmes and spoke of his interest in building one or more houses in the Parkside Subdivision. He wanted to build nine homes in the price range of \$130,000 to \$135,000 to sell. Apparently, he is specifically interested in building one home now and more in the future. He provided a set of generic house plans for the Planning Commission to look at. Several questions were poised by the Commissioners including the drainage problems that this home would cause and the elevation difference between the lots which would also add to the drainage problem. It was the consensus of the Planning Commissioners that many questions needed to be answered, a better site plan was needed and the drainage plans needed to be engineered and reviewed.

Motion by Commissioner Keith Redlin, second by Commissioner Mayor Christine Lee, to table this request pending more information from the contractor and land owner. Motion carried.

The Planning Commission agreed to hold a Special Meeting if this individual so desires and pays the \$150 Special Meeting Fee. The prospective builder will need to be prepared to answer specific questions concerning an engineered site and drainage plan as well as other issues raised by the Planning Commission.

The next regular Planning Commission Meeting is scheduled for July 3, 2014 at 7:00 p.m.

ADJOURNMENT:

Motion by Commissioner Mayor Christine Lee, second by Commissioner Keith Redlin, to adjourn at 7:42 p.m. Motion carried.

Respectfully submitted,

Juanita Smith
City Clerk