

**PROCEEDINGS OF THE SPECIAL MEETING OF THE  
BROWN CITY PLANNING COMMISSION  
THURSDAY- JUNE 19, 2014**

**MEETING CALLED TO ORDER BY VICE-CHAIRMAN CHRISTINE LEE AT 7:02 PM.**

**PRESENT:** Chairman Todd Vandewarker (arrived 7:09), Commissioners: John Bell, Jay Berry, Mayor Christine Lee, JoAnn Potts, Keith Redlin, Bill Walters; City Manager Clint Holmes.

**ABSENT:** Commissioners: Bradley Bissett and Mike Frey; City Clerk Juanita Smith.

**GUESTS:** Mr. Robert Bossman; Mr. Paul Muxlow; Mr. Danny Jones and Ms. Denise Jones.

The City Manager stated that at the request of Ms. Jones, a second item would be added to the agenda concerning 4290 Main Street.

**UNFINISHED BUSINESS:**

- 1. Lot #9 Parkside Drive - New housing unit 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 were made available.

This request was brought before the Planning Commission on June 5<sup>th</sup>. Copies of the house plans and subdivision plans were made available to the Planning Commission. Following a discussion, the Planning Commissioners still had questions, to include the need for site and the drainage plans.

On motion, the Planning Commission voted to table the request until more information was made available by the contractor.

The contractor paid to hold this special meeting to provide the necessary information.

The City Manager provided a synopsis of the last Planning Commission meeting to include the information above.

Mr. Bossman, the contractor, addressed the issue of house placement by stating it would be in accordance with the current City Ordinance. He further stated that following coordination with the property owner – Mr. John Binkowski – that the swale would be constructed in accordance with the original subdivision plans along the eastern and southern borders of the subdivision and an outlet would be built between Lots 10 and 11 to allow the swale to empty into the swale adjacent to Parkside Drive. Mr. Paul Muxlow, an adjacent property owner, also participated in the dialogue. There was further discussion by the Commissioners and additional questions were answered by Mr. Bossman.

**Motion by Commissioner Bill Walters, Second by Commissioner Keith Redlin, to forward the pre-application building permit to the City Council recommending approval subject to the house setback being in accordance with the City Ordinance and a swale being constructed that follows the existing plans except for going between Lots 10 and 11 instead of Lots 11 and 12. Motion carried.**

**PUBLIC HEARING:** None scheduled.

**PETITIONS & COMMUNICATIONS:**

1. 4290 Main Street (Faith Baptist Church) – The request for a building permit to convert this building into an apartment complex was approved by the Planning Commission and City Council. However, further analysis revealed that a zoning change from Public/Semi-Public to Multi-Family Residential would be required for this project to proceed. Mr. Danny Jones and Ms. Denise Jones appeared before the Planning Commission to state their concerns against this project as they live immediately to the east of the church building. The Planning Commission discussed the various options available.

**Motion by Mayor Christine Lee, Second by Jay Berry, to reschedule the next regular meeting to Tuesday, July 8<sup>th</sup> at 7:00 pm in order to meet notice requirements and hold a Public Hearing to take action on a proposed change to the Zoning Map. Motion carried – Commissioner John Bell opposed.**

**ADJOURNMENT:**

Motion by Commissioner Keith Redlin, Second by Commissioner Jay Berry, to adjourn the meeting at approximately 7:59 p.m. Motion carried.

Respectfully submitted,



Clinton K. Holmes  
City Manager