

**PROCEEDINGS OF THE
BROWN CITY PLANNING COMMISSION
THURSDAY - DECEMBER 5, 2013**

MEETING CALLED TO ORDER BY COMMISSIONER MAYOR CHRISTINE LEE IN LIEU OF ABSENCE OF COMMISSIONER CHAIRMAN TODD VANDEWARKER AT 7:00 P.M.

PRESENT: Chairman Todd Vandewarker (7:02 p.m.), Commissioners: Mayor Christine Lee, John Bell, Jay Berry, JoAnn Potts, Keith Redlin, Bill Walters, City Manager Clint Holmes, and City Clerk Juanita Smith.

ABSENT: Commissioners: Bradley Bissett and Mike Frey.

CORRECTION & APPROVAL OF MINUTES:

Motion by Commissioner Keith Redlin, second by Commissioner JoAnn Potts, to accept the minutes of the Regular Meeting of October 3, 2013. Motion carried.

PERSONAL APPEARANCES: None scheduled.

PUBLIC QUESTIONS & COMMENTS: None.

UNFINISHED BUSINESS: None scheduled.

PUBLIC HEARING: None scheduled.

PETITIONS & COMMUNICATIONS:

- 1. A Phoenix (former Hilltop House) - 4281 Main Street:** The prospective buyer is requesting a permit to extensively remodel the interior of the building to include: removal of a fire wall at the front entrance; relocating and expanding the existing kitchen; removal of a bathroom. Tentative plans include a future request for an exterior landscaping permit. If approved, the permits would not be issued until the property transfer is finalized and the Planning Commission and City Council informed.

Melissa Anglebrandt attended the Planning Commission Meeting to inform the Commissioners of her plans for the former Hilltop House (now called the Phoenix) and to answer any questions that the Commissioners might have at this point. Mrs. Anglebrandt is requesting a permit to extensively remodel the interior of the building to include: removal of a firewall at the front entrance; relocating and expanding the existing kitchen; and removal of a bathroom. Tentative plans include a future request for an exterior landscaping permit.

Motion by Commissioner Bill Walters, second by Commissioner Jay Berry, to recommend the City Council approve Melissa Anglebrandt's request to extensively remodel the interior of the building to include: removal of a firewall at the front entrance, relocate and expand the existing kitchen; and removal of a bathroom. 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 Hilltop House property. Motion carried.

- 2. Brown City United Methodist Church – 7043 Lincoln Street:** The church board is petitioning the Planning Commission to recommend that the City Council approve building permits for the first of a two phase project: The Phase I Vestibule is tentatively scheduled for construction around April 2014, and will consist of a 16' X 28' vestibule on the east side the existing structure. Phase II is construction of a 74' X 60' Fellowship Hall attached to the vestibule. Permits for the Phase II Fellowship Hall will be requested sometime in the future.

On October 3, 2013 the United Methodist Church of 7043 Lincoln Street petitioned the Planning Commission to recommend that the City Council approve building permits for a two phase project: One for a 16' x 28' vestibule on the east side of the existing structure; and a second permit for the construction of a 74' x 60' Fellowship Hall attached to the vestibule. However, at that time after discussing and studying the building plans submitted to the Planning Commission it was decided to table the request for both permits until more information was received concerning the plans submitted.

At the Planning Commission Meeting on December 5, 2013, Mr. Lonnie Hayes, a member of the United Methodist Church, appeared before the Planning Commission with a Site Plan showing the 16' x 28' vestibule on the east side of the existing structure which is being called a "connector". He also had the actual blue prints of the proposed structure for the Planning Commission to study. Mr. Hayes provided an overview of the project and answered many questions concerning the proposed building. At this time the United Methodist Church is requesting a recommendation for only Phase I. They would like to break ground so people can see some progress taking place. There would be no plumbing required but they would need to get an electrical permit in addition to the building permit. Motion by Commissioner Bill Walters, second by Commissioner Keith Redlin, to recommend that the City Council approve a permit for the United Methodist Church to go ahead with Phase I of their construction project. Motion carried.

City Manager Clint Holmes said that there would probably not be a January Planning Commission Meeting. The Planning Commission will be notified before the slated date.

ADJOURNMENT:

Motion by Commissioner Mayor Christine Lee, second by Commissioner Keith Redlin, to adjourn at 8:06 p.m. Motion carried.

Respectfully submitted,

Juanita Smith
City Clerk