

**BROWN CITY PLANNING COMMISSION
AUGUST 16, 2007**

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

PRESENT: Chairman Ken Brown, Commission members: Pat Jacobson, Art Potts, JoAnn Potts, Todd Vandewarker, Jack Bell, Mike Frey; City Manager Clint Holmes, City Engineer Cory Mabery, City Clerk Kelly Pavel.

ABSENT: Commission members Gary Abel and Don Smith.

Chairman Brown recessed the meeting until 7:15 p.m. to allow all Commissioners to read letters and documents pertaining to the proposed Exchange State Bank project, to assure that all members are abreast of current information.

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

PUBLIC QUESTIONS AND COMMENTS: None.

PERSONAL APPEARANCES: None.

UNFINISHED BUSINESS:

1. Exchange State Bank – 4462 Main Street. Site Plan review.

Discussion regarding existing “carry over” concerns from past site plan reviews.

(Acting) City Engineer Cory Mabery discussed his August 14, 2007 letter addressing various points of this project. Mr. Mabery also stated that traffic flow has been further addressed by designating the driveway on Cade Road to the south as an entrance only and the northern driveway on Cade Road as an exit only driveway to help alleviate some traffic issues.

Discussion regarding requirement for, and types of, performance bonds for this project.

Various discussions regarding drainage issues and concerns. Commissioner Brown stated existing tubes handle current drainage, but he has concerns for additional runoff from this project.

Mr. Phelan told the Commission that their construction will enhance drainage as well as distributing water at a manageable rate.

Mr. Mabery stated that detention ponds do appear to be adequate for proposed runoff.

Mr. Phelan distributed photos of current water issues on adjacent properties.

Commissioner Vandewarker stated that it appears that the only yet existing question pertains to the 12" pipe under Thelman Avenue and its adequacy. Mr. Vandewarker also discussed tax revenues that will be generated for the City from this project. He also discussed current work that is happening to alleviate or current water problems in the area.

Chairman Brown questioned if Phelan Group is willing to assist in paying a 3rd party consulting firm. Mr. Mabery stated that the City does have the right to hire a consultant to oversee this project at the cost of the applicant. Mr. Phelan stated that they have no intentions of side stepping any ordinances.

Motion by Commissioner Vandewarker, second by Commissioner Bell, to approve the Exchange Site Plans as presented tonight, contingent on review and approval of all drainage calculations by the City Engineer; a Letter of Credit being provided by applicant prior to construction starting, amount to be determined after review by City Attorney and City Engineer; also that a third party inspection firm be hired by the City Council, at the expense of Exchange State Bank, per City Ordinance Section 152.201 Fees. ROLL CALL VOTE: Vandewarker – yes, Bell-yes, Jacobson-yes, A. Potts – yes, J. Potts – yes, Frey – yes, Brown – no. Motion carried.

Discussion regarding Todd Vandewarker's proposed signage and its presentation to the Planning Commission. Discussion regarding variances and proving hardship.

PUBLIC HEARING: None scheduled.

PETITIONS AND COMMUNICATIONS: None received.

REPORTS AND RECOMMENDATIONS: None scheduled.

Motion by Commissioner Bell, second by Commissioner Vandewarker, to adjourn at 8:20 p.m. Motion carried.

Respectfully submitted,

Kelly Pavel
City Clerk