

MEMBERS PRESENT: Katie Gallagher, Council Representative
Ray Porterfield
Joe Polidori
Jim Oper

ABSENT: Mayor Richard H. Balbier, Chairman

ALSO PRESENT: Edward F. Fitzgerald, Acting Building Commissioner
Barbara Stanton, Secretary

Acting Chairwoman Gallagher called the Brooklyn Planning Commission meeting to order. Clerk, call the roll: Katie Gallagher, "here", Ray Porterfield, "here", Joe Polidori, "here", Jim Oper, "here". Absent: Chairman Balbier.

The minutes of February 7, 2013 were not able to be voted on due to there not being a quorum.

Acting Chairwoman Gallagher: The first item on the agenda is a request from Sign Vision Company, Inc. to install a 151.55 square foot illuminated channel letter sign on the building face for business identification of T.J. Maxx located at 4794 Ridge Road as part of the overall remodel. Commissioner Fitzgerald: This is a new sign. It is part of their remodeling of interior and exterior. They are replacing the sign with a larger one. No variances will be required and building has no objection. After further discussion a motion was made by: Joe Polidori, second by Jim Oper to approve a request from Sign Vision Company to install a 151.55 square foot illuminated channel letter sign on the building face at T.J. Maxx located at 4794 Ridge Road. **Vote Resulted:** Yes – Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Acting Chairwoman Gallagher: The second item on the agenda is a request from Cleveland Bible Baptist Church for a lot consolidation located at 4431 Tiedeman Road. P.P. # 432-09-002, 432-09-001, 432-08-010, 432-08-008, 432-08-007, 432-08-006 and 432-08-011. Ron VanKirk was present representing Cleveland Bible Baptist Church. Commissioner Fitzgerald: The Church would like to consolidate the properties they own. They have submitted their plans to the City Engineer for review. There are six items that need to be addressed. Mr. VanKirk: Actually they were submitted today. Commissioner Fitzgerald: We have no objection to the request. The Planning Commission could grant the request with the condition upon the re-submittal of the replat to the City Engineer. The Board reviewed the drawings submitted by the Church. Mr. VanKirk: We own nine parcels and would like to combine eight of them. The reason is we would like to have signage. It was recommended to consolidate the parcels. There is a long term plan of the Church for future expansion. There was discussion of the property and the potential expansion when funds will become available which maybe in about 15 years. The expansions will be done in phases. This would include the Church and school expansion along with expanded parking. There are two houses on the property. Commissioner Fitzgerald: The reason why they are consolidating is the church was there prior to the adoption of the current zoning code which means although it is a residential district; it's approved as a conditional use. When they combine the lots that will be part of the conditional use. The Church will be allowed to do the expansions. The Church will need to come back to the commission for the foot print, but they will not require conditional use. That is the reason for the request. Acting Chairwoman Gallagher: There are three houses on the lots. Do you have someone living in the houses? Mr. VanKirk: When we have missionaries that come off for furlough, two of the houses are used for them at the Church's expense. Chairwoman Gallagher: No one is paying rent? Mr. VanKirk: No. There is one house where teachers are paying rent. If we are granted the consolidation, I would need to speak to Law Director Claussen regarding the legal aspect. If need be, we wouldn't charge rent

anymore. Chairperson Gallagher: If the consolidation is granted where would you place the signs? Mr. VanKirk: The Board has changed their minds on the location of the signage, so I am unable to answer you at this time. There was discussion regarding green space. Mr. VanKirk: Any expansions will take place between five and eight years from now. There was discussion regarding the six items that need to be addressed from Doug Courtney. There was discussion regarding where the buses will be located. A motion was made by Joe Polidori, second by Jim Oper to approve the request with the condition of the six items to be re submitted and addressed; reviewed by Mr. Courtney and his approved. **Vote Resulted:** Yes – Katie Gallagher, Joe Polidori, Jim Oper. **No** - Ray Porterfield.

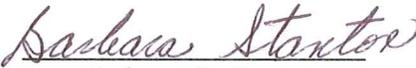
Other Business:

Commissioner Fitzgerald: The Building Department has been reviewing the codified ordinances that the Division of Housing and Building enforce. One of the changes that we would like to enforce is the deletion of the minimum 10% opening of fences six feet or shorter. Reviewing with police and fire chiefs they have no objection to the elimination of this section of the zoning code. The Planning Commission can consider the review proposed and submit to City Council for their approval. I respectfully request that the Planning Commission refer the zoning change to City Council for adoption. After further discussion a motion was made by Joe Polidori, second by Jim Oper to recommend the code deletion to City Council for consideration. **Vote Resulted:** Yes – Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper

Chairwoman Gallagher: Mr. Fitzgerald has mentioned for the meeting to start 15 minutes prior to the start of the meeting to discuss what is on the agenda. We would need to have Council approval, but I would like you to think about this proposal and have a discussion at the next meeting.

A motion was made by Katie Gallagher, second by Joe Polidori to adjourn. **Vote Resulted:** Yes – Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper

Meeting adjourned.


Barbara Stanton
Secretary


Acting Chairwoman Gallagher