

**DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, January 27, 2009
6:00 p.m.**

The regular meeting of the Design Review Commission was scheduled and held in the Council Chambers of the Municipal Center on January 27, 2009. Chairman Saunders called the meeting to order at 6:10 p.m. requesting the roll call. Ms. Regina Gibson called the roll of the Board and established a quorum:

COMMISSIONERS PRESENT:

Mr. Keith Saunders, Chairman; Mr. Paul Bruns; Mr. Steve Landwehr; Mr. Parker McCaleb; Mr. Greg Marcom; Ms. Robbie Ann Pahlow; Mr. Neil Sherman; Mr. Ralph Smith; Alderman Mike Palazzolo.

DEVELOPMENT STAFF PRESENT:

Mr. Jerry Cook, Director of Economic & Community Development; Mr. Wade Morgan, Chief Planner; Ms. Katie Graffam, Economic Development Coordinator; Ms. Regina Gibson, Administrative Secretary and Mr. Robert McLean, Attorney.

Interested Applicant(s) Present:

Mr. Don Rhoads - 2024 Myrtle Bend Drive, Germantown, TN 38138 – Germantown United Methodist Church Administrator

1. Election of Vice Chairman and Secretary

Chairman Saunders called for a motion to elect a Vice Chairman. Mr. Sherman moved to nominate Mr. Smith, and seconded by Mr. Bruns, with no further comments or discussion.

ROLL CALL: Mr. Bruns – Yes; Ms. Pahlow – Yes; Mr. Landwehr – Yes; Mr. McCaleb – Yes; Alderman Palazzolo – Yes; Mr. Marcom – Yes; Mr. Sherman – Yes; Chairman Saunders – Yes

Chairman Saunders called for a motion to elect a Secretary. Ms. Pahlow volunteered. Mr. Smith moved to nominate Ms. Pahlow and seconded by Alderman Palazzolo with no further comments or discussion.

ROLL CALL: Mr. Sherman – Yes; Mr. McCaleb – Yes; Mr. Landwehr – Yes; Mr. Bruns – Yes; Alderman Palazzolo – Yes; Mr. Marcom – Yes; Mr. Smith – Yes; Chairman Saunders – Yes

MOTION PASSED

2. Approval of Minutes for December 16, 2008

No changes or modifications were made to the minutes as written and a motion was made.

Mr. Bruns moved to approve the Design Review Commission minutes of December 16, 2008 seconded by Mr. Smith, with no further comments or discussions.

ROLL CALL: Mr. Landwehr – Abstain; Mr. Marcom – Abstain; Mr. Bruns – Yes; Alderman Palazzolo – Abstain; Mr. Smith – Yes; Mr. Sherman – Yes; Ms. Pahlow – Yes; Mr. McCaleb – Abstain; Chairman Saunders – Yes

MOTION PASSED

Comment: The Chairman stated the Commission reviewed the items on tonight's agenda in the Executive Session meeting and the following items were added to the Consent Agenda:

2. CONSENT AGENDA

- a. DeCara Realty, Inc. – 1932 Exeter Road – Request Approval for a Wall-Mounted Tenant Identification Sign.
Deborah Faber w/Berryhill Signs – Representative
- b. McNeill Commercial Real Estate – 7700 Wolf River Boulevard, Suite 103 – Request Approval for a Wall-Mounted Tenant Identification Sign
Scott Balton w/Precision Sign Company – Representative
- c. St. George’s Independent School – 8250 Poplar Avenue – Request Approval for Temporary Event Banners.
Rick Bennett – Representative
- d. New Bethel Missionary Baptist Church – 7786 Poplar Pike – Request Approval of a Sign Package.
Kenneth Savoy w/Balton Sign Company – Representative
- e. Trust One Bank – 3100 Forest Hill-Irene Road – Request Approval for a Ground-Mounted Building Identification Sign.
Mark Mabry w/Frank Balton & Company - Representative
- f. Forest Hill-Irene Commercial Subdivision, Lot 1B – 9055 Forest Centre Drive – Request 1) Preliminary and Final Plan Approval and 2) a Variance in the Required Pervious/Impervious Ratio.
Matt Newell w/McGehee Nicholson Burke Architects, PC – Representative

Comment: The Chairman stated he would like to remind the Commissioners that all matters on the Consent Agenda constitutes an acknowledgement that the member has read and reviewed the application materials/plans/staff reports and determines further discussion or presentation of an item as necessary. He stated if there was anyone in the audience that would like an item pulled, please request so at this time, and in seeing none, he asked for a motion.

Mr. Smith moved to approve the Consent Agenda, seconded by Mr. Sherman.

ROLL CALL: Mr. Bruns - Yes; Ms. Pahlow – Yes; Mr. Landwehr – Yes; Mr. Smith – Yes; Mr. McCaleb – Yes; Alderman Palazzolo – Yes; Mr. Marcom – Yes; Mr. Sherman – Yes; Chairman Saunders – Yes.

THE MOTION PASSED

STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

- a. **Decaro Realty, Inc. – 1932 Exeter Road – Request Approval for a Wall-Mounted Tenant Identification Sign in a “T5” Urban Center zoning district, adhering to “O” Office zoning district.**

DISCUSSION: The applicant is requesting approval of a wall-mounted tenant identification sign.

SIGN 1

Location &

Height: The sign will be mounted at a height of six feet above the surrounding grade, and setback ten feet from the street.

Message:



Letter Size: 7³/₄" x 5" - DeCaro
1¹/₄" x 1" - Realty, Inc.

Letter Style: Brush Script

Sign Area: 3' x 1' (3 ft²)

Colors &

Materials: Letters: Silver, Vinyl
Background: Imitation gold, Painted Wood

Mounting

Structure: Brick

Logo: None

Lighting: None

Landscaping: N/A

STAFF COMMENTS:

1. The sign complies with the sign regulations.
2. The tenant shall provide proper maintenance of the sign on no less than an annual basis.
3. Washington Square Office Park should create a sign policy.
4. If approved, the applicant must obtain a permit from the Memphis / Shelby County Office of Code Enforcement prior to installing the signs.



SIGN SUBCOMMITTEE REPORT: The sign subcommittee met on January 15, 2009, and requested the applicant use a metal sign, rather than wood. The applicant has replied that it is not financially feasible at this time for their client. The sign subcommittee placed this request on the consent agenda.

PROPOSED MOTION: To approve the request for a wall-mounted tenant identification sign approval for DeCaro Realty, located 1932 Exeter Road in a "T5" Urban Center zoning district, adhering to "O" Office zoning district.

- b. McNeill Commercial Real Estate – 7700 Wolf River Boulevard, Suite 103 – Request Approval for a Wall-Mounted Tenant Identification Sign in an "O" Office zoning district.**

BACKGROUND: The Planning Commission (PC) approved an eight (8)-lot subdivision for this property on October 2, 2001. The Board of Mayor and Aldermen (BMA) approved subdivision development contract No. 427 on October 22, 2001. However, construction of the subdivision never occurred. The PC approved a three (3)-lot subdivision for the property on June 1, 2004. The BMA approved subdivision development contract No. 452 on June 14, 2004. On February 7, 2006, the PC approved revisions to the plat regarding boundary lines between Lots 1 and 2. McNeill Commercial Real Estate is located on Lot 2.

DISCUSSION: The applicant is requesting approval of a wall-mounted tenant identification sign. The specifics of the request are as follows:

SIGN:	
Location & Height:	The height of the sign is 9' from the surrounding grade, oriented parallel to the building façade.
Message:	
Letter Size:	10" x 2'2": "McNeill" 3.5" x 3'6": "Commercial Real Estate" 3.5" x 1'8": "Suite 103"
Letter Style:	Logo typestyle: "McNeill" Helvetica: "Commercial Real Estate" Helvetica: "Suite 103"
Sign Area:	12.38 sq.ft.
Colors & Materials:	Letters: Bronze Background: Limestone Materials: Limestone & Aluminum
Mounting Structure:	Brick Stud-Mounted
Logo:	
Logo Area:	10" x 2'2": "McNeill"
Lighting:	n/a
Landscaping:	n/a

Sign Subcommittee Report: The Sign Subcommittee met on January 15, 2009, and recommended this item for the consent agenda.

STAFF COMMENTS:

1. The proposed sign meets all the requirements of the City of Germantown Code of Ordinance concerning signs in the “O” office zoning district.
2. If approved, the applicant must obtain a permit from the Memphis / Shelby County Office of Code Enforcement prior to installing the signs.

PROPOSED MOTION: To approve the request for the wall-mounted tenant identification sign for McNeill Commercial Real Estate, located at 7700 Wolf River Boulevard, Suite 103, subject to staff comments.

c. St. George’s School – 8250 Poplar Ave. – Request Approval of Temporary Banners for St. George’s School 50th Anniversary.

St. George’s School, at 8250 Poplar Ave., requests DRC approval to have 15 banners commemorating the school’s 50th anniversary. The banners will be in place on the school campus from March, 2009, through May 2010.

BACKGROUND: St. George’s School has had numerous applications and plans approved by the Planning Commission, Board of Zoning Appeals and Design Review Commission. The most recent request to the DRC was on February 27, 2007, when the DRC approved 2 ground-mounted identification signs.

DISCUSSION:

Requested Locations: Various existing light poles within the parking lot of the campus. Five poles are to have single banners and five poles are to have double banners. See attached map.

Size: three (3) feet in height and eighteen (18) inches in width (total size of 4.5 sq. ft. each).

Colors: black letters and numbers and red “50” on a brown/burgundy background on banner “A”. Banner “B” will consist of the St. George’s seal. See the attached photo and the image on the following page.

Logo: St. George’s seal.

Mounting structure: the banners are to be hung from metal rods attached to the parking lot light poles.

Message:



BANNER “A”



BANNER “B”

Letter Size: varies

Schedule: the banners are to be installed in March of 2009 and remain in place through May of 2010.

STAFF COMMENTS:

1. The Sign Regulations do not address the requested banners. Approval of a variance from the DRC is required.

PROPOSED MOTION: To approve the request for temporary banners for St. George Independent School, located at 8250 Poplar Ave., subject to staff comments.

d. New Bethel Missionary Baptist Church – 7786 Poplar Pike – Request Approval of a Ground-Mounted and two Wall-Mounted Tenant Identification Signs in the “R” Residential zoning district.

DISCUSSION: The applicant is requesting approval of a ground-mounted and two wall-mounted tenant identification signs.

SIGN 1 (Wall-Mounted)

Location &

Height: The sign will be mounted, on the east and west sides of the building, at a height of 30' above the surrounding grade, and setback 120 feet from the street.

Message:

New Bethel Missionary Baptist Church

Letter Size: 1'

Letter Style: Clarendon Fortune Bold

Sign Area: 29'3" x 12" (27.25 ft² for each sign)

Colors &

Materials: Letters: Ivory, Formed Plastic

Mounting

Structure: Brick

Logo: None

Lighting: None

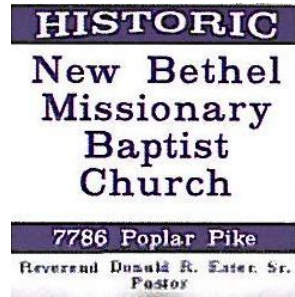
Landscaping: N/A

SIGN 2 (Ground-Mounted)

Location &

Height: The sign will be mounted at a height of six feet above the surrounding grade, and setback 18 feet from the street.

Message:



Letter Size: 5" – Name
3" – Address
2" – Pastor's Name

Letter Style: Clarendon Fortune Bold

Sign Area: 5' x 5' (25 ft²)

Colors &
Materials: Letters: Pantene 2587c (Purple), vinyl
Background: White, aluminum

Mounting
Structure: Brick

Logo: None

Lighting: None
Landscaping: See Attached

STAFF COMMENTS:

5. Signs for churches are governed by the regulations for multi-family districts. Wall signs are not addressed at all. The applicant is requesting a variance to allow two wall-mounted signs.
6. The applicant is also requesting a variance to allow the pastor's name to be on the sign.
7. The applicant shall trim to the satisfaction of the Fire Marshal the pine tree located next to the fire hydrant located next to the proposed sign. The tree shall be trimmed prior to the issuance of the sign permit by the City (See Sign Sub comment #3).
8. If approved, the applicant must obtain a permit from the Memphis / Shelby County Office of Code Enforcement prior to installing the signs.

SIGN SUBCOMMITTEE REPORT: The sign subcommittee met on January 15, 2009, and requested (*response in red italics*):

1. Why does the church feel they need signs on the building;
Mr. Savoy stated the reason for the signage on the building is because the church sets way back, and you cannot see their ground sign from Poplar Pike. Putting the signage on both sides of the church building will enable people to see it on Poplar Pike going in both directions.
2. Check on the existing and proposed width of Southern to make sure the sign will not be impacted by any improvements;

The proposed sign is setback 18 feet from the existing edge of pavement. The future curb of Southern Avenue will be five feet from the existing edge of pavement. The proposed sign will be setback thirteen feet from the future curb of Southern Avenue. The widening of Southern Avenue is not currently in the City's CIP.


3. Check with the Fire Marshal to see if there is any conflict between the ground sign and the fire hydrant; and,
The Fire Marshal stated that the pine tree next to the fire hydrant next to the proposed sign location needs to be trimmed. If the applicant agrees to trim the pine tree and move the proposed sign location to the location shown on the Site Plan approved by the Planning Commission in 2001, he will be amenable to the sign.
4. Clarify the statement on the ground sign graphic about a "purple base and sides".
Only the letters will be purple.






PROPOSED MOTION: To approve the request for a Ground-Mounted and two Wall-Mounted Tenant Identification Signs, located 7786 Poplar Pike in an "R" Residential zoning district.

e. Trust One Bank – 3100 Forest Hill-Irene Road – Request Approval for a Ground-Mounted Building Identification Sign in an "SC-1" Shopping Center zoning district.

BACKGROUND: 3100 Forest Hill-Irene Road is part of Lot 3 of Phase 1 of the Village Shops of Forest Hill, approved by the Board of Mayor and Alderman in February 1991. The structure at 3100 Forest Hill-Irene was constructed in 1996.

DISCUSSION: The applicant is requesting approval of a ground-mounted building identification sign. The specifics of the request are as follows:

SIGN:	
Location & Height:	The height of the sign is 6' from the surrounding grade, oriented perpendicular to Forest Hill-Irene Road.
Message:	

Letter Size:	5 ½" x 1' ½": "Trust One Bank" 1'5" x 1' 3": "T" logo 1" x 7": "a ... bank" 1 ½" x 8": "SYNOVUS"
Letter Style:	Kabel: "Trust One Bank" & "T" logo Helvetica: "a ... bank" Garamond: "SYNOVUS"
Sign Area:	24 sq. ft.
Colors & Materials:	<p>Letters: Burgundy Background: Brick Materials: Aluminum</p>  <p>Letters: Green Background: Brick Materials: Aluminum</p>  <p>Letters: White Background: Burgundy Materials: Aluminum</p> 
Mounting Structure:	Brick Stud-Mounted with Off-White Aluminum Cap to match the colors of the building (see attached photo)
Logo:	 
Logo Area:	1.77 sq.ft.: "T" 2.50 sq.ft. : "a SYNOVUS bank"
Lighting:	100W metal halide
Landscaping:	Dwarf English Boxwood, Deciduous Holly and Pansies

Sign Subcommittee Report: The Sign Subcommittee met on January 15, 2009, and made the following comments: (*Applicant's response in bold italics.*)

1. The subcommittee requested information about the material of the white cap and frame of the sign.
The white cap and frame of the sign is aluminum.
2. The subcommittee raised a concern of the brightness of the white cap and frame of the sign.
The applicant is willing to change the color to an off-white to match the off-white trim on the building façade (see attached photographs). Color samples will be made available at the meeting.

STAFF COMMENTS:

1. The proposed sign meets all the requirements of the City of Germantown Code of Ordinance concerning signs in the “SC-1” shopping center zoning district.
2. If approved, the applicant must obtain a permit from the Memphis / Shelby County Office of Code Enforcement prior to installing the signs.

PROPOSED MOTION: To approve the request for the ground-mounted building identification sign for Trust One Bank, located at 3100 forest Hill-Irene Road, subject to staff comments.

f. Forest Hill-Irene Commercial Subdivision, Lot 1B – 9055 Forest Centre Drive – Request 1) Preliminary and Final Plan Approval and 2) a Variance in the Required Pervious/Impervious Ratio in a “C-1” Neighborhood Commercial zoning district.

BACKGROUND: On June 14, 2004, the Board of Mayor and Aldermen approved the rezoning from “R-T” Residential Multi-Family to “C-1” Neighborhood Commercial. On August 10, 2004, the Board of Zoning Appeals granted a variance to reduce the required planting screening required for commercial zoned property adjacent to residential zoned property from twenty-five feet to fifteen feet for Common Open Space area “A”. On September 7, 2004, the PC granted Final Plat approval. On September 28, 2004, the Design Review Commission (DRC) granted the Landscape and Lighting Plan approval to the full Forest Hill-Irene Commercial Subdivision. On October 11, 2004, the Board of Mayor and Aldermen approved Subdivision Development Contract No. 458 for the subdivision. Eight of the ten lots have been approved by the Planning Commission and Design Review Commission for site development with seven of the approved lots under development contract. On July 1, 2008, the Planning Commission granted Preliminary and Final Plat Approval to Re-subdivide Lot 1. On January 6, 2009, the Planning Commission granted Site Plan approval.

DISCUSSION: Forest Hill-Irene Commercial Subdivision is a nine-lot commercial subdivision that totals 7.42 acres. There is a landscape easement (of undefined acreage) that was built with the subdivision. The interior street is a private street (31’ R.O.W.) with stubbed access to the developing property to the north (Stonecreek Center), and shared access with Corporate Gardens to the south. The main access to the site is from Forest Hill-Irene Road with secondary access through Corporate Gardens and Stone Creek. The landscape area along Forest Hill-Irene Road is thirty-five feet wide and twenty feet wide along the internal street.

SITE DATA

Area	.52 acres
Total Required Parking	19 spaces
Total Proposed Parking	19 spaces
Handicap parking	1 space
Regular parking	18 spaces
Building Footprint Area	3,787 square feet
Pervious	32.66% (4,866.89 sq. ft.)
Impervious	67.34% (15,345.09 sq. ft.)

The project is submitted for DRC approval of all items on the checklist. Other specifics of the site and proposed plan are:

DESIGN REVIEW COMMISSION CHECKLIST:

1. *Site Layout:* The office will be located in the center of the lot.

2. *Building Elevations*: The building will be up to 18' in height from the ground to the roof midpoint. The exterior will be brick veneer, rowlock brick and soldier course. There will be a copper dormer with a copper standing seam metal roof and copper finial. The roof is will be made of architectural shingles. Windows will be wood with fiberglass shutters.
3. *Street Improvements and Curb Cuts*: There will be one new street cut, but no street improvements.
4. *Parking Lots*: The applicant has provided 19 parking spaces.
5. *Exterior Lighting*: The Site Plan shows a total of four pole-mounted parking lot lights. The lights are to be SL1 – LSI lighting – Hilton Series – flat lens. The poles and fixtures are to be 14 feet tall with a finish to match existing development poles. There will be no wall-mounted light fixtures. The lights produce an average of 1.0 foot-candles of illumination. According to the plan, the lighting will be 0.0 fc on the south side of the property. Refer to attached cut sheets and Lighting Plans.
6. *Garbage Collection Area*: Four roll carts shall service the office building. It shall be screened by an enclosure that is six feet above the finish grade made of pressure treated wood, with a gate that is five feet above the finish grade.
7. *Screening of Vents, Utilities, Meters & Mechanical Equipment*: The top of all mechanical units and vents shall extend through the south side of the roof area. No other roof penetration is permitted.
8. *Landscaping*: The submitted plans indicate the planting of 568 specimens, most notably eighteen trees. These trees are spread throughout the islands and perimeter of the property. There will be three Red Oak, two Autumn Blaze Maple, two Crapemyrtle, seven Redbud and four Yoshino Cherry.
9. *Mailboxes*: N/A
10. *Signs*: Not submitted with the application.

STAFF COMMENTS:

1. Page numbers listed on the Table of Contents do not match with the actual page numbers. The Site Plan is on page AS001, not A001.
2. The applicant has submitted a new Landscape Plan, Site Plan and Architectural drawings to comply with previous staff comments. Those have not been collated with the existing plans, but are the attached 11x17 plans.
3. The project complies with the Design Review Manual.

LANDSCAPE SUBCOMMITTEE REPORT: The landscape subcommittee met on January 15, 2009, and made the following comment concerning the greenspace variance:

Increase the caliper of the Oaks and Maples to 4 in. and the Cherry trees to 2.5 in. and they feel that is a suitable compensation for the variance. The applicant complied.

PROPOSED MOTION: To approve the request for 1) Preliminary and Final Plan Approval and 2) a Variance in the Required Pervious/Impervious Ratio for Forest Hill-Irene Commercial Subdivision, Lot 1B, located at 9055 Forest Centre Drive in a “C-1” Neighborhood Commercial zoning district.

END CONSENT AGENDA

1. Germantown United Methodist Church – Request Approval to Demolish a Structure located at 2330 S. Germantown Road, formerly “Cottage Antiques”, in the “OG” Old Germantown Zoning District.

BACKGROUND: According to the Shelby County Assessor, the structure at 2330 South Germantown Road was built in 1900. The property was rezoned to the “OG” District when the Board of Mayor and Aldermen passed Ordinance No. 1990-15 in 1990, which created the “OG” Old Germantown zoning district.

DISCUSSION: The applicant is requesting Design Review Commission (DRC) approval of a demolition plan for one (1) principal structure. The building is 2,112 square feet. The acreage of the property is 0.31-acres.

The Applicant states that the current structure is uninhabitable and in poor condition (see attached report). The building will be cleared to allow for more parking spaces for the church’s congregation. The remaining buildings on the neighboring properties, also owned by the Methodist church, will be utilized for education and Sunday School purposes.

The following is a photograph of the building:



STAFF COMMENTS:

1. Staff is requesting that the applicant consider salvaging the picket fence and incorporating the fence into the development plan.
2. Sec. 23-516 of the Germantown Code of Ordinances states the original intent of the Old Germantown district:
 - a) The Old Germantown district is unique through its development as the original village center for the city, and is an object of special and substantial public interest due to its

richness in tradition, charm and character, imparting a distinctly quaint aspect to an otherwise new city, as well as serving as a visible reminder of the cultural and historic development of the city. It is deemed essential to the public welfare that these qualities relating to the Old Germantown district be preserved and protected from destructive changes in use, and the growth pressures evident within the area and throughout the community it serves, which threaten its existence as a unique, cohesive and definable whole.

- b) It is the intent of this division to preserve and enhance the best elements of the traditional village center and its character by site design, landscaping and architectural review; to protect against the destruction of, or undesirable encroachment on, the district; to encourage uses which will lead to its continuance, conservation and improvement in a manner appropriate to the preservation of this unique area of the community; to prevent creation of environmental influences adverse to these purposes; and to ensure that new structures and uses within the OG district will be developed in keeping with the overall character of the district which is sought to be encouraged and enhanced.

3. Section 23-522 (a) of the Germantown Code of Ordinances states:

Where demolition or removal of an existing structure in the Old Germantown district is proposed, the applicant shall: 1) submit a written justification for demolition or removal of the structure; and 2) a development plan detailing the proposed redevelopment of the property.

The Applicant has adhered to both of these provisions. See the attached report and demolition plan.

4. Sec. 23-522 (b) of the Germantown Code of Ordinances states:

If the design review commission determines that the proposed demolition or removal is not in the best interest of the city or district, the design review commission shall transmit to the board of mayor and aldermen a written recommendation that the city acquire a specified appropriate protective interest in the property, or promote such acquisition by other private civic groups, interested citizens or public boards. If the board of mayor and aldermen votes against such recommendation, or if within 90 days after transmission of such a recommendation no action has been initiated to acquire such protective interest, a notice to the applicant to proceed shall be issued.

5. If the applicant's request for demolition is approved, the church will apply to the DRC for approval of this development plan.
6. The Shelby County Code, Section 3-25 [Reference 1200-3-11-02 (Asbestos)] require building owners and/or operators to submit a notification of intent to do demolition or renovation at least ten (10) working days prior to the start of the activity even if no asbestos is present so compliance can be verified. Notification also includes the submittal of an asbestos survey report. Please contact the Health Department at (901) 544-7349 for more information.

PROPOSED MOTION: To approve the request for demolition of the structure at 2330 South Germantown Road, subject to staff comments.

Chairman Saunders explained that it is understood that the desire of the Church is to demolish this building and realizes that it may not be at the point where it can be repaired. The DRC felt by taking this building out, it would not be a major impact on the area. However, they wanted the assurance of the Church that they would preserve the landscaping and add more as needed.

Mr. Rhoads commented that the healthy older trees would be preserved with the exception of the Osage Orange which is very large and needs to come down. They recognized that in this area that parking is at a premium and getting to be more of a problem all the time. It is their intention that this parking be available during the week for other businesses. They are planning on installing the appropriate lighting which would be approved by the City at a later time.

Jerry Cook explained that the Historic Commission does recommend that the applicant's requests be approved. They also request that a Church representative along with the Historical Commission Chairman be permitted to walk through the house to determine whether or not there is any historical value of any items within the house itself that could be preserved for a historical perspective.

Mr. Rhoads commented that they would certainly be acceptable to that. The Demolition crew would like to claim all of that however they have explained to them that anything that was salvageable would come out ahead of time.

There was no opposition to this application and no further comments. The Chairman asked for a motion.

Mr. Marcom moved to approve the motion, seconded by Mr. Bruns.

ROLL CALL: Mr. Marcom – Yes; Mr. Sherman – Yes; Ms. Pahlow - Yes; Alderman Palazzolo – Abstain; Mr. McCaleb – Yes; Mr. Smith - Yes; Mr. Landwehr – Yes; Mr. Bruns – Yes; Chairman Saunders – Yes.

THE MOTION PASSED

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 6:30 p.m.