

**Minutes  
City of Flatonia  
Planning & Zoning Commission  
Regular Meeting  
September 11, 2006**

**Present:**

**Members**

Joe Brown  
Angeline Boehnke  
Kirby Farek  
Bill Hassell

**City Personnel**

Robert Wood, City Manager

**Public Hearing**

PH92006.1 Public Hearing on the request from The Living Vine Christian Church for a Conditional Use Permit that would allow them to build and operate a church on the property (CITY OF FLATONIA (400), BLOCK32, LOTS 6,7 & 8).

Leonard Cox spoke and explained that the church had made a contract offer on the property, contingent on zoning and deed restrictions being resolved. Cox further explained that the church currently consisted of 20 couples with 15 children. The services are on Sunday at 10 am and 6 pm and Wednesday at 7 pm. The plans are to place a metal building with a concrete foundation on the property. The parking lot and front doors will be facing east.

Jack Ward spoke against this permit as he feels that it will change the complexion of the neighborhood in relation to traffic, litter, etc.

Mildred Keilers Cook spoke against the permit for the same reasons that Jack Ward stated.

Brett Dansby spoke because he is concerned that the time and money he is putting into his property to restore the old home on it will be wasted if a metal building is placed on that lot thus hurting his property value.

Lillie Zimmerhanel spoke in opposition to this permit because she feels that the neighborhood is already busy because of the nursing home and Prototype traffic. She stated that the weekend is the only quiet time and that would then be lost.

Patricia Wickes spoke in opposition to the permit because the Arnim homestead is directly across the street and has been there since 1895. The deed restrictions were put in place to protect the residential feel of the neighborhood. The church would not be able to expand. She feels that there are better properties that the church could build on. She wishes that the church would consider other venues.

Henry Wickes advised the Planning and Zoning Commission of the deed restrictions that are on the property.

Wendy Young stated that she was not against the church, that she was interested in attending the church. She questioned why the Baptist Church was alright and this one is not. She stated that the owners of the Luerssen lot are not against the church.

PH92006.2 Public Hearing on the request from Dorothy Moore that the property she owns on Eleventh Street, Block 13 of the Baca Addition (401) be rezoned. The property is currently zoned as GC: General Commercial. The request is for the property to be rezoned as R2: Medium Density Residential.

Dorothy Moore was present and stated that she wanted to build duplexes on the lot.

### **Deliberation Agenda**

- 1-2006.1 Angeline Boehnke motioned to approve the minutes of the August 1, 2005 and January 9, 2006 Planning and Zoning Commission meetings. Bill Hassell seconded the motion. None opposed. Motion carried.
- 1-2006.2 Angeline Boehnke motioned to recommend to the Flatonia City Council that the request from the Living Vine Church be denied. Kirby Farek seconded the motion. None opposed. Motion carried.
- 1-2006.3 Kirby Farek motioned to recommend to the Flatonia City Council that the rezone request from Dorothy Moore be tabled pending resubmission and clarification. Angeline Boehnke seconded the motion. None opposed. Motion carried.

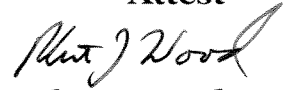
Meeting adjourned at 6:50 p.m.

**Signed**



**Joe Brown**  
Chair

**Attest**



**Robert Wood**  
Secretary