

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of January 7, 2016**

Public Hearing To Consider And Act On An Ordinance To Amend The Zoning And Establish A Special Use Permit For A Private School, Alternate Fencing Materials And Athletic Field Lighting With Special Conditions On A 16-Acre Tract Zoned (SF-7/16) Single-Family Residential District And Located At 3601 Huffines Boulevard; Amending The Official Zoning Map Accordingly. Case No. 01-16SUP1 The Branch Church. Case Coordinator: Michael McCauley.

McCauley stated the request would allow a private preschool for children age 2-Pre K; allow for alternate fencing material; and allow an alteration to the lighting shielding criteria relative to the glare provisions. He explained that the original Special Use Permit for the school was issued in 2001 and had expired. He advised that the existing fencing was chain link powder coated black and the second PVC split-rail fence was used to separate the athletic field from the smaller, children practice area. He stated that staff feels there is merit to continuing the allowance of the fences noting that neither of the two fences were perimeter fences. He noted that the athletic field was allowed by right and recognized the challenge with the actual luminaries being visible on smaller athletic field lighting. Staff felt there was no adverse impact noting the space between the facility and the actual homes. Staff recommended approval with stipulations.

David Teutsch, Executive Minister at the Branch Church, apologized about the expired SUP explaining that he was unaware of the expiration because it was obtained prior to the Branch Church acquiring the property. With regard to the ball fields, he explained it was developed with Liverpool Soccer who had approached the church with an interest in practice fields.

Chair McAninch asked the applicant if he had read and understood the new list of stipulations and Mr. Teutsch replied affirmatively.

Kraus asked the applicant his preference for the lights-off requirement and Mr. Teutsch replied he would like 10:00 pm because practice was generally over at 8:45 pm but he would also be okay with 9:00 pm.

Chair McAninch opened the public hearing. There were no speakers and Mr. Teutsch did not have any closing comments. Chair McAninch closed the public hearing.

**Chadwick moved to close the public hearing and approve Case No. 01-16SUP1 The Branch Church with stipulations and that the lighting be turned off no later than 10:00 pm; second by Kraus and the motion was approved with a unanimous 8-0 vote.*