

CENTERVILLE CITY COUNCIL
CITY PLANNING COMMISSION
ZONING TASK FORCE
JOINT WORK SESSION MEETING
JULY 1, 1985

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Council Chambers

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Charles Taylor
Councilmembers Bernard Samples
Jeffrey Siler
J. V. Stone
Brooks Compton
Planning Commission Members Marian Simmons
David Hall
Robert Looper
Robert Chappell
Elmer Tate, Jr.
Zoning Task Force Members Christine Snyder
David Blum
Sally Beals
City Manager Darryl Kenning
City Planner Alan Schwab
City Planner Steve Feverston
Acting Clerk of Council Constance Cooper

Chairman of the Zoning Task Force Bernard Samples, reviewed activities of the Zoning Task Force relative to the total review and recommended revisions to the Centerville Zoning Ordinance. Language is being simplified in order to make interpretations without question. Mr. Samples pointed out the fact that the only recommended revisions being considered at this Meeting are those dealing with the residential section.

Co-Chairman Christine Snyder, outlined accomplishments made by the Zoning Task Force since its inception two and one half years ago. A Policy Plan has been written for the City of Centerville and adopted, a Property Maintenance Ordinance has been written and adopted by City Council, and the Zoning Ordinance is currently being reviewed for recommended revisions. This will be the final duty of the Zoning Task Force. The revised Zoning Ordinance is being drafted in a manner which will require different approval procedures depending upon the use. This approach is being used in order to increase efficiency in the approval process as well as give the Planning Commission more responsibility. The idea is to permit the Planning Commission to make more final decisions with an appeal process to City Council, thus reducing time delays with minor issues.

Mr. Compton pointed out that by giving the Planning Commission more authority, time spent during their review process will not be wasted. This will reduce the time invested by the applicant.

Mr. Hall expressed concern with the fact that by making the process more efficient, the citizen's right to speak out on certain issues could be eliminated. Following discussion, the majority of those present felt that a major use procedure should require two public hearings: one before the Planning

Commission and one before City Council.

Mr. Taylor supported the proposal for the City Staff to set Public Hearing dates.

During the remainder of this Meeting recommended revisions to the residential section of the Zoning Ordinance were reviewed, highlights being as follows:

1. Addition of Agricultural Zoning District Classification.
2. Addition of Residential Planned Development Zoning Classification.
3. Senior Citizen Residential Community Use Classification.
4. Mandatory Dedication of Parkland or Fees-In-Lieu.
5. Limited Garage Sales.
6. Home Occupation Requirements.
7. Parking for Recreational Vehicles.
8. Parking of Commercial Vehicles.
9. Paved Driveways and Parking.
10. Fence Requirements.
11. Minimum Floor Areas for Multi-Family Residential Units.
12. Household Pet Restrictions.
13. Planning Commission Special Approval for Church or School.
14. City Council Approval for College or University.
15. Planning Commission Approval for Major Excavation, Grading, or Filling of Land.

Mr. Samples pointed out the fact that requirements and specific details need refinement. The Zoning Task Force solicits direction from City Council and the Planning Commission as to the satisfaction of their work thus far. The consensus of those present agreed with the work and encouraged the Task Force to continue in like manner.


Marilyn J. McLaughlin
Clerk of Council

Approved: _____
Mayor