

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, January 31, 2012

Mr. Clark called the meeting to order in the Council Chambers following the adjournment of the regular Planning Commission meeting.

ATTENDANCE

Present were Chair Paul Clark, Mr. Jeff Gammell, Mr. Jim Briggs, Mr. Jim Brunner, Mr. Jim Durham, Mrs. JoAnne Rau, and Mr. Bill Etson. Also present: Mr. Steve Feverston, City Planner; Mr. Scott Liberman, Municipal Attorney; and Mrs. Julie Weaver, Assistant Clerk.

Mr. Feverston stated that the purpose of the work session was to give an initial overview of a design concept being developed by Bruns General Contracting of Tipp City for approximately sixty-eight acres along Social Row Road between Sheehan and Paragon. Planning Commission will meet with representatives of the group and City Council at 7:00 p.m. on Monday, February 6, 2012., so that Council can give some direction to the Planning Commission at this early stage. Policy decisions on the concept, zoning and overlays are needed, since the developers are asking for a form-based approach for their plan which divides the parcel into ten areas.

The reaction of the Planning Commission at this preview meeting was mainly positive. Planning Commissioners felt that the homes in the Highlands and the Links at Yankee Trace would be nicely protected. Mr. Durham voiced the need to guarantee that the core is built and not just the mixed use retail area along Social Row Road. Mr. Feverston noted that the Planning Commission could obligate a Phasing Plan.

The Planning Commission felt that development along Social Row Road at Paragon Road needs to be a coordinated whole with cohesive architectural quality. Consistency and quality were seen as the keys.

Mr. Gammell noted that he would be absent from the meeting with Council on February 6, 2012. Mr. Brunner made a motion to adjourn; Mr. Etson seconded the motion. The motion passed with seven ayes.



Paul Clark, Planning Commission Chair