

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, March 13, 2012**

Mr. Clark called the meeting to order at 7:30 p.m.

**ATTENDANCE**

Present: Chairman Paul Clark, Mr. Jim Briggs, Mr. Jeff Gammell, Mrs. JoAnne Rau, and Mr. Bill Etson. Also present: Mr. Nathan Cahall, Economic Development Administrator; Scott Liberman, Municipal Attorney; and Mrs. Julie Weaver, Clerk.  
Absent: Mr. Jim Durham and Mr. Jim Brunner.

**EXCUSE ABSENT MEMBERS**

Both Mr. Durham and Mr. Brunner had given notice that they would be absent from the meeting.

MOTION: Mr. Briggs moved to excuse the absence of Mr. Durham and Mr. Brunner. Mr. Gammell seconded the motion. The motion passed with five ayes.

**APPROVAL OF MINUTES**

There were no additions or corrections for the minutes of the regular Meeting on February 28, 2012.

MOTION: Mr. Briggs moved for approval of the minutes of the Planning Commission Meeting of February 28, 2012, as distributed. Mrs. Rau seconded the motion. The motion passed with five ayes.

**NEW BUSINESS**

Application P-2012-0156- Amendment of the Major Site Plan for the OB unit at Miami Valley Hospital South

Mr. Cahall gave the staff report concerning the request by David Stewart of Gresham Smith and Partners, Architects, for the addition of a second story to the OB unit on the Miami Valley campus at 2400 Miami Valley Drive. He located the site on a drawing of the elevations showing the wing attached to the bed tower before noting that the additional square footage will be on an approved structure with materials that match the original unit. Staff recommended approval without conditions.

When Mr. Clark asked about mechanicals on the roof, Mr. David Stewart of Gresham Smith and Partners, Architects at 511 South Union Street, Nashville, Tennessee, stated that no mechanicals should be visible in the area. He said that the proposed addition would be shell space for future expansion and noted that it was more economical to do the second story now than at a future time. A courtyard will be incorporated into the

design of the second floor. Since the foundation of the structure limits the building to two stories, no additional floors will be requested.

MOTION: Mr. Briggs moved to approve Application P-2012-0156, the Major Site Plan for the addition of a second story to the OB Unit at Miami Valley Hospital South. Mr. Gammell seconded the motion. The motion passed with 5 ayes. No conditions were attached to the approval.

Application P-2012-0157 – Record Plan for City Property at Yankee Street and Social Row Road

Mr. Cahall explained the need for a record plan dividing the City property at Yankee Street and Social Row Road into two lots. He reminded the Planning Commission of its approval of the major site plan for the All About Kids Daycare on about three acres of the ten-acre property and pointed out the various types easements on the record plan—utility, storm water, roadway and reciprocal cross access easements. The platting of the property is required for the sale of the property, with only Lot 2 to be sold at this time. Staff is advising that the Planning Commission recommend the record plan to City Council without conditions.

Mr. Clark reminded staff of the Planning Commission's opposition to a roadway being built along the southern boundary of the property as a cut-through from Yankee Street to eastbound Social Row Road. Mr. Cahall noted that any plan for the remainder of the parcel would have to be approved by Planning Commission at a future date.

MOTION: Mr. Gammell moved to approve the record plan and to recommend it for approval by Council as presented. Mr. Briggs seconded the motion. The motion passed with five ayes.


Application P-2012-0159 – Major Site Plan for Parking Lot Improvements at St. Leonard, 8100 Clyo Road

Mr. Cahall presented the background for the application by Michael Anderson of Van Atta Engineering on behalf of St. Leonard at 8100 Clyo Road. He projected a drawing of the parking lot at the administration building to show the proposed changes for enlarging the parking area and improving convenience for personnel and visitors. The expanded lot will be restriped to add 18 spaces. Staff recommended approval without conditions.

MOTION: Mr. Gammell moved to approve the site plan for Application P-2012-0159 as requested for changes to the parking area at St. Leonard's Administration Building. Mrs. Rau seconded the motion. The motion passed 5-0.

COMMUNICATIONS

The next meeting of the Centerville Planning Commission will be March 27, 2012. There being no further business, the meeting was adjourned.

  
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Paul Clark, Planning Commission Chair