

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, May 8, 2012

Mr. Clark called the meeting to order in the Law Library at 7:00 p.m.

ATTENDANCE

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

Mr. Durham was absent because of business travel.

Mr. Feverston stated that the purpose of the work session was to discuss procedures for the Planning Commission Meeting to follow at 7:30 p.m. Two rezoning requests for properties along Social Row Road were on that agenda. Mr. Feverston noted that the public hearings would function as public hearings in general with a staff report and recommendation, questions, the opening and closing of the public hearing, discussion and the vote.

Mr. Brunner arrived at this time.

Because it was the consensus of the Planning Commission to revisit a decision on Application P-2012-0163 by Walt Minch for the rezoning of the property at Paragon, Social Row and Sheehan Roads, Mr. Liberman explained the proper procedure for bringing the matter back to the floor. Because the public hearing was opened and closed at the meeting on April 24, allowing further public comment was optional. Mr. Liberman suggested a roll call when the recommendation for approval came to a vote. In answer to a question of whether to deal with the two zoning districts separately or together, he suggested dealing with them together.

Mr. Feverston explained the changes to the zoning map submitted by Mr. Minch of the Centerville Development Group following the meeting on April 24, 2013. Mr. Minch dropped his request for a Neighborhood Center Overlay on the R-PD property near El Kenna Court. The adjusted request was for an R-PD base zoning district with a Neighborhood Residential Overlay for the entire 38.5 acres to the north. The southern 25.4 acres would remain as previously requested, O-PD with a Neighborhood Center overlay. The southern overlay would permit some retail, but have strict form-based guidelines for the look and feel of the area.

Mr. Etson expressed concern for the length of time it might take to actually build the project and also that Planning Commission might be recommending a rezoning to fit a project that might never be built. There was discussion of density and needed roadway improvements, before Mr. Liberman reminded Mr. Clark that the City had sent notice of the Planning Commission's reconsideration of the vote to those in attendance at the last meeting, as well as the property owners within 500 feet. In addition he reiterated that this was not the final decision on the rezoning. The matter would go to the City Council regardless of the vote by the Planning Commission.

Since it was time for the Planning Commission Meeting in the Council Chambers, the work session was adjourned.



Paul Clark, Planning Commission Chair