

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, September 25, 2012

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

ATTENDANCE

Present: Chairman Paul Clark, Mr. Jim Briggs, Mr. James Durham, Mrs. JoAnne Rau, and Mr. James Brunner, where noted. Also present: Mr. Steve Feverston, City Planner and Mrs. Julie Weaver, Clerk. Absent: Mr. Jeff Gammell and Mr. Bill Etson.

EXCUSE ABSENT MEMBERS

Both Mr. Gammell and Mr. Etson had given notice that they would be absent from the meeting.

MOTION: Mr. Briggs moved to excuse the absence of Mr. Gammell and Mr. Etson. Mr. Gammell seconded the motion. The motion passed with four ayes.

APPROVAL OF MINUTES

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

MOTION: Mr. Briggs moved for approval of the minutes of the Planning Commission Meeting of August 28, 2012, as distributed. Mr. Durham seconded the motion. The motion passed with four ayes.

NEW BUSINESS

Public Hearing - Application P-2012-0184 - A Variance for a Shed in the Front Yard at 7051 Forest Brook Drive

Mr. Feverston gave the staff report concerning the variance request by Jason Anderson, owner of the property at 7051 Forest Brook that is bounded by Clyo Road, Ambridge Road and Forest Brook Boulevard and zoned R-1c. Mr. Feverston showed an aerial view and several photos to illustrate the three frontages and the current placement of a shed put in place without a permit.

Mr. Brunner arrived at this time.

Most of the small rear yard is sloped downward toward a creek, making it unsuitable for the 10' x 16' shed. The stream angles from the Clyo Road frontage to the southeast across the rear yard. Mr. Feverston noted that the stream and the three frontages create

practical difficulty not caused by the homeowner. He went over the variance checklist and stated that he felt there was sufficient cause to grant a variance, but that the current location along the driveway on Forest Brook Boulevard was neither the minimum nor the optimal variance required. The current location infringes on the neighbors by putting the shed in proximity and in open view. Mr. Feverston felt that the better location would be inside the tree line on the Clyo Road side of the property. He noted that a number of neighbors had sent a letter asking for denial of the variance unless the shed was moved to a location toward the southwest corner of the property. Staff recommended approval of the variance subject to the following two conditions:

1. The accessory building shall be placed in the southwestern portion of the lot inside the creek running through the property and behind the trees and shrubbery in this area
2. The existing trees and shrubbery shall be maintained on the property to screen this building from view to Clyo Road.

Mr. Clark opened the public hearing and Mr. Jason Anderson, 7051 Forest Brook Boulevard, spoke on behalf of granting the variance and keeping the shed where it is. He noted that the soil in the rear yard on the south side of the house is sloped, shaded, slippery and often muddy. He was concerned that he would not be able to get a truck into the southwest area (in order to move the shed) without cutting down the trees that are needed for screening. Most of the yard slopes one direction or another. He felt that he had chosen the safest and most accessible area for the building.

Mrs. Rau asked about screening. Mr. Feverston stated that the present location does not allow for screening for the neighborhood, particularly since the door is on the east near the lot line.

Mr. David Hesp, 1075 Ambridge Road, said the utility boxes in the right-of-way were greater eyesores than the shed and that people would get used to the shed being there. He noted that the shed was large and that the colors did not match the house. He suggested that the shed could be made to blend in better.

Mr. Briggs noted that the situation was unfortunate, and Mr. Durham agreed. He stated that the Planning Commission could not approve a variance for a front yard shed 15 feet off the right-of-way without screening. The options would be to move the shed, take it out entirely or appeal the decision to City Council.

Mr. Feverston repeated that he understood the physical difficulty of the terrain behind the house, but he felt there was a reasonable place for the shed in the southwest quadrant of the property. It would have to be near the house, east of the creek and inside the tree line.

Mr. Durham clarified that the shed would have to be behind the front building line of the house as it faces Ambridge Road.

Mr. Feverston offered to look at flags put in the yard by the owner marking a potential site.

For the record, Mr. Hesp noted that the house had been vacant for a long period and that the new owners had done a wonderful job cleaning, trimming, updating and improving the property.

MOTION: Mr. Durham made a motion to approve application number P-2012-0184, a request for a variance to place a shed in the front yard of the residence at 7051 Forest Brook Boulevard, subject to the following two conditions:

1. The accessory building shall be placed in the southwestern portion of the lot. More specifically, the shed shall be south of (behind) a line extending the building line on the north face of the house, east of the creek and inside the dominant tree line on the western side of the lot, subject to approval by the City Planner.
2. The existing trees and shrubs shall be maintained in a manner to screen the building from view on Clys Road.

Mr. Briggs seconded the motion. The motion passed with 5 ayes.

COMMUNICATIONS

The next meeting of the Centerville Planning Commission is scheduled on October 30, 2012 at 7:30 p.m. in the Council Chambers.

There being no further business, the meeting was adjourned.



Paul Clark, Planning Commission Chair