

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, December 11, 2012

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

ATTENDANCE

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

APPROVAL OF MINUTES

There were no additions or corrections for the minutes of the Planning Commission Meeting of October 30, 2012.

MOTION: Mr. Durham moved for approval of the minutes of the Planning Commission Meeting of October 30, 2012, as distributed. Mr. Gammell seconded the motion. The motion passed with six ayes, 6-0-1. Mr. Brunner abstained from the vote on the minutes due to his absence.

PUBLIC HEARING: TEXT AMENDMENT OF LAND USE TABLE TO ALLOW A
BARBER SHOP IN AN O-S DISTRICT

Application P-2012-0195 – Timothy Minton, 162 W. Franklin Street

Mr. Feverston gave the staff report concerning the request by Timothy Minton to revise UDO Table 9.1, Permitted Land Uses in Base Zoning Districts, to permit a barber shop in an Office-Service zoning District. His goal is to convert his residence at 162 W. Franklin Street into a barber shop. Mr. Feverston explained that both barbershops and beauty parlors were permitted in O-PD, Office-Planned Development, and O-S, Office-Service, zoning districts under the old zoning code prior to 2008. He stated that the change from permitted to not-permitted may have been an error in creating the table. In looking at the current table, the pertinent cells are completely blank, where cells for other non-permitted uses have dashes. He said he did not believe that there was an intention to change the permitted uses. He therefore recommended approval of the request and asked for restoration of the uses in both zoning districts.

When Mr. Clark opened the public hearing, no one came forward to speak, so he closed the public hearing and verified that the applicant had been notified.

MOTION: Mr. Durham made a motion to recommend to City Council the amendment of Table 9.1 to include barbershops and beauty parlors in both O-S, Office-Service, zoning districts and O-PD, Office-Planned Development, zoning districts, as staff had suggested. Mr. Briggs seconded the motion. The motion passed unanimously with seven ayes.

NEW BUSINESS

Application P-2012-0195 – Mr. Jim Kiefer, Great Traditions, Plat for Shawnee Trail in Yankee Trace

Mr. Feverston shared background on this request by Mr. Jim Kiefer to plat public right of way for the cul-de-sac now that the roadway has been constructed. Mr. Feverston recommended approval of the dedication plat as requested.

Mr. Kiefer stated that the cul-de-sac has been built, and he requested that the appropriate areas be platted as public right of way.

MOTION: Mr. Durham made a motion to recommend to Council the approval of the dedication plat for the roadway for the cul-de-sac at the end of Shawnee Trail. Mr. Gammell seconded the motion. The motion passed 7-0.

Planning Commission Calendar for 2013

Mr. Feverston referred to the 2013 Planning Commission calendar distributed prior to the meeting. The calendar showed meeting dates and submittal deadlines for applications. Submission dates were set early enough to allow appropriate review of the applications and to advertise public hearings according to the requirements of the Unified Development Ordinance.

MOTION: Mr. Gammell moved for acceptance of the 2013 meeting dates and submittal deadlines as suggested by staff. Mrs. Rau seconded the motion. The motion passed with seven ayes.

COMMUNICATIONS

Mr. Feverston briefed the Planning Commission on a number of items that were expected for agendas early in 2013. He explained the major parts of the UDO clean-up ordinance, noting changes to the organization of the information on public hearings and the addition of regulations for food vending trucks. He shared that the McDonald's on Far Hills Avenue is coming closer in its preparation of a site plan. Signage, access and the number of parking spaces have been significant issues and there may be variances sought for these items. With regard to Dewey's Pizza downtown, staff encouraged the architect to submit a site plan. Because the site is in the historic district, the Board of Architectural Review will deal with the site plan and the potential demolition of the Gregg house, while the Planning Commission will review variances and record plan applications. Additionally, Mr. Feverston summarized a situation with Mr. Mark Van Nest of 900 E. Franklin Street; the property was recently rezoned. He stated that Mr. Van Nest needs to submit a site plan in order to obtain an occupancy permit. There are many issues related to this property that require variances. When Mr. Durham asked for an update on the Cornerstone development in Sugar Creek Township, Mr. Feverston stated that negotiations continue with the Oberer Development group concerning the development and Tax Increment Financing.

The next meeting of the Centerville Planning Commission is scheduled for January 29, 2013. There being no further business, the meeting was adjourned.



Paul Clark, Planning Commission Chair