

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, January 11, 2011

Mr. Clark called the meeting to order at 7:30 P.M.

Attendance: Mr. Paul Clark, Chair; Mr. Jim Briggs, Mr. Jim Brunner, Mr. Bill Eton, Mr. Jeff Gammell, and Mr. John Palcher. Absent: Mr. Jim Durham. Also present: Mr. Steve Feverston, City Planner; Mr. Scott Liberman, City Attorney; Mr. Doug Spitler, City Engineer and Mr. Ryan Lee, Planner

PUBLIC HEARINGS

An Ordinance amending Ordinance 14-08, the Unified Development Ordinance for the City of Centerville, Ohio as it applies to the establishment of areas of special flood hazard

Mr. Feverston stated this ordinance amends the Unified Development Ordinance (UDO) to bring our flood management regulations into compliance with FEMA floodplain management regulations.

Mr. Clark opened the Public Hearing. There being no speakers, Mr. Clark closed the Public Hearing.

MOTION: Mr. Gammell moved to recommend approval to City Council of this ordinance amendment. Mr. Palcher seconded the motion. The motion was approved unanimously.

OTHER NEW BUSINESS

Ross Enterprises – Major Site Plan

Mr. Feverston stated he received a letter from Mr. Ross requesting this item remain on the table until January 25, 2011.

COMMUNICATIONS

Young Learners World – Major Site Plan

Mr. Feverston stated that the Planning Commission received a letter from Mr. Neil Holtvolt, owner of Young Learners World requesting reconsideration of a condition of the Major Site Plan approval granted by the Planning Commission on December 14, 2010. He stated that Mr. Holtvolt is requesting that Condition Number 2, The driveway shall be widened to a minimum width of 12 feet to accommodate one-way traffic northbound subject to approval by the City Engineer; Further, appropriate directional signage must be installed; be modified allowing two-way traffic with yield signs posted on each end of the drive.

MOTION: Mr. Briggs moved to reconsider. Mr. Brunner seconded the motion. Mr. Clark asked for discussion of this item.

Mr. Clark asked for comments from the applicant.

Mr. Neil Holtvolt, 1220 Norwich Lane stated that his request to allow for two-way traffic is necessary since his customers and those of the offices to the south will need to use this drive to exit his property and not use his driveways in front of his building.

Mr. Clark stated that the Commission approved the reduced the width drive at the request of Mr. Holtvolt and approved the one-way, northbound circulation as agreed to by Mr. Holtvolt. He asked Mr. Spitler to comment on the safety of allowing two-way traffic on a one lane drive.

Mr. Spitler stated that the City's minimum requirement for a two-way driveway is 24 feet. He stated that even though this is a short drive connecting two parking lots, there is a potential safety issue.

Mr. Briggs asked how long this drive is.

Mr. Feverston stated that it is approximately 30 feet long.

Mr. Neil Holtvolt stated that his request is reasonable given this drive is very short and approaching drivers can see each other before entering this area. He further stated that he cannot widen the drive without encroaching into his play yard or obligating his neighbor to alter his parking lot.

Mr. Briggs stated he supports this request that given the drive length and the differences in regular business hours between the day care and the offices.

Mr. Clark called for a roll-call vote. The motion was defeated 2-4 with Messrs. Briggs and Etson voting aye and Messrs. Brunner, Gammell, Palcher and Clark voting no.

Mr. Holtvolt expressed his displeasure with this decision.

There being no further business, the meeting was adjourned.

