

CENTERVILLE PLANNING COMMISSION  
Regular Meeting  
Tuesday, February 22, 2011

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

Attendance: Mr. Paul Clark, Chair; Mr. Jim Briggs, Mr. Jim Durham, Mr. Bill Etson, Mr. Jeff Gammell, and Mr. Jim Brunner. Absent: Mr. John Palcher. Also present: Mr. Steve Feverston, City Planner.

Excuse Absent Members:

MOTION: Mr. Durham moved to excuse Mr. Palcher as he gave the City Planner prior notice. Mr. Briggs seconded the motion. The motion was approved unanimously, 6-0.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of November 30, 2010. Mr. Gammell seconded the motion. The Motion was approved unanimously, 5-0-1 with Mr. Etson abstaining.

UNFINISHED BUSINESS

Application P-2010-0043, Mercedes-Benz of Centerville – Modification of Approved Major Site Plan

Mr. Feverston briefed the Commission on the written request of the applicants, Ms. Wende Morgan-Davis and Mr. Eric Sauer, to modify the approval granted by the Planning Commission last December. He stated that their request is to permit construction of the improvements to the Mercedes-Benz in two phases. The first is to allow the improvements to the building showroom be expedited ahead of the vehicle display area, and all parking lot improvements, landscaping, limestone columns and decorative fencing. Staff is recommending that the Planning Commission grant approval allowing the construction in the two phases described and requiring the driveway, curbing, and parking lot renovations that are necessary for the renovation of the showroom be included with that phase.

Ms. Morgan-Elliott stated that Mercedes-Benz is now pushing Ms. Ross to have the showroom and exterior renovations complete by the end of June. She stated that they are intending to have the vehicle display areas and landscaping completed by the end of this summer; however, there is a question about funding.

Mr. Sauer stated that Ross Mercedes Benz is applying for ODOT funds for the stone columns and decorative fencing. These funds won't be available until the year 2016 and would like to delay these improvements until that time.

Mr. Feverston reminded the applicant and the Commission that the landscaping including all plantings, decorative stone columns and fencing were conditions of approval for the sign

variances granted by the Commission in addition to being a part of the vehicle display area in the Major Site Plan. These improvements must be installed at the time the vehicle display area and signage is built. He stated that the applicant may post a bond with the City for these improvements to guarantee their construction if they want to delay portions of their plans until 2016.

Mr. Durham asked if Ross Mercedes Benz had submitted a Major Site Plan for the dealership showroom only; would the Commission be able to review and approve this plan.

Mr. Feverston stated the Commission would be able to approve such a plan.

MOTION: Mr. Durham moved to amend Application P-2010-0043 for Ross Mercedes Benz to divide the approval into two phases as described by staff to allow for the remodeling of the dealership building and showroom as a Phase 1 subject to the condition that any driveway, curbing, and parking lot renovations necessary for the renovation of the showroom be included. Mr. Briggs seconded the motion. The motion was approved unanimously, 6-0.

#### OTHER NEW BUSINESS

Mr. Brunner and Mr. Etson volunteered to serve as members of the East Franklin Study Area Committee.

There being no further business, the meeting was adjourned.

