

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, June 28, 2011

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

ATTENDANCE

Present: Chairman Mr. Paul Clark, Mr. Jim Briggs, Mr. Jim Brunner, Mr. Jeff Gammell, and Mr. Bill Etson. Absent: Mr. Jim Durham. Also present: Mr. Steve Feverston, City Planner; Mr. Scott Liberman, Municipal Attorney; and Mrs. Julie Weaver, Clerk.

EXCUSE ABSENT MEMBERS

Mr. Durham had noted at the previous meeting that he would be travelling on June 28, 2011 and not able to attend.

MOTION: Mr. Briggs moved to excuse the absence of Mr. Durham. Mr. Etson seconded the motion. The motion passed with five ayes.

APPROVAL OF MINUTES

No changes were suggested for the minutes of June 14, 2011.

MOTION: Mr. Briggs moved to approve the minutes of the Planning Commission Meeting of June 14, 2011, as distributed. Mr. Brunner seconded the motion. The motion was approved 4-0-1 with Mr. Gammell abstaining because he was absent from that meeting.

PUBLIC HEARINGS

Application P-2011-0088 –Tom Ross, Tom Ross Rentals
Screening Variances, 30 Compark Rd.

Mr. Feverston stated that he had received an email from Mr. Ross asking that the public hearing be postponed until the August Planning Commission meeting. Mr. Clark opened the public hearing.

MOTION: Mr. Gammell moved to table Application P-2011-0088 until August 30, 2011. Mr. Briggs seconded the motion. The motion passed with five ayes.

UDO Text Amendment Concerning Notification of Public Hearings for Appeals and Increasing
The Percentage Required for Maintenance Bonds

Mr. Feverston explained the changes to the Unified Development Ordinance requested by Staff. The Clerk's Office asked for a correction in the notification requirements for Public Hearings of Appeals to Council, changing the UDO verbage from "certified mail" to standard "first class mail" for announcements to neighbors within 500 feet. The cost of certified mail is prohibitive and standard first class mail is done for other kinds of hearings. In a second matter,

Staff asked for an increase of the amount required for a maintenance bond when a performance bond is released. Currently the amount is 4%; the Staff is asking for 10% in order to cover maintenance issues that may arise. Mr. Briggs asked if the City needs verification that notices were received. Mr. Feverston replied in the negative. Mr. Clark opened the Public Hearing.

MOTION: Mr. Briggs moved to approve the two changes to the UDO as requested. Mr. Gammell seconded the motion. The motion passed with five ayes. The amendments to the UDO will be referred to City Council for another Public Hearing and Council action.

UNFINISHED BUSINESS

Application P-2011-0072 – Becky Ross, KAP Signs Sign Variances for Steeplechase Apartments.

A letter from Ms. Becky Ross of KAP Signs requested that the application for variances for signs at the Steeplechase Apartments, 6790 River Downs Drive, be removed from the agenda. Mr. Briggs moved to bring Application Number P-2011-0072 to the table. Mr. Gammell seconded the motion. Mr. Briggs moved to table the application until the meeting on July 26, 2011. Mr. Gammell seconded the motion. The motion passed with five ayes. Action on the following variances is tabled until the next meeting:

1. Variance for number of ground signs - Applicant requests nine ground signs.
2. Variance for sign height – Applicant requests one 25' steeple and six horses, each approximately 9' high.

COMMUNICATIONS

Mr. Feverston shared that Council had tabled Mr. Tarazano's appeal of the decision of the Planning Commission denying his application for 53-56 solar panels on his home at 161 Terrace Villa Drive. The Council requested further information and a recommendation from Staff for an ordinance addressing a policy on solar panels and possibly wind turbines. The Centerville Environmental Committee will discuss the issue at a meeting on July 11, 2011. Mr. Clark clarified that the expectation is that there will a UDO amendment on the matter. The main concern is approving multiple solar panels on southern facades that front the street and impact the neighbors. In doing research, Mr. Feverston had found no references to solar panels in fire codes in Ohio, but had seen a few solar easement codes where people were guaranteed access to the sun for solar panels. He had found little commonality in sample regulations.

The next meeting of the Planning Commission will be July 26, 2011, at the Centerville Municipal Building at 7:30 p.m.

There being no further business, the meeting was adjourned.

Paul Clark