

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, September 28, 2010

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

Attendance: Mr. Paul Clark, Chair; Mr. Jim Briggs, Mr. John Palcher, Mr. Jeff Gammell, Mr. Jim Brunner. Absent: Mr. Jim Durham and Mr. Bill Etson . Also present: Mr. Steve Feverston, City Planner; Mr. Scott Liberman, City Attorney; and Mr. Nathan Cahall, Economic Development Administrator.

Excuse Absent Members:

MOTION: Mr. Briggs moved to excuse Mr. Durham and Mr. Etson from the meeting as each gave prior notice to staff of their absence. Mr. Gammell seconded the motion. The motion was approved unanimously 5-0.

PUBLIC HEARINGS

Mr. Feverston stated the Pubic Hearing scheduled for a Variance application submitted by Kim Ceccarelli concerning property located at 175 West Franklin Street has been withdrawn.

An Ordinance Amending Ordinance 14-08, the Unified Development Ordinance for the City of Centerville, Ohio as it Applies to a Residence Family Home and to Amend Table 9.8, Minimum Number of Parking Spaces.

Mr. Feverston stated that in considering an amendment to the UDO regarding standards for regulating Residence Family Homes, he and Mr. Liberman have found more resources that need to be explored in terms of State statutes and a City of Toledo ruling prior to presenting the Amendment to the Planning Commission.

MOTION: Mr. Briggs moved to table the Ordinance Amendment as it Applies to a Residence Family Home an To Amend Table 9.8, Minimum Number of Parking Spaces, as requested by staff. Mr. Gammell seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

2011 Planning Commission Application Submittal Calendar

Mr. Feverston explained the 2011 Planning Commission Application Submittal Calendar is something that must be adopted each year to establish filing deadlines and meetings. He stated the proposal drafted for the member's consideration is recommended by staff to be approved.

MOTION: Mr. Briggs moved to approve the 2011 Planning Commission Application Submittal Calendar as submitted. Mr. Gammell seconded the motion. The motion was approved unanimously 5-0.

COMMUNICATIONS

Proposed City Initiated Rezoning in Centerville Business Park

Mr. Feverston explained a City initiated rezoning is to move forward as a result of Planning Commission's and Council's desire to convert the existing Centerville Business Park from an industrial zoning classification to an office zoning classification (O-PD). He stated it was determined after the rezoning of Washington Township Fire Station and the former Sears building along Clys Road to Industrial Planned Development, I-PD, was approved by Council, the entire business park should be rezoned to I-PD as well. Correspondence has been sent to the businesses in the business park by Mr. Cahall to inform them of the changes intended by the City and to provide any comment they may want submit.

Mr. Cahall stated the Rezoning Application should be heard by Planning Commission in November and be forwarded to Council for a Public Hearing to be heard most likely in January, 2011. He stated most business owners that have contacted his office support the rezoning change when they are assured their business operations will not be affected in a negative way.

Unified Development Ordinance (UDO) Clean-Up Ordinance Review

Mr. Feverston stated a copy of the proposed annual clean-up changes to the UDO were distributed in the member's packets for their review. He stated staff is seeking input on the proposed changes or other issues the members would like to be addressed in this ongoing process. Some of the issues include:

Temporary Garden Centers/Temporary Seasonal Outdoor Sales

Currently time limit was not to exceed a 3 month period per in any evenly divided 6-months. The intent was to allow spring flower sales to help beautify the City and then a sale in the fall to allow sales of garden items for Halloween, Thanksgiving and Christmas. In order to get back to the original intent of the standard, staff is proposing language that would limit the number of temporary sales to 2 per year for each permitted location; and at the completion of the first time period, the temporary use on the site would have to be removed and the premise restored for a period of no less than 60 days.

Mr. Brunner stated there are businesses in Cross Pointe Center that occasionally have a tent sale and asked if a temporary garden center would impact that use to tenants in the center.

Mr. Feverston stated those sales are in conjunction with permanent tenants on the site and they would qualify as a sidewalk sale which is regulated differently.

Building Setback Requirement Between Multi-Family/Single-Family Residential

The building setback for Residential Planned Development, R-PD, zoning adjacent to a single-family zoning classification requires a 100 foot buffer between developments. The proposed change is to modify the standards to read a 100 foot minimum building setback is required for

any non-residential use and any residential building greater than 150 feet in width, 6,000 square feet gross floor area, and greater than 1 story in height.

Permitted Land Use Table

Staff is proposing the use of Accessory Dwelling Unit be stricken from the table because it creates confusion in terms of in-law suites, etc. The use was included by ACP consultants at the time the ordinance was written although it was intended not to be in the base zoning districts, only in the overlay districts.

Dental and Medical uses should be added to office uses as they are not specific to the table currently.

Article 9, Part 2 – Subdivisions

The Engineering Department has requested in Street Cross Sections, the sidewalk width of 4 feet be increased to 5 feet in be compliant with the ADA requirements. Further, any new developments would be required to install 5 foot sidewalks.

Site Design and Improvements Standards – The Inspection Department has requested the word dustless be removed from the Off Street Parking Standards as it would specifically not permit materials to be used that are acceptable, however, by definition are not dustless.

Reference to the City Horticulturalist shall be changed to Public Works Director or his/her designee.

Regulations for swimming pools are proposed to have the same standards as hot tubs in terms of location, etc. Currently swimming pools are permitted in side yards which is less restrictive than the regulations for hot tubs, spas, etc.

Signs

Standards for sign materials to be used in making permanent signs are proposed to assure their durability and appearance over an extended period of time.

Mr. Feverston asked the members to review the proposed changes and submit any comments, modifications, or additional issues that should be made to the document.

Mr. Clark stated he would rather the Residence Family Home amendment and the clean-up amendment be included in one ordinance rather than to separate the two.

Other Communications

Mr. Feverston reviewed some projects to be heard by the Planning Commission at the October 12th meeting.

There being no other business, the meeting was adjourned.

