

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, November 24, 2009

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

Attendance: Mr. Paul Clark, Chair; Mr. Jim Briggs; Mr. Jim Brunner; Mr. John Palcher; Mr. Jeff Gammell; and Mr. Jim Durham. Absent: Mr. Mark Leonard. Also present: Mr. Steve Feverston, City Planner, and Mr. Scot Liberman, City Attorney.

Excuse Absent Members:

MOTION: Mr. Brunner moved to excuse Mr. Leonard from the meeting as he gave prior notice to staff of his absence. Mr. Gammell seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. Brunner moved to approve the Planning Commission Regular Meeting minutes of September 29, 2009, as written. Mr. Gammell seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

Unified Development Ordinance (UDO) – Draft Amendment/Index

Mr. Feverston briefly reviewed the draft amendment to the Unified Development Ordinance (UDO) outlining the specific areas to be revised.

Mr. Clark asked the members for their comments.

Mr. Briggs stated there were inconsistencies on Page 1 with spelling out “Board of Architectural Review” in some sections and simply “BAR” in other sections.

Mr. Feverston stated issues with the format will be resolved prior to the final draft being set for public hearing. It is anticipated the public hearing will be held during the January 26th regular meeting.

Mr. Liberman stated additions had been made to the Preamble and the Charter requires some more detail in certain sections of the document which have been included at this point.

Mr. Durham stated he would like to have the revisions submitted to the members in complete sections so it would be easier to understand the specific changes to the document.

Kroger - Mr. Feverston stated Kroger and the property owner of the property located on South Main Street at Sheehan Road have recently been in negotiations concerning the development of the property and the project should most likely begin in the spring.

Miami Valley Hospital – Mr. Feverston stated in speaking with representatives of the Hospital, a project expansion of the campus is anticipated to be introduced in the spring.

St. Leonard – Mr. Feverston stated building permits have been issued for the Wellness Center at St. Leonard Center and representatives are working with the Inspection Department to get the proper permits for the Assisted Living Center.

L A Tan – Mr. Feverston informed the members that at this time, a major site plan approved by the Board of Architectural Review (BAR) has again expired. The Inspection Department has sent a letter to the applicant condemning the existing building foundation and requiring it to be removed. The minor site plan for the adjoining property located at 235 West Franklin Street has moved forward and is almost complete. The irrigation system owned by the City has been destroyed by the contractor and still needs to be repaired.

Complete Pet Mart/Laser Quest – Mr. Durham asked is the facade alteration to Complete Pet Mart and Laser Quest in Cross Point Center was approved as a staff approval.

Mr. Feverston stated the facade change was requested as a result of wind storm damage and was a staff approval for a minor site plan.

Mr. Durham stated he did not feel the project was “minor” and it should have been reviewed by the Planning Commission. The architectural concept is completely different than its original design.

The members agreed they would look at the project on an individual basis for their opinion if projects of this type should be forwarded to the Planning Commission in the future.

There being no further business, the meeting was adjourned.

Paul Carl