

CENTERVILLE PLANNING COMMISSION

Work Session

Tuesday, July 29, 2008

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

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Brunner; Mr. Jim Durham; Mr. John Palcher.
Absent: Mr. Jim Briggs, Mr. Jeff Gammell and Mr. Mark Leonard. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner.

Mr. Feverston stated Mr. Liberman, City Attorney, had drafted enabling information to be placed in the front of the Unified Development Ordinance (UDO) document. Also recommended is a change to Article 1, Section 1.13, to be highlighted in the color blue, which will specifically address illegal uses being conducted so they do not become legally-nonconforming uses.

Mr. Feverston stated Article 5 replaces pages 5-10 which is the Approvals table. The names of the project applications have been adjusted that will be cited under the UDO document. He stated as work as progressed on the UDO text, staff has been creating new project applications which will be incorporated into the UDO verbiage. The table is made to match the colors on the Zoning Map classifications.

Article 9, Page 43 and 58, the term "neighborhood conservation" zone has been changed to "residential conservation".

Mr. Feverston stated the sign regulations for temporary signage in the Architectural Preservation District (APD) has been updated to make sign display more business friendly. The Board of Architectural Review (BAR) will be revising and adopting the Design Review Criteria to incorporate color charts for easy user reference.

Mr. Feverston stated Article 9, Parking and Loading, is currently a text format and staff felt a Table configuration would be preferred. The members agreed a Table format should be used and the text version should be eliminated.

Mr. Durham stated the draft Zoning Map had the original parcel lines still remained on the map and asked if they should be removed to avoid confusion. For example, he stated Bill Yeck Park still had parcel lines that mostly likely no longer exist as well as parcel lines for Miami Valley Hospital which was now approved by the City to create one (1) lot.

Mr. Feverston stated that will be researched and the parcel will be removed that are no longer applicable. He stated only the key streets have been labeled on the map and section sheets will be produced at a larger scale with all streets labeled to show more detail.

Mr. Durham asked if the areas labeled as R-1e, Single-Family Residential, designating a density of 10,000 sq. ft. lot sizes, located along Sheehan Road, Paragon Road, and Social Road were acceptable to Council.

Mr. Feverston stated at this time, Council has indicated that designation is acceptable.

Mr. Feverston stated the overlay patterns have darker colors to avoid any conflict with the base colors.

Mr. Feverston asked the members if the Public Hearing for the UDO could be set for review at the August 26th meeting.

Mr. Clark stated that would be acceptable as long as there is ample time to do so based on the number of other agenda items.

There being no further discussion, the Work Session was adjourned.

Paul Clark