

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, November 27, 2007

Mr. Clark the meeting to order at 6:30 P.M.

Attendance: Mr. Paul Clark, Chairman; Mr. Jeff Gammell; Mr. Jim Brunner; Mr. Jim Durham.
Absent: Mr. Jim Briggs and Mr. Mark Leonard. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scott Liberman, City Attorney; Mrs. Jennifer Wilder, Administrative Assistant to the City Manager; Mr. Sande Heck, Zoning Enforcement Officer; Mr. John Sliemers, Assistant City Engineer.

Property Maintenance Task Force - Proposed Amendment to the Zoning Ordinance

Mr. Jim Gallagher, Mrs. Sue Lienesch and Mr. Brooks Compton were present to review the proposed amendments to be made to the Property Maintenance Ordinance that are also to be incorporated into the Zoning Ordinance as recommended by the Property Maintenance Task Force.

Mr. Feverston stated much of the language used in the proposed revisions was taken from the draft of the Unified Development Ordinance (UDO) to make it consistent throughout the Zoning Ordinance document. The subjects of revision included accessory buildings; parking of recreational vehicles; buffering, landscaping, and screening requirements; temporary portable storage units; sign regulations; and, definitions.

Specific issues discussed concerning accessory buildings included:

- Minimum building size requiring permits;
- Location of building;
- Architectural design of building to compliment principle structure;
- Building materials to prohibit plastic, vinyl, and aluminum siding.

Mrs. Lienesch suggested the location of accessory buildings be closer to the principle structure on the property rather than along the rear property line. She stated the Planning Commission could use the expertise as where to place accessory buildings on properties in order to be more considerate of adjoining property owners.

Mr. Clark directed staff to modify this draft ordinance as discussed this evening and set a public hearing to be held at the January, 2008, Planning Commission Meeting.

Communications

Mr. Feverston stated the December 11th Regular Meeting will include a Variance application submitted by Tim Donut U.S. Limited, as well as a Planning Commission Special Approval application, for property located along South Main Street in the Centerville Mall; and a Planning Commission Special Approval application submitted for LA Fitness for property located on the northwest corner of SR 48 and West Alex-Bell Road.

Mr. Feverston distributed information to the members for their review concerning modification of the current definitions of "Restaurant" in the Zoning Ordinance. The need for revising the specific definitions is due to the change in the scope of customer service now available. He stated the City is also looking at modifying the Conditional Use section to include drive-up windows and grass pump islands as they are currently considered permitted uses.

Cornerstone of Centerville/North Parcel

Mr. Hollenkamp, Cole-Russell Architects, stated they wanted to keep the dialog moving and communications open with the Planning Commission concerning the proposed development of the Cornerstone of Centerville/North Parcel located on the northeast corner of Wilmington Pike and Feedwire Road. He stated the studies of the tree preservation on the site and the traffic continue and are being taken into consideration as to how the development could be best positioned on the property. The findings of the studies will impact the final proposal.

Mr. Durham objected to discussing the project as staff had not seen any of the revisions to the plan prior to the meeting and he took issue to things being presented to the members without adequate time for staff review and input. He suggested the meeting be adjourned.

Mr. Clark and Mr. Gammell indicated they wanted to listen to the latest proposal.

Mr. Durham stated being forced to review plans in this manner allows for immediate reactions as opposed to thought out ideas. He stated Bear Creek Capital did not take into consideration the direction the members had given them at previous meetings. He stated that by not submitting the plans in a timely manner prior to the meeting and, therefore, having no staff review time was a total lack of respect to the Planning Commission.

Mr. Brunner stated he did not feel comfortable in discussing the project at this time.

Mr. Clark asked why staff did not have an opportunity to review the plan.

Mr. Feverston stated the plan was received late afternoon and staff only had time for a very casual review.

MOTION: Mr. Durham moved the Work Session meeting be adjourned. Mr. Brunner seconded the motion. The motion was denied 2-2 with Mr. Clark and Mr. Gammell voting no.

Mr. Durham stated he did not appreciate the lack of respect to the City by the applicant.

Mr. Clark stated when the revised plans are received they should be reviewed and forwarded to the members.

Mr. Feverston asked if the members wanted to proceed with the revised plans in a work session or regular meeting.

Mr. Clark stated it would depend on the complexity of the revisions to the plan. If there are no significant changes, the Planning Commission would not be willing to schedule a work session or special meeting. The number of changes will dictate whether to schedule a work session or review the plans at a regular meeting.

The members directed the applicants to submit all revised plans to staff for their comments and recommendations in an adequate time frame to be determined by staff.

There being no further business, the meeting was adjourned.

Paul Clark

