

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, June 27, 2006

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

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

Excuse Absent Members:

MOTION: Mr. Briggs moved to excuse Mrs. Meininger from the meeting as she gave prior notice to staff. Mr. Brunner 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 May 30, 2006, as written. Mr. Briggs seconded the motion. The motion was approved unanimously 4-0-2 with Mr. Clark and Mr. Gammell abstaining.

PUBLIC HEARINGS

An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Amend Section 17, APD, Architectural Preservation District That Apply To The Permitted Siding Materials For Exterior Walls In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code

Mr. Lee reviewed the proposed change to the permitted siding materials to allow cement fiberboard on new construction in the Architectural Preservation District (APD). The Board of Architectural Review recommended approval of this amendment with a revision to allow a smooth finish or a rough finish on a case-by-case basis. Mr. Lee stated research has been done and staff has concluded the HardiPlank brand material to be successful in its application. He stated the City has received more and more requests for use of this material as new construction in the APD is increasing.

Mr. Clark asked if other manufacturers of the cement fiberboard products would be permitted.

Mr. Lee stated no specific manufactured material has been specified in the Ordinance.

Mr. Durham stated he felt there should be specific minimum composition standards contained in the Ordinance to alleviate possible failure due to installation of inferior products.

Mr. Feverston suggested a definition be added to the Ordinance which would include specific minimum standards of the cement fiberboard siding material.

Mr. Clark opened the public hearing. There being no speakers, Mr. Clark closed the public hearing.

MOTION: Mr. Durham moved to table the Ordinance to Permit Cement Fiberboard Siding until the next meeting. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

Paul Clark