

CENTERVILLE PLANNING COMMISSION  
Special Meeting  
Tuesday, August 8, 2006

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

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Briggs; Mr. Jim Brunner; Mr. Jeff Gammell; Mr. Mark Leonard; Mrs. Carolyn Meininger (where noted). Absent: Mr. Jim Durham. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scott Liberman, City Attorney.

Motion to Excuse:

MOTION: Mr. Briggs moved to excuse Mr. Durham from the meeting as he gave prior notice to staff. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of July 25, 2006, as written. Mr. Gammell seconded the motion. The motion was approved unanimously 5-0.

Mrs. Meininger arrived at this time.

PUBLIC HEARINGS

An Ordinance Amending Ordinance 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Amend Sections 21 And 24 Relating To Nonconforming Uses.

Mr. Feverston reviewed the proposed Ordinance to amend Section 21, Parking, and Section 24, Nonconforming Uses, as it relates to recreational vehicles. The amendment would reduce the period of nonconformity from two (2) years to one (1) year; and a new provision to prohibit the nonconformity of the use to exist should one (1) of the following occur: the use not exist for a period of six (6) months, a recreational vehicle be replaced that does not meet the standards in the code, or the owner of the property on which the recreational vehicle use exists changes and no former owner of the property remains. Mr. Feverston stated this proposed ordinance was forwarded to the Planning Commission from the work of the Property Maintenance Task Force as one of their recommendations in changing the Zoning Ordinance.

Staff recommended to approve the proposed Ordinance as written

Mrs. Meininger asked for clarification as to why the changes were proposed.

Mr. Liberman stated the standards allowing a nonconforming use are designed to phase out nonconforming uses over a period of time and the existing standards are not allowing that to occur.

Mr. Clark opened the public hearing.

Mr. Jim Gallagher, 294 Cherry Drive and member of the Property Maintenance Task Force, stated the Task Force has been working the past eighteen (18) months trying to address some of the issues that are facing our community as it ages. He stated the Task Force totally supports the ordinance as proposed as it is the first action to aggressively improve the appearance of the community.

Mrs. Sue Lienesch, Councilmember and Co-Chair of the Property Maintenance Task Force, stated they have worked together to create a proposal that would address some of the community issues that have existed for a long period of time to improve the community. She encouraged the members to recommend approval of the ordinance to Council.

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

MOTION: Mr. Brunner moved to recommend approval of the Ordinance to Amend Sections 21 and 24 of the City of Centerville Zoning Ordinance Concerning Nonconforming Uses as submitted. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

#### NEW BUSINESS

##### Clyo Road - Record Plan (Street Dedication)

Mr. Feverston reviewed the Record Plan for Clyo Road submitted for the purpose of dedicating 1.9196 acres of property located along Clyo Road south of Centerville Station Road to be used as public right-of-way.

Staff recommended approval of the Record Plan as requested.

Mr. Brunner stated that in reviewing the Record Plan he found that the road both east and west of Clyo Road is labeled as Centerville Station Road. According to the street signs, the portion of roadway east of Clyo Road is labeled as Centerville Station Road and west of Clyo Road is East Franklin Street. He indicated he questioned whether that was a mistake and Mr. Feverston informed him that a number of years ago Clyo Road was located further to east in the vicinity of where the high school is currently located.

Mr. Feverston stated the plat is correct in its labeling of Centerville Station Road. When the roadway was established in the 1800's, it was named Centerville Station Road. Today that portion of road is officially known as East Franklin Street though some portions remain recorded as Centerville Station Road. This situation should be corrected when Franklin Street is improved.

MOTION: Mrs. Meininger moved to recommend approval of the Record Plan (Street Dedication) for Clyo Road to Council as submitted. Mr. Gammell seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

