

CENTERVILLE PLANNING COMMISSION
Special Meeting
Tuesday, April 12, 2005

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

Attendance: Mr. Paul Clark, Chairman; Mr. James Durham; Mr. Jim Briggs; Mr. Jim Brunner; Mrs. Carolyn Meininger. Absent: Mr. Jeff Gammell and Mr. Joe Weingarten. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Greg Horn, City Manager; Mr. Bill Covell, Economic Development Administrator.

RETS Tech Center - Planning Commission Special Approval

MOTION: Mrs. Meininger moved to reconsider the Planning Commission Special Approval application submitted for RETS Tech Center, previously denied on March 29, 2005. Mr. Briggs seconded the motion. The motion was approved unanimously 5-0.

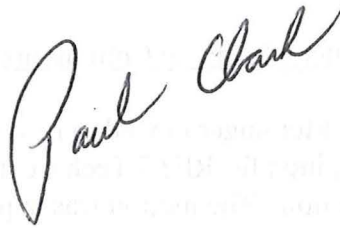
MOTION: Mr. Briggs moved to approve the Planning Commission Special Approval application submitted for RETS Tech Center, 555 East Alex-Bell Road, as revised, subject to the following conditions:

1. All sidewalks where adjacent to parking spaces shall have a minimum width of six and one-half (6.5) feet to allow for bumper overhang.
2. Landscape islands within the parking lot shall have a minimum width of nine (9) feet.
3. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
4. The Planning Commission shall approve the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and shall be visually compatible with the surrounding buildings. Specifically, the Planning Commission approved the building mass, flat roof, the roof skylights, and the use of Exterior Insulation Finish System (E.I.F.S.) as an exterior siding material.
5. All roof top mechanicals shall be screened from view subject to approval by the Planning Department.
6. A final landscaping plan shall be submitted subject to approval by the Planning Department.
7. Fire hydrants shall be located within four hundred (400) feet of all designated building access points as measured along actual fire apparatus routes of travel.

8. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
9. A detailed exterior lighting plan shall be subject to approval by the City Planner.

Mrs. Meininger seconded the motion. The motion was approved 3-2 with Mr. Clark and Mr. Durham voting no.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink that reads "Paul Clark". The signature is written in a cursive style with a large, looped initial "P".