

**CENTERVILLE PLANNING COMMISSION**  
**Work Session**  
**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; Mr. Jeffrey Gammell. Absent: 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

Mr. Gammell excused himself from the meeting at this time, due to a potential conflict of interest.

The members of the Planning Commission agreed to meet in a work session to review revised elevations of the RETS Tech Center to reconsider an addition to the facility which was denied at the last Planning Commission meeting.

Mr. Mike LeMaster, owner of RETS Tech Center, and Mr. Steve Pitchel, architect of the project, were present to review the revised elevations to the members.

Mr. Pitchel stated the windows to be located in the proposed tower elements have been scaled down and the mullions removed. The roof pitch has been slightly increased and the overall height of the parapet will be sixteen (16) feet. The colors to be used on the addition will mimic those on the existing building.

Mr. Clark asked if the entryway on the addition had been expanded as discussed at the previous meeting.

Mr. Pitchel stated the entryway had not been expanded—only the windows had been modified.

Mrs. Meininger stated it was difficult to see any difference in the revised drawings compared to those originally presented.

Mr. Durham stated the two (2) tower elements still appear to get lost in the mass of the existing building. He stated he continued to have the same objections to the architecture he had expressed at the previous meeting. Mr. Durham stated the revision shows no effort in attempting to redesign some of the architectural elements that were discussed previously. He stated this is basically the same plan that was reviewed and denied by a 4-2 vote of the members.

Mr. Horn stated there are numerous schools in the area that have had building additions made to them, and they do not have the same design elements. He stated the area available for expansion of the building is limited to that along Alex-Bell Road. The proposed size of the addition, in comparison to the existing facility, does not allow it to be completely uniform in design.

Mr. Pitchel stated that when design any building addition, architects try to relate to the existing building. To mimic an existing building is not a new concept, but he stated would have been the wrong thing to do in the case of this building. He felt the addition needs to remain simple in design to compliment the existing facility.

Mr. Durham stated RETS Tech Center has provided a great service to the community. He stated he was looking for something that would not connect the roof lines, but would reflect the scale of the existing roof structure. He asked if a single tower element could be expanded and used to create a grander entrance to the addition.

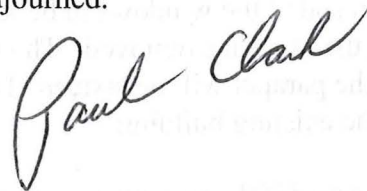
Mr. Pitchel indicated he had tried different applications, but they did not work.

Mr. Clark stated if the roof line could be tied together, it would be more proportionate with the existing facility.

Mr. LeMaster stated he had considered constructing a separate building on the site, but it would have created inadequate parking to serve the program.

Mr. Briggs stated he was satisfied with the modifications made to the architecture as revised and presented by Mr. Pitchel.

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

A handwritten signature in cursive script that reads "Paul Clark". The signature is written in dark ink and is positioned to the right of the main text block.