

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, June 28, 2005

Mr. Clark called the work session to order at 8:10 P.M.

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Briggs; Mr. Jeff Gammell; Mr. Joe Weingarten. and Mr. Jim Brunner; Mr. James Durham and Mrs. Carolyn Meininger. Also present: Mr. Steve Feverston, City Planner.

Mr. Chris Conley, Oberer Company, and Mr. Jim Hawthorne, architect, presented a concept plan for development of a medical facility to be located on the north side of Clyo Road between the existing Vectren facility to the east and an existing medical building to the west. This vacant piece of property, zoned Industrial Planned Development, I-PD, will require a Major Use Special Approval review for development of this site. Mr. Conley indicated they represent a medical user which will construct a 13,000 sq. ft. facility on the northern portion of this property and two (2) additional lots will remain for future development. He stated their intent is to provide an area for a 5,000 sq. ft. expansion in the future. The architectural design of the building has taken the idea of a future expansion into consideration so it will appear as part of the original building when constructed.

Mr. Weingarten stated the architectural design concept proposes a flat roof to be used on the building.

Mr. Conley stated it would very difficult to construct a building of the proposed size with a pitched roof.

Mr. Feverston stated this development would be located in an industrially zoned district and many of the surrounding buildings have flat roofs.

Mr. Durham stated he felt the design of the building was very nice as presented. He stated the parking should be located internally to the project, therefore, pushing the buildings towards Clyo Road. He asked what the front yard setback was along Clyo Road.

Mr. Feverston stated the right-of-way was fifty (50) feet along Clyo Road, however, the Planning Commission could consider granting a variance.

Mr. Durham asked if parking would be internal on the site being placed south of the user Mr. Conley represented and north of future facilities to be constructed along Clyo Road.

Mr. Conley indicated they only represented the user to the north, however, internal parking would certainly be appropriate for the development as a whole.

The members felt the concept proposal was acceptable as presented and encouraged Mr. Conley and Mr. Hawthorne to submit their application for formal review.

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

