

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, July 26, 2005

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

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

Excuse Absent Members:

MOTION: Mr. Durham moved to excuse Mr. Gammell and Mr. Weingarten from the meeting as each gave prior notice of their absence to staff. Mr. Briggs 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 June 28, 2005, as written. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of June 28, 2005, as written. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

PUBLIC HEARINGS

An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Amend Section 21, Off-Street Parking And Loading Areas That Apply To The Minimum Number Of Parking Spaces For Medical And Dental Offices In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code.

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

Mr. Feverston explained that over the years, the current parking standards for medical and dental offices have been determined to be in excess of the number of spaces necessary to accommodate the operation of the business. This proposed ordinance is based on an ordinance used in Toledo although the standards are consistent with those in various cities.

Mr. Durham stated he shared some of the same concerns as those written in a memo from Mrs. Meininger concerning the parking requirement being based on square footage of an office rather than on the number of exam rooms plus the number of employees. He asked why the proposed ordinance differed in the way parking requirements are determined.

Mr. Feverston stated staff felt it would be easier to calculate the parking requirements based on the square footage since an increase in office size would trigger the requirement to be recalculated based on building permit information. An increase in the number of employees in an existing office would go undetected by the City. He reminded the members that the standards in the proposed ordinance are minimum requirements only.

Mr. Durham stated his concern was with building conversions that would be limited in the area where parking could be provided. He stated this could create a situation that only the minimum standard would be satisfied, but it would not be enough to provide adequate parking spaces for a particular practice.

Mrs. Meininger agreed stating the proposed amendment would allow an applicant to provide only minimum standards.

Mr. Feverston stated that the applicants staff have worked with in the past, in most cases, look to satisfy their individual needs. He stated the proposed standards consistently come back as the minimum used in various cities. He stated if the members are not comfortable with the proposal, staff can take re-evaluate those standards.

Mr. Durham suggested staff research the parking requirement needs of six (6) medical/dental offices within the City of various sizes to provide some comparison data to the Planning Commission members.

MOTION: Mr. Durham moved to table the Ordinance concerning parking requirements for medical/dental offices. Mrs. Meininger seconded the motion. The motion was approved unanimously 5-0.

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 Location Of Buildings On The Front Yard On A Lot In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code.

Mr. Feverston stated this Ordinance is proposed as a result of a goal of Create the Vision as well as a desire for the Architectural Preservation District (APD) to recreate the street edge in Downtown Centerville. The APD has existing front yard setback standards in the Ordinance that are figured on the averages of front yard setbacks of adjoining properties. The result is an inconsistent street edge throughout the District.

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

Mr. Brunner asked if the definition of the phrase "block face" is referenced elsewhere in the Zoning Ordinance as to exactly what area is considered as such.

Mr. Feverston stated it was not referenced, however, it could be added to the definitions section of the Zoning Ordinance.

Mr. Durham agreed it needed to be defined but, otherwise, the proposed Ordinance was well written.

MOTION: Mr. Durham moved to table the Ordinance concerning Front Yard Setbacks in the APD. Mr. Briggs seconded the motion. The motion was approved unanimously 5-0.

OLD BUSINESS

An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Amend Sections That Apply To Home Occupations And Land Uses Associated With Home Occupations In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code.

Mrs. Meininger removed herself from the membership of the Planning Commission at this time due to a conflict of interest.

Mr. Feverston stated that per some of the comments from Mr. Weingarten, Mr. Durham and Mrs. Meininger some changes have been incorporated into the proposed document.

Mrs. Meininger stated what was unsettling to her was she could employ numerous service people all at the same time to be at her home, but because she generates income from her home is not entitled to employ unlimited workers for assistance in the operation of her business. Further, she stated you can have a garage to restore vehicles, but she is unable to use her garage to store files relating to her home occupation.

Mr. Feverston stated the intent of limiting the number of employees is to control the intensity of the home occupation.

Mr. Durham stated he had added a regulations of no business operation on Sundays to the Ordinance. He asked if any of the members objected to that regulations.

The members indicated they did not have any objection to limiting a home occupation to a six-day work week.

MOTION: Mr. Durham moved to recommend approval of the Home Occupation Ordinance dated July 22, 2005, to Council with the following modifications:

1. In Section 6, Paragraph 5.f. - "dwelling" be changed to "dwelling unit".
2. In Section 6, Paragraph 5.g. - "dwelling" be changed to "dwelling unit".

3. In Section 6, Paragraph 5.m. - "dwelling" be changed to "dwelling unit".

Mr. Brunner seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Mr. Feverston stated a Major Use Special Approval application had been submitted for the Pri-Med Building to be located on Clys Road between Centerville Business Parkway and Bigger Road and will be reviewed on August 30th.

There being no further business, the meeting was adjourned.

