

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, February 11, 2003

Mr. Durham called the meeting to order at 8:15 P.M.

Attendance: Mr. James Durham, Chairman; Mr. Joe Weingarten; Mr. Jim Briggs; Mr. Paul Clark; Mr. Rand Oliver; Mr. Patrick Hansford; Mr. Robert St. Pierre. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner.

The Planning Commission discussed various procedures and requirements with references to the recent variance approved for the Far Hills Animal Clinic.

Mr. Hansford and Mr. Oliver disagreed with staff's interpretation of the ordinance. It was their feeling that the non-conformity was the rear yard setback line, not the building. Therefore, they felt that as long as the building addition did not reduce the existing rear yard setback any further, there was no need for a variance.

After lengthy discussion, the members concluded the standard regarding setbacks and nonconforming issues need to be evaluated.

Discussion of proposed changes to the sign ordinance resulted in the members requesting staff to prepare a chart outlining the entire Sign Ordinance and make it available at the next meeting.

They further discussed the pending draft amendment to the Sign Ordinance concluding the language is vague and it should define how signs abutting residential properties and signs facing residential properties differ in their regulation. This should be accomplished by reference to the City's Thoroughfare Plan.

There being no further business, the meeting was adjourned.

A handwritten signature in blue ink, appearing to be 'J. Durham', is written below the text of the meeting minutes.