

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, March 25, 2003**

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

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

Motion to Excuse:

MOTION: Mr. Briggs moved to excuse Mr. Hansford from the meeting as he gave prior notice of his absence. Mr. St. Pierre seconded the motion. The motion was approved unanimously 6-0.

Approval of Minutes:

MOTION: Mr. Weingarten moved to approve the Planning Commission Regular Meeting minutes of March 11, 2003, with the addition to the motion approving the Work Session minutes of February 11, 2003, that all members were present. Mr. Clark seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of March 11, 2003, as written. Mr. Clark seconded the motion. The motion was approved unanimously 6-0.

**COMMUNICATIONS**

Mr. Feverston announced he would be attending the annual APA Conference to be held in Denver beginning March 29 through April 2, 2003.

The April 8<sup>th</sup> meeting will include the review of an addition to a building on Westpark Road.

**NEW BUSINESS**

**Far Hills Animal Clinic - Planning Commission Special Approval**

Mr. Feverston reviewed the Special Approval application submitted for Far Hills Animal Clinic located at 6240 Far Hills Avenue requesting approval to construct a 1,039 sq. ft. building expansion and modification of the existing parking lot. The zoning on the .399 acre parcel is B-2, General Business. The parking requirement of 15 spaces has been satisfied with the proposed 16 spaces.

This plan reflects the variance approved by the Planning Commission to allow the building addition to encroach into the required rear yard setback. The building addition will be located completely on the north side of the existing building and will be constructed to match the existing architecture. The parking areas will be located along the south and west property lines.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. The final design of the parking layout shall be subject to approval by the City Engineering Department.
2. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
3. A final landscaping plan shall be subject to approval by the City Planning Department.
4. A performance bond or other construction guarantee shall be posted by the developer for all landscaping and screening improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the code of Ordinances.
5. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

Mr. Clark asked if the handicapped parking space was adequately located on the site.

Mr. Dan Weaver, Ferguson Construction Company representing the applicant, stated the handicapped parking space is located across from the sidewalk ramp.

MOTION: Mr. Briggs moved to approve the Special Approval application submitted for Far Hills Animal Clinic, 6240 Far Hills Avenue, for a building expansion and parking lot modification subject to the following conditions:

1. The final design of the parking layout shall be subject to approval by the City Engineering Department.
2. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
3. A final landscaping plan shall be subject to approval by the City Planning Department.
4. A performance bond or other construction guarantee shall be posted by the developer for all landscaping and screening improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the code of Ordinances.
5. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

Mr. Weingarten seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

