

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, June 10, 2003

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

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

Bob Ross - Storage Parking Area

Mr. Hansford removed himself from the meeting at this time due to a possible conflict of interest.

The Planning Commission reviewed a plan submitted by Judge Engineering for a vehicle storage lot proposed to be located at the rear of 80 Loop Road for the Bob Ross Mercedes/Hummer dealership. After discussing the issues of landscaping, buffering, and striping of the lot, the members indicated they would support a variance to move the required eight (8) percent internal landscaping to be located along the north property line to provide screening to the adjacent properties. Striping of parking spaces will not be required for this storage only lot.

The members directed staff to draft an amendment to the Zoning Ordinance concerning the landscaping requirement of vehicle storage lots. The new requirement shall provide the landscaping be used as screening along the perimeter of properties rather than installed as internal parking lot landscaping.

Mr. Hansford returned at this time.

Maximum Ground Floor Area for O-S and B-1 Properties

As a result of variances being requested for maximum ground floor area for Office-Service (O-S) and Neighborhood Business (B-1) properties, the members determined an amendment should be made to the Zoning Ordinance to address more spacious properties. After discussion, the members directed staff to draft the standards to increase maximum ground floor area for the larger O-S and B-1 zoned lots from 5,000 square feet to exceed 10,000 square feet. They further recommended the square footage of buildings requiring the architectural design standards be reduced from 10,000 square feet to 5,000 square feet.

There being no further business, the meeting was adjourned.

