

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, August 26, 2003

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

Attendance: Mr. Paul Clark, Chairman; Mr. Joe Weingarten; Mr. Jim Briggs; Mr. Jim Brunner; Mr. James Durham; Mr. Patrick Hansford. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner.

Approval of Minutes:

MOTION: Mr. Weingarten moved to approve the Planning Commission Regular Meeting minutes of August 12, 2003, as written. Mr. Briggs seconded the motion. The motion was approved unanimously 4-0-2 with Mr. Durham and Mr. Hansford abstaining.

COMMUNICATIONS

Mr. Feverston informed the applicant for the Planner 1 position had accepted a job with another jurisdiction in northern Ohio and, therefore, the interview process will continue.

The Steering Committee of Create the Vision reviewed a draft land use plan at their last meeting and has scheduled a series of meetings to introduce that plan. The first public meeting will be held on September 24, 2003, at Centerville High School in the South Commons beginning at 7:00 P.M. A joint meeting of the Council, Trustees, Planning Commission and Zoning Commission will be held on October 1, 2003, at Fire Headquarters beginning at 7:00 P.M. An Open House will be held on December 3, 2003, at Centerville High School in the South Commons beginning at 7:00 P.M., for additional public input concerning the proposed plan.

Mr. Durham encouraged all members of the Planning Commission to attend the meeting series prior to the adoption process to begin early next year.

Mr. Feverston stated staff continues to work on ordinance cleanup issues concerning regulating the size of accessory buildings; the use of PODS on commercial and residential lots; residential driveways; and, hours of waste collection from commercial properties.

PUBLIC HEARINGS

An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Amend Sections 21 And 37 In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code.

Mr. Feverston stated the proposed amendment would allow the amount of required landscaping in the interior of a parking area to be relocated to the perimeter of the area for vehicle inventory lots. The members have reviewed this proposal and felt it was warranted in inventory lots only

as customers would be restricted from these areas. The subject of relocation of landscaping came as a result of a variance submitted and approved for Bob Ross Motorcars at 60 Loop Road. The Planning Commission directed staff to draft an amendment to the Zoning Ordinance to permit the landscaping relocation by right rather than by variance. Requirements for interior landscaping for all other parking areas will remain the same. He stated Council had reviewed this amendment and agreed with the Planning Commission recommendation to revise the requirement.

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

Mr. Hansford stated the issue of approval of the specific plan for landscaping in vehicle inventory lots should be the responsibility of the Planning Commission and not staff.

Mr. Durham stated it is typical for staff to approve issues of parking lot modification. The only time Planning Commission reviews parking lots is when an entire site plan is reviewed.

Mr. Briggs agreed the modification to parking areas should be reviewed by the Planning Commission.

Mr. Durham stated parking is a technical issue that should be determined by the expertise of staff. He felt the process is mechanistic and should remain as written.

Mr. Weingarten stated paragraph F on Page 3, states that all landscaping shall be evenly distributed. He felt that is not the intention of the Planning Commission.

Mr. Durham agreed stating the landscaping should be located to maximize buffering to any adjoining residential area.

MOTION: Mr. Durham moved to recommend approval of the Ordinance allowing relocation of landscaping in vehicle inventory parking areas to Council subject to the following change on Page 3, Paragraph f:

The first sentence shall read "All landscaping installed shall be aesthetically located to maximize buffering to any adjoining residentially zoned land."

Mr. Weingarten seconded the motion. The motion was approved 5-1 with Mr. Briggs voting no.

An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Amend Sections 10, 12, 13, 17 And 20 In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code.

Mr. Feverston reviewed the proposed amendment to the B-1, Neighborhood Business, and O-S, Office-Service, zoning districts to increase the permitted amount of building ground floor area from 5,000 to 10,000 square feet, and requiring design standards for buildings 5,000 square feet in size rather than 10,000 square feet.

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

Mr. Durham stated the proposed amendment addresses the issues Planning Commission directed staff to revise.

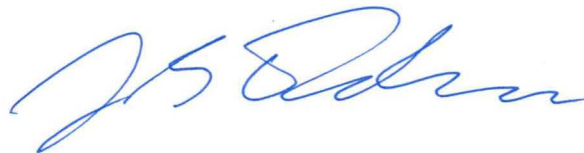
MOTION: Mr. Durham moved to recommend approval to Council of the Amendment of Sections 10, 12, 13, 17 and 20 in accordance with the provisions of Chapter 713 of the Ohio Revised Code. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

Uno Chicago Bar & Grill

Mr. Feverston presented a concept for signage to be located on the building located at Uno Chicago Bar & Grill, 9496 Dayton-Lebanon Pike, the former site of Frisch's Restaurant. The wall signage is proposed to be located above the parapet and would, therefore, require a variance.

The members reviewed the proposal and indicated they would not support a variance request for the sign location. The proposed location would make the sign visible from the residential area directly east of the restaurant. They felt the sign should be lowered and installed in accordance with the sign ordinance as there is no basis for granting the variance.

There being no further business, the meeting was adjourned.

A handwritten signature in blue ink, appearing to read "J. S. Edman", is centered on the page below the text.

