

**CENTERVILLE PLANNING COMMISSION**  
**Special Meeting**  
**Tuesday, December 9, 2003**

Mr. Clark called the meeting to order at 9:45 P.M.

Attendance: Mr. Paul Clark, Chairman; Mr. James Durham; Mr. Joe Weingarten; Mr. Jim Briggs; Mr. Jim Brunner; Mrs. Carolyn Meininger; Mr. John Carr. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner.

OLD BUSINESS

An Ordinance Amending Ordinance No. 11-87, 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.

MOTION: Mr. Durham moved to recommend approval of the Ordinance concerning maximum ground floor area of buildings in B-1, Neighborhood Business, and O-S, Office-Service, subject to the following:

- A. Eliminate the minimum ground gross floor area standard in Section 20, C., 3, Design Requirements for Buildings where the Ground Gross Floor Area Exceeds 5,000 Square Feet.
- B. Inclusion of Option B which reads: Maximum Gross Floor Area of the Ground level of any one individual building:
  - 1. A parcel that is contiguous to a single-family residence or parcel zoned as single-family residential: 7,500 square feet
  - 2. A parcel that is contiguous to a single-family residence or parcel zoned as single-family residential and provides a principal building setback of 75 feet or greater to said single-family residence or parcel: 10,000 square feet
  - 3. A parcel that is not contiguous to a single-family residence or parcel zoned as single-family residential: 10,000 square feet
- C. In addition to required landscaping/screening, screening of parking areas abutting single-family residential zoning shall include a seven (7) foot brick or stone masonry wall.

Mr. Weingarten seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.



