

**CENTERVILLE PLANNING COMMISSION**  
**Work Session**  
**Tuesday, December 9, 2003**

Mr. Clark called the meeting to order at 8:45 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.

Mr. Feverston distributed copies of the ordinance the Planning Commission recommended to Council concerning maximum building floor area in a B-1 and O-S zoning districts as well as requiring architectural design review for all commercial buildings 5,000 square feet and over. Two options were discussed at the joint Planning Commission and City Council meeting where O-S or B-1 properties abut single-family residential zoned property.

Option A would allow the floor area to be increased by 500 square feet for each additional 5 feet of setback not to exceed 10,000 square feet in floor area. Option B permits a maximum building ground floor area of 7,500 square feet at the minimum (50 foot) setback. The building ground floor area may be increased to a maximum of 10,000 square feet if a 75-foot building setback is provided.

Additionally, the minimum ground floor area standard as it applies to architectural design requirements in the Supplemental Section has been reduced from 10,000 square feet to 5,000 square feet.

Mr. Weingarten stated he still preferred the 10,000 square feet of floor area for all properties because the size of the lot would dictate the size of the building based on the required parking and setback requirements.

Mr. Durham agreed stating 10,000 square feet would be better suited for a future user and would provide more landscaping.

Mr. Weingarten and Mr. Durham felt a provision should be included in the ordinance which would regulate the amount of pavement permitted in an O-S and B-1 zoning district when abutting single-family residential land.

Mr. Durham stated minimum ground floor area requirements for the architectural requirements shall be eliminated and those requirements should apply to all buildings.

Mr. Weingarten stated he would rather see no parking in a rear yard where it would abut residential uses.

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Mr. Feverston stated the Zoning Ordinance addresses parking and paving setbacks throughout the document. To switch this proposed ordinance to not allow parking and parking in the rear yard of O-S and B-1 properties would create two different standards.

Mr. Durham stated language could be included in the ordinance stating parking adjacent to single-family residential zoning is discouraged.

The members agreed a 6 foot brick or stone screening wall be required for rear parking areas when abutting single-family residential zoning.

There being no further business, the work session was adjourned to a Special Meeting.