

**CENTERVILLE PLANNING COMMISSION**  
**Work Session**  
**Tuesday, March 26, 2002**

Mr. Durham called the meeting to order at 8:30 P.M.

Attendance: Mr. James Durham, Chairman; Mr. Patrick Hansford; Mr. Rand Oliver; Mr. Joe Weingarten; Mr. James Briggs. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer; Mr. Chris Pozzuto, Economic Development Administrator.

There are currently two (2) vacancies on the Planning Commission.

Review of Section 20. Supplemental Zoning District Requirements

Concerning the Requirements Applicable to Non-Residential Land Uses, the purpose states the "standards require a basic level of architectural variety, detail siding and roof materials that are considered traditional in Centerville, provide compatible scale and mass to surrounding development, and to mitigate negative impacts. These regulations serve as a basis to promote creative architectural design that is in context with its surroundings."

Mr. Weingarten stated creative architecture cannot be traditional and, therefore, statements of this nature do not allow change.

Mr. Oliver stated he felt the requirements in this Section are basically squeezing the life out of architectural creativity. New building materials and products are available for construction that need to be reviewed for appropriateness for use in the Architectural Preservation District (APD) as well as other zoning districts. These requirements are written to protect the builders, but do not protect the creativity of the architects.

The members agreed the requirements within the current ordinance have been utilized to require more detail in building design, however, specific rules and guidelines need to be provided to applicants in a brochure. This would eliminate approving projects on a case-by-case basis. Any changes to the Ordinance would, of course, have to be approved by Council.

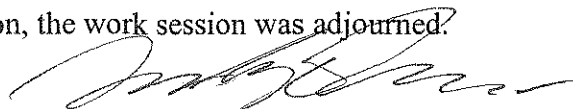
Mr. Hansford and Mr. Oliver agreed concept plans of projects should be reviewed in a work session prior to submission of an application in order to make the overall process more efficient for the applicant.

After further discussion, the majority of members felt that process would not be necessary for most applications.

Mr. Oliver suggested once new standards are adopted, a review of those standards should be scheduled to determine if they remain appropriate.

Mr. Durham suggested the members to read this Section of the Zoning Ordinance and prepare suggestions to amend the Ordinance so interpretation of the requirements is no longer an issue.

There being no further discussion, the work session was adjourned.

A handwritten signature in black ink, appearing to be "James Durham", is written over the final sentence of the document.