

CENTERVILLE PLANNING COMMISSION

Work Session

Tuesday, April 9, 2002

Mr. Durham called the meeting to order at 7:00 P.M.

Attendance: Mr. James Durham, Chairman; Mr. Rand Oliver; Mr. Joe Weingarten; Mr. James Briggs. Absent: Mr. Patrick Hansford. 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.

Franklin Street Baptist Church - Discussion of Building Expansion Options

The Franklin Street Baptist Church was denied a front yard building setback at the last regular Planning Commission Meeting and the Special Approval application was tabled until revised plans could be submitted for review. The Planning Commission felt if a front yard variance was to be granted, it could be justified only for the purpose of re-establishing the streetscape. The proposal did not accomplish that purpose and was denied.

Mr. Lane Metcalf, Mr. John Cooke, Mr. Keith Stapleton, Pastor Danny Griffith, and Ms. Judy Smith, representing the Church were present for discussion of development options for their building expansion at 200 West Franklin Street.

Mr. Metcalf stated that in order to stay in Centerville, they needed to take maximum use of their property, but did not know if the project was viable. He asked if the Gershwin Drive entrance created a problem as they need to retain the front yard parking area. He asked for further input from the Planning Commission as how to re-establish the streetscape with this project and not compromise the project.

Mr. Durham stated at the time the existing house on the property was reviewed for landmark status, the Planning Commission indicated that should landmark status not be granted, and demolition occurred, they would favor a thirty (30) foot front yard building setback to re-establish the streetscape.

Pastor Griffith indicated they did not want to be at odds with the City and would be willing to research ways to accomplish their vision without starting all over with the building design process.

Mr. Oliver stated that to maintain the sense of the corridor, a cobblestone wall could be constructed and enhanced with plantings. The front yard parking could also remain, but be screened from the street area. The house that was removed held the streetscape. The members were hopeful the applicant would push the building to the street to maintain the entrance to the City and preserve its sense of community.

The members felt with the loss of the house, the new building should re-establish the streetscape which would warrant practical difficulty and justify granting a variance to within thirty (30) feet of West Franklin Street. If the Church does not wish to do this, then a revised plan must be submitted that places the building at the required one hundred (100) foot front yard setback.

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

