

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, June 12, 2001

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

Attendance: Mr. James Durham; Chairman; Mr. Patrick Hansford; Mr. Jack Kindler; Mr. Joseph Weingarten; Mr. Rand Oliver; Mr. James Briggs; Mr. Richard Pluckebaum. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner;

Exterior Building Materials

The members viewed some samples of exterior building materials for consideration of whether the standards in the Zoning Ordinance should be amended to allow other certain types of exterior building materials for commercial construction. They agreed various materials should be considered and based on durability and aesthetics. They agreed some products are high-quality, however, the performance is based on the quality of installation which the City is unable to control.

Mr. Hansford indicated he would contact representatives of various product types to present the advantages/disadvantages of new wood and masonry products at future work session meetings.

Sign Ordinance Amendment

Mr. Feverston stated the amendment to the Sign Ordinance is in reference to political signs. Some changes are required due to a Supreme Court decision as well as the Council's desire to restrict the number of political signs to one (1) sign per non-residential and multi-family property.

The members suggested staff move the characteristics of signs to the Preamble in the ordinance to avoid any confusion.

Mr. Oliver left the meeting at this time.

Office-Service Amendment

Mr. Feverston suggested that residential use be included as a permitted use in an O-S District.

The members felt this would allow properties, such as those directly across from Cross Pointe Centre, to be rezoned to the O-S zoning district where residential is what the City wants to maintain. It was agreed to let the standard to allow residential uses in an O-S zoning district remain as a non-conforming use.

B-1 Amendment

The members agreed that O-S uses should be permitted uses in a B-1 zoning district.

Cleanup Issues

Mr. Feverston explained that language needs to be changed in calculating density for single-family and multi-family residential project to be consistent with each other.

Specific standards need to be adopted concerning temporary garden centers in order to allow proper zoning enforcement.

Currently, a through-lot is considered not to have a rear yard, therefore, not permitting the location of any accessory use/building. Mr. Feverston stated standards are being considered to address this issue.

After a brief discussion, the members decided the location of cell tower structures should not be permitted in residential zoning districts.

Mr. Feverston stated standards should be determined for trash facilities when used in a remodeling project in an existing residential neighborhood. The members felt perhaps the best way to address the time for such a trash facility to be permitted on a property would be to have it indicated on the building permit for the overall project. Staff is to work on this concept.

A 4 foot fence height is required for a swimming pool according to State standards, however, the City currently requires a 5 foot fence height. The members agreed the fence height should remain at 5 feet.

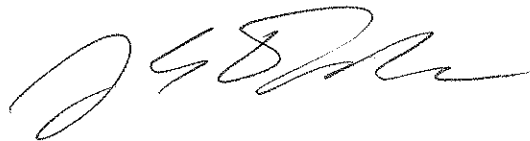
The members agreed extension to the time limit for Council action on Special Approval application is necessary due to a change in the legal advertisement process.

Other Business

The members briefly reviewed the amended Rules of Procedure and determined any changes should be submitted directly to staff.

Mr. Feverston distributed copies of the Request for Proposal concerning a Comprehensive Plan document for the City.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be "J. G. B. M.", is located at the bottom center of the page.