

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, October 24, 2000**

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

Attendance: Mr. James Durham; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Mr. James Briggs; Mr. Joseph Weingarten; Mr. Rand Oliver; Mr. Jack Kindler. Also present: Mr. Steve Feverston, City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of October 10, 2000, with the correction in the Motion to approve the minutes, the word "them" should be changed to "the" in the sentence, "Mr. Briggs seconded the motion". Mr. Kindler seconded the motion. The motion was approved unanimously 7-0.

UNFINISHED BUSINESS

Penney Satellite & Sounds - Variance of Rear Yard Setback/Planning Commission Special Approval

MOTION: Mr. Briggs moved to remove the Variance and Special Approval applications from the table. Mr. Hansford seconded the motion. The motion was approved unanimously 7-0.

Mr. Feverston reviewed the Variance and Special Approval applications submitted by Penney Satellite & Sounds, both applications tabled at a previous meeting pending the submittal of revised plans for consideration. The Variance for side yard setback, however, was denied at the original meeting.

The existing business is located at 6236 Far Hills Avenue. The zoning on the .387 acre parcel is B-2, General Business. The request is seeking approval of a 1,740 square foot building expansion on the south end of the building and to permit a 2 foot encroachment of the building addition into the rear yard setback. The required rear yard setback is 20 feet.

Mr. Feverston stated the building material to be used on the body of the addition is proposed to be split face block and E.I.F.S. An overhead door will be installed on the north elevation of the building addition which sets back approximately 8 ft. from the north elevation of the existing building. Parking will be striped in a perpendicular pattern rather than angled as originally proposed.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. The Planning Commission must approve a Variance for the rear yard building setback. The site plan shows a rear yard setback of 18 feet. The Zoning Ordinance requires a 20 foot setback in the rear yard.
2. The Planning Commission must approve the architectural design of the addition to ensure the form, massing, materials, and colors are compatible with the existing building and create a unified design on the premises. The Planning Commission must specifically approve the use of exterior insulation finish system (E.I.F.S.) on the body of the building.
3. The final design of the dumpster screening shall be subject to approval by the Planning Department.

Mr. Durham opened the public hearing for the Variance application which was continued. There being no speakers, Mr. Durham closed the public hearing.

MOTION: Mr. Kindler moved to approve the Variance application submitted for Penney Satellite & Sounds, 6236 Far Hills Avenue, to allow an 18 ft. rear yard setback as requested. Mr. Briggs seconded the motion. The motion was approved unanimously 7-0.

Mr. Hansford pointed out that one (1) of the parking spaces shown on the site plan would block access to the dumpster area.

Mr. Feverston agreed and stated it should be eliminated. That parking stall was not factored into the minimum parking requirement.

MOTION: Mr. Hansford moved to approve the Special Approval application submitted for Penney Satellite & Sounds, 6236 Far Hills Avenue, subject to the following condition:

1. The final design of the dumpster screening shall be subject to approval by the Planning Department.

Further, the Planning Commission approved the architectural design of the addition as well as the use of exterior insulation finish system (E.I.F.S.) on the body of the building.

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