

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, July 27, 1999**

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

Attendance : Mr. James Durham; Mr. Jack Kostak; Mr. Patrick Hansford; Mr. Rand Oliver.  
Absent: Mr. Richard Pluckebaum; Ms. Cheri Williams; Mr. Richard Tompkins. Also present:  
Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney.

Motion to excuse:

MOTION: Mr. Hansford moved to excuse Mr. Pluckebaum, Mr. Tompkins and Ms. Williams from the meeting as each gave prior notice to Planning staff. Mr. Kostak seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes:

MOTION: Mr. Kostak moved to approve the Planning Commission Regular Meeting minutes of June 29, 1999, as written. Mr. Hansford seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Mr. Feverston stated that correspondence received from Mr. Scot Stone, attorney representing Carousel, Inc., is requesting a Variance application be accepted by the Planning Commission concerning construction of a day care facility proposed along South Main Street south of Sheehan Road. A Variance application was submitted to the City by his client and withdrawn prior to the scheduled Public Hearing. Carousel, Inc., has now determined they want to proceed with the review process for the day care. In order to file this similar application prior to a one year re-hearing period, the Planning Commission must agree to review a new application.

When questioned by the members of Planning Commission, Mr. Farquhar stated that should they specifically agree to re-hear an application, the review process would begin when the new application is received. The decision to re-hear an application is strictly at the discretion of the governing body.

MOTION: Mr. Hansford moved to allow Carousel, Inc., to submit appropriate applications for review of a day care facility located on South Main Street. Mr. Kostak seconded the motion. The motion was approved unanimously 4-0.

UNFINISHED BUSINESS

McDonald's Restaurant - Sign Variance

Mr. Feverston informed Planning Commission that Mr. Ray Wright, owner of the restaurant, has determined he would like to wait for action on his application until the improvements to SR 48 are complete.

Mr. Farquhar, when questioned by the members, stated the application is permitted to remain on the table since no persons opposed the requested variance at the time of public hearing.

NEW BUSINESS

Evergreen Veterinary Hospital - Review of Architectural Design

Mr. Feverston stated that the Special Approval for the Evergreen Veterinary Hospital had been approved in March with a condition that the architectural design be submitted and approved by the Planning Commission.

The applicant, Dr. Michael Grant, has now finalized the architectural design of the building and is seeking approval so the project can go forward. The proposal is to construct a one-story building with a split face block foundation, brick body and an EIFS cap. There will be two uniform projecting entrances on the front elevation with the design to be used around the entire building.

Mr. Hansford stated this architectural design has improved greatly from the original design.

MOTION: Mr. Hansford moved to approve the architectural design for Evergreen Veterinary Hospital, 6600 Centerville Business Parkway, subject to the following condition:

1. All elevations other than the front elevation shall be approved by the Planning Department.

Further, the Planning Commission approves the use of split-face concrete block and E.I.F.S. in the proposed application.

Mr. Kostak seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

*Jack Holt*  
8-10-99