

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, November 30, 1999**

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

Attendance : Mr. James Durham, Chairman; Mr. Jack Kostak; Ms. Cheri Williams; Mr. Richard Pluckebaum; Mr. Patrick Hansford; Mr. Rand Oliver. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner.

Approval of Minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission Regular Meeting minutes of October 26, 1999, as written. Mr. Kostak seconded the motion. The motion was approved 5-0-1 with Mr. Oliver abstaining.

MOTION: Mr. Kostak moved to approve the Planning Commission Work Session minutes of November 9, 1999, as written. Mr. Hansford seconded the motion. The motion was approved 5-0-1 with Mr. Oliver abstaining.

COMMUNICATIONS

Mr. Feverston stated that Council has scheduled interviews with two applicants for the Planning Commission vacancy.

RETS Tech

Mr. Feverston stated that approximately one year ago, RETS Technical School filed a Variance application to install a ground sign along Loop Road at the access drive to the overall site. An identification sign was to provide advertisement and direction to customers, business people and students entering the site as access is limited.

During the previous review of that Variance application in February, 1999, Planning Commission felt the request was premature because they were unsure at that time whether the land would be used for the expansion of RETS or if it would be subdivided for other users. Mr. Feverston stated there is now interest in developing a parcel on the site along the access drive across from the veterinary clinic and east of Loop Road for Just Saab car dealership. An office building is another possibility further to the east of this site.

The question before the Planning Commission at this time is simply whether the same type of Variance application can be submitted for consideration within a twelve (12) month period otherwise prohibited by the Zoning Ordinance unless specifically approved by the Planning Commission. In this particular case, the application in question would be submitted within eleven (11) months of the previous application.

Mr. Skip Schaefer, representing the property owner, stated that Just Saab wants to determine, in advance of their application for site plan review, that identification signage for the overall project will not negatively affect the amount sign area for their business since it will be located on dealership's lot. He stated the future Variance application will request a sign of approximately 15 square feet rather than the previous request of 40 square feet. He distributed a concept plan of potential lot layout for the remainder of the site.

Mr. Durham stated that in reviewing the concept plan, it did not appear to be a feasible plan for commercial development noting one lot size was only .58 acres. He stated that a Work Session should be scheduled to look at the future development on the site as that was the reason the original Variance application was not approved.

The Planning Commission requested a feasibility plan be made available showing access, utilities, etc., and how they will be incorporated into the overall development of this site.

Far Hills Baptist Church

Mr. Feverston stated that a correspondence had been received from a representative of Far Hills Baptist Church requesting a Work Session to discuss future development of their site located south of Cloyo Road and west of Wilmington Pike.

Mr. Durham stated the project could be discussed in Work Session on December 14, 1999.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to read "J. B. Durham". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.