

**CENTERVILLE PLANNING COMMISSION**  
**Work Session**  
**Tuesday, November 9, 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 (where noted). Absent: Mr. Richard Tompkins; Mr. Rand Oliver. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner.

Mr. Durham reviewed the work, to this point, of the Joint Land Use/Comprehensive Plan Task Force with the members of Planning Commission. He stated that the Task Force members had met to determine what the result of their work should accomplish. He stated that Council has determined the community should be more pro-active than reactive to development.

Consideration could be given to allow standards to be amended to create overlay zoning on specific parcels of land throughout the City. Mr. Durham cited allowing building heights to be greater in a particular overlay area to allow for more green space and landscaping areas as an example.

One of the issues discussed was the creation of entrance corridors into the community as a whole to reflect the overall style of living in Centerville-Washington Township as it is viewed as one community. The entrance corridors include the areas of Alex-Bell Road and Wilmington Pike; I-675 and Wilmington Pike; SR 48 south of Sheehan Road to the Warren County line; Yankee Street and Austin Road; and, SR 48 and Alex-Bell Road.

Mr. Hansford arrived at this time.

Mr. Durham stated another issue was discussed to preserve horse farms throughout the Washington Township by possibly allow single-family residential to develop in clusters to preserve the open space appearance and retain the vision of these farms that create a special setting in the community.

The Task Force is scheduled to meet on November 11, 1999, to discuss the selection process of a consultant. Mr. Durham stated the City and Township have budgeted \$15,000 each to hire a consultant to create some overall guidelines for the community to make a statement to demonstrate who we are and where we are going.

Mr. Hansford asked what kind of focus the Task Force is seeking.

Mr. Durham stated they feel the focus will be primarily landscaping and zoning issues. He stated the consultant should be able to look at the area with fresh ideas.



Mr. Feverston stated that the City is basically built out so their focus should be on redevelopment. The Township has vacant land remaining and has the opportunity to create some different types/layouts of residential development should they so desire.

Mr. Kostak asked what the time frame was for the Task Force.

Mr. Durham stated that with developers looking for available land, it is urgent to get a consultant and make a recommendation to Council and Trustees as soon as possible. He stated the findings of the Task Force should result in a Comprehensive Plan that definitely needs to be updated.

When asked by Mr. Durham, the members of Planning Commission felt the minutes of the Task Force minutes would keep them updated as well as during regular Planning Commission meetings.

There being no further business, the meeting was adjourned.