

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, December 14, 1999

Mr. Durham called the meeting to order at 6:30 P.M.

Attendance : Mr. James Durham, Chairman; Mr. Jack Kostak; Mr. Richard Pluckebaum; Mr. Patrick Hansford; Mr. Rand Oliver. Absent: Ms. Cheri Williams. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer; Mr. Greg Horn, City Manager; Mr. Bill Stamper, Economic Development Administrator.

RETS Tech - Request to file Variance Application

Mr. Skip Schaefer and Mr. Mike LeMaster, representing RETS Tech, reviewed their concept plan for the development site on the northeast corner of Alex-Bell and Loop Roads adjacent to RETS Tech Center.

The members of Planning Commission stated the concept plan distributed had demonstrated a layout that was considered workable, a variance application would be permitted to be filed within one (1) year of the previous sign variance.

Mr. Durham left the meeting at this time.

Far Hills Baptist Church - Concept Plan

Mr. Curtis Doss, Pastor Jackson and Ms. Katherine Lyle, of the Far Hills Baptist Church, were present to review the concept plan for development of their church site located along the south side of Clyo Road west of Wilmington Pike. The church building is to be constructed in a series of phases with supporting facilities over a period of years for classroom space as well as recreational use.

Mr. Doss stated the site layout meets the requirements in the Zoning Ordinance with the exception of a proposed roadway to Wilmington Pike. The location of the baseball field would relocate this roadway to the extreme southern boundary of the site and, therefore, encroach the 100 foot buffer zone. He stated that a mound would be created with a two-tier retaining wall on the church side of the buffer zone and no disturbance whatsoever to the residential side of the buffer zone. Additional landscaping would be installed to enhance the area as well.

The members of Planning Commission felt they would be unable to support a variance to encroach the buffer zone for any reason on this particular site as any hardship would be self-created by the applicant.

There being no further discussion, the Work Session was adjourned.

