

CENTERVILLE PLANNING COMMISSION  
WORK SESSION  
Tuesday, January 20, 1998

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. James Durham; Mr. Richard Pluckebaum; Mr. Patrick Hansford (where noted); Mr. Richard Tompkins; Mr. Jack Kostak. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer; Mr. William Stamper, Economic Development Coordinator.

Mr. Feverston informed the Planning Commission that Mr. Hansford has requested to be excused from the Work Session due to a potential conflict of interest.

Rets Technical School - Major Use Special Approval

The members of the Planning Commission reviewed the revised site plan for a technical school proposed by Wenco Development Company, to be located on the north side of Versailles Drive.

Mr. Steve Hepp and Mr. Philip Partridge were in attendance as representatives of the project.

Also in attendance were Mr. George Shaw and Mr. Tom Silveri, representing the pending Woodbrooke Lakes development adjacent to the proposed Rets site.

Mr. Hepp stated that two significant changes were made to the site plan since the last Planning Commission meeting. The first is the orientation of the dumpster towards the east rather than the south. The second is the realignment of the driveway further up the hill, between the drive to the Interstate Executive Center and the stub drive designed as part of the Woodbrooke Lakes project.

Mr. Feverston stated that the terraced landscape islands are to have a 3-to-1 slope, which still permits landscaping and mowing.

Mr. Hepp stated that the 100-foot buffer will be located entirely within the lot boundary and not centered on it, as was shown at the previous Planning Commission meeting.

Mr. Durham stated that the City Attorney should be contacted to discuss ways to ensure there is no additional direct access to Versailles Drive.

Mr. Shaw stated that Woodbrooke Lakes representatives are still concerned about the possibility of cut-through traffic and suggested that Versailles Drive be engineered to route exiting traffic to Loop Road.

The Planning Commission reviewed the revised building elevations which Mr. Hepp distributed. The Planning Commission directed the applicant to retain the original building elevations and make some modifications to the appearance of the roof.

The Planning Commission asked Mr. Feverston to read the staff recommendations from the previous regular meeting.

Mr. Stone closed the Work Session and opened a Special Meeting on the Rets Technical School application.

The Special Meeting was adjourned and the Work Session was reopened.

Non-residential Design Ordinance


Mr. Hansford joined the meeting at this time.

Mr. Feverston distributed a draft of the proposed ordinance regulating building and site design for non-residential uses.

Mr. Hansford stated that he had some minor points which he would like to discuss with the Planning staff.

The Planning Commission set the public hearing date for February 10, 1998.

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

  
Chairman 1/27/98