

CENTERVILLE PLANNING COMMISSION
WORK SESSION
Tuesday, January 6, 1998

Mr. Stone called the meeting to order at 8:30 P.M.

Attendance: Mr. Scot Stone; Chairman; Mr. Arthur Foland; Mr. James Durham; Mr. Richard Pluckebaum; Mr. Patrick Hansford; Mr. Richard Tompkins. Absent: Mr. Jack Kostak. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Greg Horn, City Manager; Mr. William Stamper, Economic Development Coordinator.

KCPD, Ltd. - Major Use Special Approval

The members of Planning Commission reviewed the revised site plan for the medical facility proposed by KCPD, Ltd., to be located on the northeast corner of Loop Road and Alex-Bell Road.

Mr. Joel Snyder, Mr. Brendan Daly and Mr. Alan Shaw were in attendance as representatives of the project.

The Planning Commission discussed the parking lot layout number of parking spaces proposed for this developemnt.

Mr. Snyder stated this proposed medical office will accommodate 20 physicians. Given the scale of this facility and the scheduling needs of ther physicians, the proposed number of parking spaces will be necessary.

The Planning Commission directed the applicant to work with the City Planner to modify the parking lot layout to incorporate the 371 parking spaces desired by the applicant. Further, the rear parking lot shall be redesigned in the area adjacent to the historic limestone house to create a curbed, one-lane wide drive in front of the house. A continuous landscape island shall replace the northernmost parking stalls, approximately two parking spaces wide. The final design is subject to approval by the City Planner.

The Commission also indicated a need to break up the amount of asphalt with landscape islands for the area in front of the medical building. Planning Commission felt this could be done with construction of landscaping islands along the southern end of these parking aisles.

The Planning Commission reviewed the architecture of the proposed building and inquired about the canopies at each main entrance. After a discussion, the Planning Commission agreed that the architectural design of the proposed building was acceptable. The materials, shape, massing and architectural features shall create a unified design on the premises and be visually compatible with the surrounding buildings

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

Scott Stone Chairman 1/13/98