

**CENTERVILLE PLANNING COMMISSION
WORK SESSION
Tuesday, February 10, 1998**

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Mr. Richard Tompkins. Absent: Mr. James Durham; Mr. Jack Kostak. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Mr. Feverston stated that Mr. Durham and Mr. Kostak requested to be excused from the Work Session.

Routsong Funeral Home - Variance/Planning Commission Special Approval

The Planning Commission reviewed the proposal by Routsong Funeral Home for building and parking expansion.

The Board of Architectural Review held a preliminary review of the size, massing, and design of the proposed building expansion at their February 3, 1998, Regular Meeting. The Board found the request to be reasonable.

Mr. Feverston indicated that with this proposal the applicant would be requesting a variance for the building expansion which exceeds the five thousand (5,000) square foot limit stated in the Zoning Ordinance).

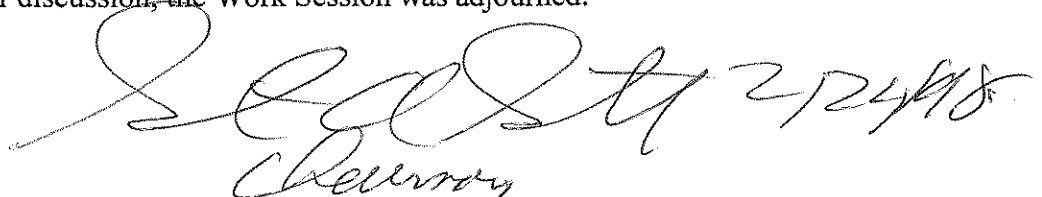
After a discussion, the Planning Commission concurred with the BAR that the building size, design, scale and mass is reasonable given the size of the property.

The Planning Commission reviewed three (3) alternatives for parking which were submitted by the applicant. The first alternative involved expanding the parking along North Main Street to create a double bay. The second alternative proposed adding parking to the south yard. The third alternative indicated adding parking to the west yard adjacent to the existing pond.

There are two (2) other variance requests on the table before the Planning Commission. The first is to permit additional front and side yard parking. The second is for minimum parking lot landscaping.

The Planning Commission found the request to be reasonable and stated a preference for locating the parking expansion in the south yard rather than alternate A or alternate B and requested the applicant to work with the City staff to refine their concept plan.

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


Chairman