

**CENTERVILLE PLANNING COMMISSION  
WORK SESSION  
Tuesday, April 14, 1998**

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

Attendance: Mr. Arthur Foland, Acting Chairman; Mr. James Durham; Mr. Patrick Hansford; Mr. Jack Kostak; Mr. Richard Tompkins; Mr. Richard Pluckebaum. 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.

City of Centerville/DeSaro - Rezoning

The members of Planning Commission discussed the appropriate zoning classification for this parcel of land located at 1054 West Spring Valley Road. With the surrounding properties located in Washington Township, the City has no authority to regulate the uses on those adjoining properties.

Mr. Feverston explained that the uses on the adjoining properties would be classified as industrial uses if located in the City.

It was the recommendation of staff to rezone the DeSaro property to Office-Service which would be the best transitional zoning to the residential directly to the south of this parcel.

The members asked if this property could be used as a northern access point to the Yankee Trace subdivision.

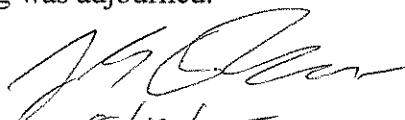
Mr. Horn stated that with the uses on the property abutting this location, it would market the project well.

The members agreed that an O-S classification would best suit this particular property based on all circumstances.

Lifestyle Community Ordinance

The Lifestyle Community Ordinance was reviewed by the members of Planning Commission. They were concerned with the proposed changes to the Residential Cluster Development section of the Ordinance and concurred that section should be deleted. They agreed that clarification should be made so that the percentage of attached housing units should be no less than sixty (60) percent at any time during development of the project.

There being no further business, the meeting was adjourned.

  
5/12/98