

CENTERVILLE PLANNING COMMISSION  
WORK SESSION MEETING  
Tuesday, May 28, 1996

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

Attendance: Mr. Scot Stone, Chairman; Mr. Jack Kostak; Mr. Patrick Hansford; Mr. Timothy Shroyer; Mr. Peter McMahon; Mr. Arthur Foland; Mr. James Durham. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner.

The members of Planning Commission reviewed the proposed table of Street Tree, Bufferyard, Parking, Parking Lot Landscaping and Tree Requirements for the City.

Street trees were reviewed and the overall goal was determined to achieve 20 canopy trees per acre of land which is the guiding factor used in structuring the requirements of the ordinance. The standard proposed is to require one (1) tree every 30 feet along each side of the public or private roadway including plats within 3-mile jurisdiction. There is currently no requirement for street trees.

Mr. Durham stated that the types of trees will have to be determined so they do not result in damage to the sidewalks when those trees are mature.

In the bufferyards section, Planning Commission agreed that the Architectural Preservation District (APD) should have separate standards and requirements as the District is unique. All multi-family residential projects abutting a major street should provide a 3 foot mound or wall where possible. The landscape requirements should be increased to 6 canopy trees, 9 understory trees, 44 shrubs and 18 evergreens per 100 linear feet of bufferyard.

Mr. Schwab explained that the proposed number of parking spaces is based on the previous desire of the Planning Commission to reduce this standard without allowing additional building area.

Concerning the subject of tree preservation, Mr. Durham stated that he felt Council should be given 2 or 3 concepts on how tree preservation should be handled. After it is determined as to what type of concept should be used, the details could then be incorporated into the ordinance standards. Some of the concepts could include a points system, a tree preservation survey, and something intermediate such as putting streets in first and surveying the trees as the land would develop by individual lot.

Mr. Stone agreed that he and Mr. Schwab would present these concepts to Council in a work session for their input.

There being no further discussion, the meeting was adjourned.

 Scot Stone Chairman (6/25/96)