

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, November 14, 1995

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

Attendance: Mr. Scot Stone, Chairman; Mr. Patrick Hansford; Mr. Arthur Foland; Mr. James Durham; Mr. Peter McMahon. Absent: Mr. Jack Kostak. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, Assistant City Planner.

Motion of Excuse Absent Members:

MOTION: Mr. Foland moved to excuse Mr. Kostak from the meeting as he gave prior notice to the Planning Department of a possible conflict of interest. Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Foland moved to approve the minutes of October 31, 1995, Planning Commission Regular Meeting, as written. Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

COMMUNICATIONS

Parkway Professional Center - Minor Amendment to a Planning Commission Special Approval

Mr. Feverston reviewed the Minor Amendment proposed for Parkway Professional Center located on the northwest corner of Clyo Road and Centerville Business Parkway. The original application was approved earlier this year by the Planning Commission. Phase 1 was approved and the layout of Phase 2 was approved in concept with no final approval at that time. The applicant is seeking at this time his final approval of that concept plan which is identical to what was shown on the first review of the project. Any action taken by the Planning Commission would simply affirm Phase 2 as being approved as part of the overall site plan.

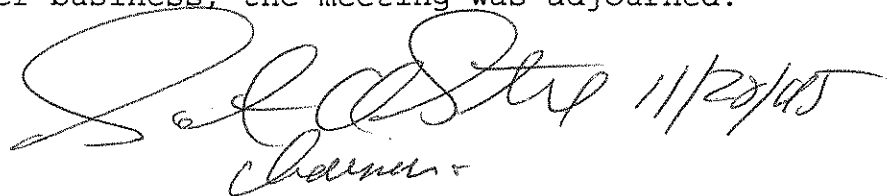
A second item involves the two (2) buildings on the front portion of the site. Mr. Feverston stated that as the project has evolved, there have been some minor changes to the architectural design of the buildings. Buildings "B" and "C" have had changes to their architectural design, particularly to the south elevation which faces Clyo Road. The original approval showed more of a residential-style window, a large central window and a hip roof. That design has now been modified to create a center window with a dormer for the heat expansion system as well as the elevation of the residential-style windows.

After a discussion with the applicant, the Planning Commission concluded that the south elevation for building "C" was satisfactory. The south elevation for building "B" shall be altered to more emulate building "C". Specifically, the Planning Commission directed the applicant to change the center section of the building so the center roof form, wall section and window match building "C".

MOTION: Mr. Foland moved to approve the final site plan and the revisions to Buildings "B" and "C" as discussed by the Planning Commission. Mr. Hansford seconded the motion.

After discussion, the members of the Planning Commission felt that a motion was not needed to direct their comments of the minor amendment to the applicant as those comments have been noted. Mr. Foland withdrew his motion and Mr. Hansford removed his second.

There being no further business, the meeting was adjourned.

 11/20/95  
Chairman