

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, January 11, 1994

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Peter McMahon; Mr. Stanley Swartz; Mr. James Durham; Mr. Jack Kostak; Mr. Robert Hosfeld (where noted). Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Mike Haverland, Assistant City Manager.

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of December 14, 1993, as written. Mr. McMahon seconded the motion. The motion was approved unanimously 5-0-1 with Mr. Stone abstaining.

Mr. Hosfeld arrived at this time.

COMMUNICATIONS

Mr. Schwab stated that the American Planning Association (APA) Conference is being held in San Francisco this year between April 16 and April 20 and members interested in attending should make reservations as soon as possible.

Mr. Stone and Mr. Kostak will attend the conference and the appropriate reservations will be made by the City staff.

PUBLIC HEARINGS

An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, By Repealing Sections 11D4a(2) and (3), Sections 14D4a(2) and (3) and Sections 16D4a(2) and (3).

Mr. Schwab stated that this Ordinance comes with a recommendation from Council and the City Attorney to delete the requirement in the Zoning Ordinance in the Planned Districts for a marketing study and a finance study with applications to be reviewed for approval of development by the City.

Mr. Stone opened the public hearing. There being no speakers, Mr. Stone closed the public hearing.

MOTION: Mr. Durham moved to recommend approval of the Amendment to the Zoning Ordinance as written. Mr. Foland seconded the motion.

Mr. Hosfeld questioned the reason to delete the requirement.

Mr. Durham stated that the City Attorney felt that the requirement was not legal. If the City denied an application based on the information contained in a market study, it would be an act beyond its power.

Mr. Hosfeld stated that our Comprehensive Plan indicates that we want to be a residential community and we should have this requirement as a control mechanism.

The majority of the members of the Planning Commission agreed that they felt that by deleting the requirement for a market analysis they were throwing away one of their tools to control development; however, they understood that the Council was in favor of the change in the Zoning Ordinance.

VOTE: The vote on the motion resulted in a 5-2 vote to recommend approval with Mr. Hosfeld and Mr. McMahon voting no.

NEW BUSINESS

Mr. Haverland informed the members of the Planning Commission that the City Manager had been authorized by Council to sign a letter of intent with Great Traditions to be the master developer of the Yankee Trace residential property. It is expected that the period of build out will be between 7 and 10 years. Great Traditions will submit a development plan and any rezoning requests that they may have for the property with 45 days of the signing of the contract with the City. It is anticipated that Phase I of the residential project will include approximately 60 acres.

There being no further business, the meeting was adjourned.

2/22/94
S. J. A. Stas
Chairman