

CENTERVILLE PLANNING COMMISSION
WORK SESSION MEETING
Tuesday, May 31, 1994

Mr. Stone called the meeting to order at 7:45 P.M.

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. James Durham; Mr. Stanley Swartz; Mr. Peter McMahon; Mr. Jack Kostak. Absent: Mr. Robert Hosfeld. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner.

After some discussion, the consensus of the Planning Commission was that staff should draft a revised change to the Zoning Ordinance dealing with bufferyards between different intensity uses. These revised standards, that with Planning Commission approval, would allow varying widths of bufferyards with greater intensity of improvements, i.e., trees, landscaping, shrubs and/or fencing, walls or mounding.

The Planning Commission asked that staff draft revisions to the parking lot landscaping requirements that would provide more specific standards for landscaping with trees in parking lots and buffering the affects of headlights from cars from roadways, and provide for landscaped walkway systems within large parking areas.

The Planning Commission asked staff to propose a draft tree protection ordinance that would require consideration to be given to stands of woodlands or trees within a piece of property being considered for development. The Planning Commission emphasized that their intent in considering such an ordinance is not to prevent development to occur on a piece of ground, only that existing trees or woodlands be identified and factored into site or development plan decisions in the layout of a property. The Planning Commission asked that staff survey other local jurisdictions to find out what other communities are doing in the way of tree preservation.

The Planning Commission asked staff to review the City's current parking requirement of 5.5 parking spaces/1,000 sq. ft. of G.F.A., for large retail developments and prepare a recommendation as to whether or not this standard should be reduced.

There being no further business, the meeting was adjourned.

Scot Stone (6/28/94)
Chairman