

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, October 12, 1993

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Robert Hosfeld; Mr. Peter McMahon; Mr. Stanley Swartz. Absent: Mr. James Durham. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner.

MOTION: Mr. Foland moved to excuse Mr. Durham from the meeting as he gave notice to staff. Mr. Hosfeld seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of September 28, 1993, as written. Mr. Hosfeld seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Voss Chevrolet - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted by Voss Chevrolet requesting a building addition to be located north of Loop Road. The purpose of the request is to construct a vehicle spray paint booth on the back of the existing building. The addition projects off the north side of the building consisting of a pre-painted metal sandwich construction with insulation in the middle of the metal material. The proposed color of this addition will match the existing building. A slight reconfiguration of the parking area will be necessary in the area of the addition. Mr. Schwab stated that with or without this addition, the site has more than enough sufficient parking spaces.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. The Planning Commission shall specifically approve the metal panel siding.
2. All building colors shall be subject to approval by the Planning Department.
3. A raised curb shall be installed around the proposed building subject to approval by the Planning Department.

Mr. Jim Tunison, architect from Lockwood, Jones and Beals, Mr. Bob Fisher and Mr. Jack Leen from Voss Chevrolet, were present for the review of their project.

Mr. Tunison stated that the color of the addition cannot be matched exactly, however, a color will be chosen that will be compatible with the existing building. Access to the paint booth will be from the interior of the building only and will have no windows. Mr. Tunison stated that they have no objections to the conditions suggested by staff.

Mr. Foland stated his only concern is that proper access for emergency fire equipment be provided.

Mr. Schwab stated that the Fire Department had reviewed the project and indicated a fire lane would be necessary around the building. This will be accomplished under the standards provided in the Fire Code.

MOTION: Mr. Swartz moved to approve the Special Approval application submitted by Voss Chevrolet for the addition of a vehicle spray paint booth as requested subject to the following conditions:

1. The Planning Commission shall specifically approve the metal panel siding.
2. All building colors shall be subject to approval by the Planning Department.
3. A raised curb shall be installed around the proposed building subject to approval by the Planning Department.

Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

Scott A. Stutz
Chairman 10/26/93