

CENTERVILLE PLANNING COMMISSION  
WORK SESSION MEETING  
Tuesday, February 12, 1991

Mr. Hosfeld called the meeting to order at 7:50 P.M.

Attendance: Mr. Robert Hosfeld, Chairman; Mr. Arthur Foland; Mr. Scot Stone; Mr. Peter McMahon; Mr. Stanley Swartz; Mr. James Durham; Mr. Bernard Samples. Also present: Mr. Alan C. Schwab, City Planner.

Landmark Preservation Ordinance

Mr. Schwab stated that Council has been looking at giving some consideration to the preservation of specific historic buildings within the City of Centerville. They felt that the buildings within the Architectural Preservation District (APD) were protected under the current ordinance which established that particular district, and that the proposed Landmarks Ordinance should deal with buildings outside the APD.

Mr. Schwab stated that the proposed ordinance would establish a specific Landmarks Preservation Ordinance standard. The procedure included in the Landmarks Preservation Ordinance would allow specific buildings to be reviewed by the Historic Commission and Board of Architectural Review (BAR) for inclusion in the Landmarks Preservation District. This review of specific buildings would be placed in the form of a recommendation to Council which would have the final decision for establishment of the landmark zoning classification after a Public Hearing process. The focus of this ordinance would be on the exterior of the building, but it does give the ability in a specific case for the BAR and Council to designate certain significant interior features that would have to be preserved.

Demolitions would require approval by the BAR in a Public Hearing procedure as now exists. General maintenance requirements are specifically laid out in the Ordinance in addition to what is included in the Property Maintenance Ordinance. Appeals would follow the general course set up in the Zoning Ordinance.

Mr. Schwab explained that the penalties included in the proposed Ordinance are strict. Tearing down a building without approval or willful neglect by a lack of maintenance would require a fine of \$10,000 to \$25,000. Any changes or demolition that would occur without the proper approvals would also require the building to be rebuilt.

Council is also considering the possibility of placing these properties once designated, as properties eligible for the Tax Abatement Program.

*Approved R. Hosfeld  
2/26/91*

Staff has been looking at passing the Ordinance first and then having the BAR review each specific property to see if it should be included in the District. The problem in establishing specific properties to be included in the District as a part of this Ordinance is that if someone disagrees with this standard, it could keep the entire Ordinance from being adopted. Also, there is the idea that if a property owner fears his building may be included even at his objections, the building could be destroyed before the Ordinance would become effective. Staff is considering placing an emergency clause on specific properties in order to protect them from the date of passage of the Landmarks Ordinance and the specific review public hearing date. This would give those buildings immediate preservation protection.

Mr. Swartz asked how a new property owner would be aware of the restrictions on their property.

Mr. Stone stated that could be included in that particular deed to the property so that during title search that information would become known.

Mr. Swartz stated that it would be ~~sneaky~~ <sup>unfair</sup> to place certain houses in the Ordinance without the property owner's knowledge.

Mr. Durham stated that the Ordinance would put standards in place, but the public hearing on each particular property would be reviewed at a later date.

Mr. Hosfeld stated that he would like an amendment made to the City's Policy Statement citing that the City is primarily residential and will be preserving certain things in our community. He stated he would like to see more detail as to how we would enforce interior and exterior protection until each specific property is included in the Landmarks District. Mr. Hosfeld stated that the City should also look at the possibility of preserving the surrounding properties to preserve the character of landmark property.

#### Project Update

Mr. Schwab reviewed several ongoing projects including population figures, golf course project, annexation of property, and development applications expected to be filed in the near future.

Mr. Schwab reminded the members of Planning Commission that a meeting will not be scheduled on the last Tuesday in March since the APA Conference is being held that week.

There being no further business, the meeting was adjourned.