

CENTERVILLE PLANNING COMMISSION
WORK SESSION MEETING
Tuesday, March 19, 1991

Mr. Foland called the meeting to order at 7:35 P.M.

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

Centerville Storage Inns

Mr. Schwab reviewed the revised site plan submitted for Centerville Storage Inns located at 6400 Bigger Road. The length of Building "L" has been increased to utilize the area that was the original site of the proposed Recreational Vehicle (RV) storage parking. That RV parking has been eliminated from this revised plan. The parking requirement has been satisfied by positioning the parallel parking spaces around the edge of the site. The chain-link fencing material has been deleted from the plan and replaced with wrought iron fencing which is a permitted material. He stated that the applicant submitted a letter, from the insurance carrier, to the Planning Department explaining that tenants of the complex would have a problem in obtaining insurance to cover of their contents on the site should a six (6) foot fence not be permitted.

Mr. Schwab stated that with the revised plan, the only variance requested, in addition to those previously approved at the last meeting, was the six (6) foot fence height along South Metro Parkway.

Mr. Thomas Smith, applicant, stated that the parking requirement has been exceeded, however, there is no intent to use them. The layout of the parking was done only to satisfy the requirement of the Zoning Ordinance. He stated, further, that the insurance each individual gets for their personal property is obtained by one (1) single insurance company in the entire United States if it is not covered under the homeowners' policy of that particular individual. He stated that each storage facility is inspected by that insurance company and must meet certain criteria which includes a gate system and a six (6) foot fence.

Mr. Durham stated that since this project was an extension of an existing one, the approval of the fence height by the Planning Commission rather than the Council was valid. He stated that if the project was being reviewed for the first phase, the variance request should be approved by the Council to overrule their own standards. Mr. Durham stated that he would approve of the height variance as long as the fencing material was a permitted material.

Mr. Foland asked Mr. SMith what fencing would be used along I-675.

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Mr. Smith stated that the original proposal to use wrought iron fencing in that location was to satisfy the City. He stated that he will now use the existing chain-link fence constructed by the State and relocated the use of the wrought iron to South Metro Parkway.

There being no further discussion, the Work Session was adjourned.

JH Land 4/9/91