

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, June 11, 1991

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

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

Approval of the minutes of May 28, 1991:

MOTION: Mr. Samples moved to approve the Planning Commission Regular Meeting minutes of May 28, 1991, as written. Mr. Swartz seconded the motion. The motion was approved unanimously 4-0-1 with Mr. Durham abstaining.

NEW BUSINESS

Ram Precision Tool and Grinding - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted by Nick Peth Builders, for Ram Precision Tool and Grinding located at 7989 South Suburban Road. The application is specifically requesting approval of a 4,400 sq. ft. building addition to the existing building. The zoning on the site is Light Industrial, I-1. The number of parking spaces required for the facility is 33, and the applicant has proposed 33 spaces. A garage access as well as a walk-in access is shown on the north elevation, and a walk-in access is shown on the south elevation.

Staff recommended approval of the application subject to the following condition:

1. The Planning Commission specifically approves the split face and concrete block exterior wall material proposed for this addition.

Mr. Feverston stated that the use of the proposed building materials would match materials used on the existing building which were permitted at the time of the original building construction.

Mr. Feverston informed the Planning Commission that the Fire Department had contacted the Planning Department today to raise a minor issue to eliminate possibly two (2) parking spaces to allow fire equipment to properly access the site. With some modification of the parking layout, the parking requirement can be met and still address the concern of the Fire Department.

The adjacent property owner was present and stated that his property has an existing gravel parking area which could be used for additional parking by the tool company.

Mr. Durham asked if staff felt confident the parking requirement could be satisfied.

Mr. Feverston stated that there are parking spaces located at the front of the property that are not shown on the plan; therefore, elimination of the two (2) spaces as requested by the Fire Department would not decrease the possible number of parking below the requirement standard.

MOTION: Mr. Durham moved to approve the Planning Commission Special Approval application submitted for Ram Precision Tool and Grinding, 7989 South Suburban Road, for a 4,400 sq. ft. addition to be constructed of split face and concrete block subject to the following condition:

1. A revised parking layout be submitted and approved by the Planning Department.

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

There being no further business, the meeting was adjourned.

Approved:

Robert H. Hufeld

June 11, 1991