

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, January 30, 1990

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

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

Approval of the minutes of November 28, 1989:

MOTION: Mr. Durham moved to approve the Planning Commission minutes of November 28, 1989, as written. Mr. Foland seconded the motion. The motion was approved 6-0-1 with Mr. Samples abstaining.

Approval of the minutes of December 5, 1989:

MOTION: Mr. McMahon moved to approve the Planning Commission minutes of December 5, 1989, as written. Mr. Stone seconded the motion. The motion was approved 5-0-2 with Mr. Samples and Mr. Swartz abstaining.

Approval of the minutes of December 11, 1989:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of December 11, 1989, as written. Mr. Durham seconded the motion. The motion was approved 5-0-2 with Mr. Samples and Mr. Swartz abstaining.

Approval of the minutes of January 16, 1990:

MOTION: Mr. Stone moved to approve the Planning Commission minutes of January 16, 1990, with the following corrections:

On Page 1: Paragraph 4, the word "obscuring" should be changed to "obtaining"; Paragraph 6, the word "would" should be changed to "should"; Paragraph 11, "multi-family" should be changed to "residential".

Mr. Swartz seconded the motion. The motion was approved unanimously 7-0.

UNFINISHED BUSINESS

Hills Developers - Rezoning

Mr. Schwab reviewed the Rezoning application submitted by Hills Developers for the 97.4 acres located east of Bigger Road, south of Thomas Paine Parkway and north of Alex-Bell Road. The members of Planning Commission felt that if the area north of Clyo Road was rezoned I-PD, and the land proposed to be rezoned R-PD (multi-family residential) was reduced from 30.4 acres to 25.4 acres, they

Hills Developers has submitted an amended application which includes those desires of the Planning Commission. An I-PD zoning classification is shown entirely on the north side of Clyo Road which would abut the Thomas Paine Condominium project. This I-PD classification will require a 100 foot buffer strip which will have to be maintained between the residential and industrial zones.

Mr. John Koverman, attorney representing Hills Developers, stated that the amended application is their attempt to come up with something that the Planning Commission could find acceptable by reducing the amount of R-PD zoning. This particular plan reduces the R-PD by 5.06 acres as well as making all the acreage north of Clyo Road I-PD. Mr. Koverman stated that he hoped this amended application met with the general guidelines and indications the members gave the applicants during the previous meetings. He stated that if this application is approved, the developers would immediately petition for the extension of Clyo Road by the assessment process. He stated they had met with the City's bonding attorney and felt very comfortable with the procedure.

Mr. Stone asked if there would be any problem with the extension of Clyo Road.

Mr. Farquhar stated that the extension of Clyo Road is a forgone conclusion that the roadway will continue to Wilmington Pike.

Mr. Durham asked if the access points to the project had been determined.

Mr. Koverman stated that the main entrance to the project will be along Bigger Road across from Willowcreek Condominiums. The project will require some limited access to Clyo Road to be determined at a later time.

Mr. Durham asked if there would be a problem with the development of the I-PD acreage should the property be sold.

Mr. Koverman assured the Planning Commission that Hill's intent is to plat off the area and develop it in order to maintain certain criteria to protect their other projects in the area. He stated, however, if someone came along and wanted to purchase the entire tract, it could be a possibility.

Mr. Schwab explained that if the areas in question are rezoned, the I-PD and R-PD parcels will each require a major use development plan. During those required public hearings, more detailed plans will be reviewed with respect to the actual development of those parcels.

Ms. Melinda Uebell, Adams Circle, asked when the road construction would start under the assessment procedure.

Mr. Schwab explained that it would probably not start before the spring of 1991. The construction period will take approximately one (1) year. Depending on the circumstances involved in such projects, it should be at least 2-3 years away.

MOTION: Mr. Durham moved to recommend approval of the amended proposal submitted by Hills Developers to Council. Mr. Samples seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned to Work Session.

Approved:
A. H. Feland
Acting Chairman
February 13, 1990

