

CENTERVILLE PLANNING COMMISSION
WORK SESSION
Tuesday, January 16, 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.

The members of Planning Commission reviewed the adopted Policy Plan for the City.

Mr. Swartz stated that he felt the residential use category should contain some type of objective relative to obtaining the high quality of the residential development as provided in the commercial category. He stated there are less than high quality projects being submitted to the City for review. Mr. Swartz suggested that the residential statement should read as follows:

"To assure the high quality of residential development through appropriate legislation which considers among other features, architectural design, landscaping and topography."

Mr. Swartz stated that he realized that the quality of the interior of the buildings would have to be controlled by the building code, however, the project's appearance to the community should be positive.

Mr. Durham stated that there are no standards in which to accomplish that goal.

Mr. Hosfeld stated that the Planning Commission would like some tools in which the City could control the quality of development through standards incorporated in the Zoning Ordinance.

Mr. Schwab stated that some review criteria could be adopted for residential multi-family dwellings.

Mr. Durham stated that by requiring specific building materials and design, less attractive projects could not financially develop. The design should include the proper roof pitch, cedar siding and wood windows. These changes alone would make the buildings more attractive.

The Planning Commission determined that staff should research the standards for the development of residential developments. Those possible standards should include architectural design, landscaping, review of homeowners association documents, size of units, and a garage space requirements for each unit.

Mr. Swartz suggested the Planning Commission review the subject of skateboard ramps on residential property which is becoming a problem in other communities.

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The criteria for granting variances was reviewed by the Planning Commission.

The Planning Commission was eager to draft legislation which would regulate signs on vehicles as in the case of the Bob Ross truck parked along the property frontage on I-675.

Mr. Durham suggested that the proper approach to regulating these types of signs might be to limit the use of moveable signs on any commercial parcel for more than a certain number of days per month.

Mr. Hosfeld determined that should the next regular meeting not be lengthy, Planning Commission will adjourn to a Work Session to complete the agenda items still to be reviewed.

There being no further business, the meeting was adjourned.

Robert J. Hosfeld
5/8/90