

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, July 25, 1989

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

Attendance: Mr. Robert Looper, Vice-Chairman; Mr. Robert Hosfeld; Mr. James Durham; Mrs. Marian Simmons; Mr. Stanley Swartz. Absent: Mr. Elmer C. Tate, Jr.; Mr. Arthur Foland. 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 July 11, 1989:

Mr. Durham stated that the following change should be made to the minutes of July 11, 1989:

On Page 3, under Review of Zoning Ordinance Requirements, first line of the Motion should read "Mr. Durham moved to direct staff" rather than "Mr. Durham directed staff".

MOTION: Mrs. Simmons moved to approve the Planning Commission of July 11, 1989, subject to the following correction:

On Page 3, under Review of Zoning Ordinance Requirements, first line of the Motion should read "Mr. Durham moved to direct staff. . .".

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

Mr. Looper advised the representatives of the B. P. Oil Company that due to a lack of a quorum to review a rezoning application, the public hearing would have to be continued at the next regular Planning Commission meeting.

Mr. Looper opened the public hearing.

The representatives of B. P. Oil Company indicated that they have a scheduling problem with the next meeting and requested the public hearing be continued on August 29, 1989.

Mr. Looper closed the public hearing.

MOTION: Mrs. Simmons moved to continue the public hearing for B. P. Oil Company until August 29, 1989. Mr. Durham seconded the motion. The motion was approved 4-0-1 with Mr. Swartz abstaining.

COMMUNICATIONS

Circuit CAD Corporation - Minor Amendment

Mr. Schwab reviewed the request by the Circuit CAD Corporation located at 1700 Thomas Paine Parkway for a minor amendment. The purpose of the request is to construct a 600 square foot addition

to the existing building. The construction material proposed is a split-faced concrete block which would match the existing material. Two (2) additional parking spaces will be provided to maintain the required number of parking spaces based on the new square footage of the building.

Mr. Schwab pointed out that the proposed concrete block for this addition does not meet the new criteria in the Zoning Ordinance for appropriate building materials for a commercial or industrial building. The applicant is asking that the use of the concrete material be approved simply to continue the existing material on the building at the present time. Mr. Schwab stated that the use of the material can be approved by the Planning Commission, if they desire, without the specific variance procedure.

Staff recommended that the request for a minor amendment be approved as presented.

MOTION: Mr. Swartz moved to approve the Minor Amendment submitted by the Circuit CAD Corporation located at 1700 Thomas Paine Parkway for a 600 square foot addition to the existing structure as presented. Mrs. Simmons seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Steve Tatone Jeep/Eagle - Planning Commission Special Approval

Mr. Schwab reviewed the Planning Commission Special Approval application submitted by Steve Tatone Jeep/Eagle located at 2 Loop Road. The zoning on the property is Business Planned Development, B-PD. The request is to construct a 2,814 square foot addition to the existing building along the east property line. The purpose of the addition is to provide an expanded service area for vehicles. The proposed building materials would include the continuance of painted concrete block and the standing seam metal roof. A slight rearrangement of the parking area will be necessary to accommodate the building addition.

Mr. Schwab pointed out that these building materials no longer comply with the standards in the Zoning Ordinance for a commercial or industrial building. The Planning Commission has the ability to approve, without a variance, these construction materials if they deem it appropriate in this case.

Staff recommended to approve the Special Approval application subject to the following conditions:

1. A 12 foot wide lane shall be striped between the concrete ramp and the adjacent parking spaces.

2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

Mr. Steve Tatone, applicant, stated that the addition is necessary not only to satisfy his commitment to the Chrysler Corporation, but to accommodate the needs of his customers. He stated that the addition will match what currently exists in turns of materials used and color.

MOTION: Mr. Hosfeld moved to approve the Planning Commission Special Approval application submitted by Steve Tatone Jeep/Eagle, 2 Loop Road, subject to the following conditions:

1. A 12 foot wide lane shall be striped between the concrete ramp and the adjacent parking spaces.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

Mrs. Simmons seconded the motion. The motion was approved unanimously 5-0.

Review of the Zoning Ordinance

Mr. Schwab reviewed the proposal submitted by staff to amend the Zoning Ordinance rear yard setback requirement in the R-1c Zoning District. The current requirement is 50 feet and the proposed change would in the case of unusually shallow lots allow the rear yard setback to be reduced down to a minimum of 30 feet.

MOTION: Mr. Durham moved to direct staff to proceed with the preparation of an ordinance to amend the rear yard setback requirements in the R-1c Residential Zoning District per the staff's recommendation. Staff should set this ordinance for a public hearing at which time the Planning Commission would review the ordinance. Mr. Hosfeld seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

Robert Hosfeld 1/30/90

