

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, April 26, 1988**

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

Attendance: Mr. Elmer C. Tate, Jr., Chairman; Mr. Robert Looper; Mrs. Marian Simmons; Mr. Stanley Swartz; Mr. Robert Hosfeld; Mr. Arthur Foland. Absent: Mr. Robert Chappell. 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 the April 12, 1988, Meeting:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of April 12 1988, as written. Mr. Looper seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

Mr. Schwab stated that City Council debated the issue of permitting temporary banners to be displayed in the public right-of-way at their last work session. He stated that City Council decided not to change the sign ordinance which prohibits signs in the right-of-way and not allow any future banners to be displayed.

UNFINISHED BUSINESS

Robert Seeley, Tr. - Major Use Special Approval

Mr. Schwab stated that the City has not received any additional information on this application and recommended that it remain on the table.

NEW BUSINESS

Centerville Mill, Inc. - Planning Commission Special Approval

Mr. Schwab presented the request by Centerville Mill to construct two additional mini-warehouse buildings on the former railroad right-of-way. The proposed buildings are identical in design to the mini-warehouse building approved by the Planning Commission earlier this year. The buildings are to be located directly behind the Centerville Mill buildings. The proposed plan shows four parking spaces to the southern portion of the development.

The recommendation of the Planning Department was to deny this request for the following reasons:

1. There is a lack of detail on the proposed development plan. The plan does not show the location of the existing Centerville Mill Buildings which, according to previous development plans, encroach onto this parcel (the former railroad right-of-way).

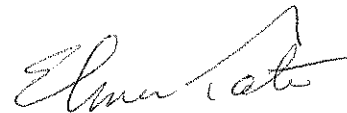
2. The location of the proposed buildings in relation to each other, the existing mini-warehouse building and the existing Mill buildings, does not provide for a minimum turning radius for vehicles (both passenger cars and trucks) to maneuver within this proposed development.
3. The driveway located between the proposed mini-warehouse buildings and the west property line does not have adequate width to allow passenger cars or trucks to drive through. Persons would not be able to enter or exit their vehicle, and the driveway does not provide an escape lane for vehicles.

Mr. Willard Wilson, applicant, was present. He stated that their architect overlooked the fact that the Centerville Mill buildings do encroach on this property. He stated that he would request that Planning Commission table this request in order to submit revised plans for this development. He stated that he may move the buildings to within three (3) feet of the west property line to allow more space between the mini-warehouse buildings and the Mill buildings.

MOTION: Mr. Foland moved to table the request by Centerville Mill to construct two mini-warehouse buildings until revised plans are submitted. Mr. Looper seconded the motion. The motion was approved unanimously 6-0.

Mr. Wilson also stated that as a condition to the approval of the first mini-warehouse building, Planning Commission requested to review the building colors. He stated that he would submit those colors at the next meeting. He stated that the door colors would be a dark brown and the building would be painted a light brown.

There being no further business, the meeting was adjourned.



5/10/88