

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, May 31, 1988**

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

Attendance: Mr. Elmer C. Tate, Jr., Chairman; Mr. Robert Looper; Mr. Robert Hosfeld; Mr. Arthur Foland; Mr. Robert Chappell; Mrs. Marian Simmons; Mr. Stanley Swartz. 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 May 10, 1988, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of April 26 1988, as written. Mr. Hosfeld seconded the motion. The motion was approved unanimously 5-0-2 with Mr. Swartz and Mrs. Simmons abstaining.

UNFINISHED BUSINESS

Robert L. Seeley, "Tr." - Major Use Special Approval

Mr. Hosfeld asked how long an application can remain tabled.

Mr. Farquhar stated that an application may be tabled indefinitely.

Mr. Foland asked if the public hearing on this request were held and, if it was held, would the Commission need to re-advertise and hold a new public hearing.

Mr. Schwab stated that he believed that the Planning Commission held the public hearing but was unsure if the commission closed the hearing or moved to continue the hearing.

Mr. Tate stated that the Planning Commission will consider this request at their next meeting and directed staff check the status of this application and to contact the applicant.

NEW BUSINESS

Dennis Hoertt - Lot Split

Mr. Schwab presented the request by Dennis Hoertt for a lot split to divide the property located on the southwest corner of Main Street and Franklin Street. The purpose of the split is to separate the Angel's Camp Tavern from the building at the immediate corner which was formerly the Confederated Artist and a small building that houses the Lamp Shop. The Planning Department recommended approval subject to the following conditions:

1. A legal agreement for vehicular access and the joint use of the existing parking lot shall be submitted to the City and subject to approval by the City Attorney. This instrument shall be recorded at the Montgomery County Recorders Office.
2. The proposed lot line shall be situated a minimum of five feet from any principal building and the placement of the proposed lot line shall be subject to approval by the Planning Department.

There was nobody in attendance representing the applicant.

MOTION: Mr. Looper moved to approve the lot split subject to the following conditions:

1. A legal agreement for vehicular access and the joint use of the existing parking lot shall be submitted to the City and subject to approval by the City Attorney. This instrument shall be recorded at the Montgomery County Recorders Office.
2. The proposed lot line shall be situated a minimum of five feet from any principal building and the placement of the proposed lot line shall be subject to approval by the Planning Department.

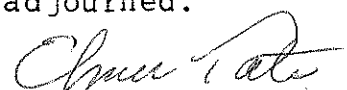
Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

Rhodes Center - Record Plat

Mr. Schwab presented the record plat for Rhodes Center, a plat for business parcels in Washington Township, located on State Route 48 south of Spring Valley Road. Mr. Schwab stated that a portion of the right-of-way for State Route 48 within this plat is within the corporate limits of the City and that portion of the record plat is subject to approval by the City. He stated that the applicant has submitted construction drawings for the improvements to State Route 48 to the City Engineering Department. The Planning Department recommended approval subject to the condition that in lieu of completion of the required improvements prior to recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.

MOTION: Mrs. Simmons moved to approve the Record Plat for Rhodes Center with the condition that in lieu of completion of the required improvements prior to recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville. Mr. Hosfeld seconded the Motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.



6-28-88