

CENTERVILLE PLANNING COMMISSION  
SPECIAL MEETING  
Tuesday, July 15, 1986

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

Attendance: Mr. Elmer Tate Jr., Chairman; Mr. Robert Looper; Mr. Robert Hosfeld; Mr. Stanley Swartz; Mrs. Marian Simmons; Mr. Dave Hall (where noted); Mr. Robert Chappell (where noted). Also present: Mr. Alan C. Schwab, City Planner; Mr. Robert N. Farquhar, City Attorney.

Herman Gaines - Site Plan

Mr. Schwab reviewed the proposed site plan as submitted by Herman Gaines for the purpose of constructing a truck storage building on South Suburban Road. The 1.86 acre parcel is zoned I-1. The required parking for this facility is one (1) space per three (3) employees. There is an existing curb cut and gravel driveway which leads to a flat portion on the site where the steel building will be erected.

Mr. Hall arrived at this time.

Staff recommended to approve the site plan with the following conditions:

1. The plans for a fire hydrant, if required, shall be subject to the approval of the Washington Township Fire Department.
2. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.

Mr. Tate informed Mr. Herman Gaines, applicant, that the stormwater drainage calculations should be submitted to the City Engineer as soon as possible, however, definitely prior to the review of this application by Council.

Mr. Swartz asked if any of the remaining area on this parcel were to be developed, would the applicant be required to get further approvals from the City.

Mr. Schwab indicated that any additional development of the property would require a site plan amendment.

MOTION: Mr. Looper moved to recommend approval of the site plan submitted by Herman Gaines for a property located on South Suburban Road to Council with the following conditions:

1. The plans for a fire hydrant, if required, shall be subject to the approval of the Washington Township Fire Department.
2. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.

Mrs. Simmons seconded the motion. The motion was approved unanimously 6-0.

Mr. Chappell arrived at this time.

There being no further business, the meeting was adjourned.

