

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, September 16, 1986

Mr. Tate called the meeting to order at 7:40 P.M.

Attendance: Mr. Elmer Tate Jr., Chairman; Mr. Robert Looper; Mr. Robert Hosfeld; Mr. Stanley Swartz. Arriving during the meeting: Mr. Robert Chappell. Absent: Mrs. Marian Simmons and Mr. David Hall. Also present: Mr. Alan C. Schwab, City Planner; Bill Yeck, Centerville-Washington Park District; and Bob Feldman, Centerville-Washington Park District.

Revised Rules of Procedure for the City of Centerville Planning Commission

Mr. Schwab reviewed the minor changes made to the Planning Commission Rules of Procedure.

MOTION: Mr. Looper moved to approve the Revised Planning Commission Rules of Procedure, as written. Mr. Swartz seconded the motion. The motion was approved unanimously 4-0.

Mr. Hosfeld suggested that under Article 2 - Meetings of the Planning Commission Rules of Procedure that the time for the regular meeting be changed from "7:30 PM until 11:30 PM" to read "7:30 PM until not later than 11:30 PM".

MOTION: Mr. Looper amended his previous motion to approve the Revised Planning Commission Rules of Procedure to incorporate the suggestion of Mr. Hosfeld that the time for the regular meeting be changed from "7:30 PM until 11:30 PM" to read "7:30 PM until not later than 11:30 PM". Mr. Swartz seconded the amended motion. The motion was approved unanimously 4-0.

The Commissioners discussed the possibility that under the shorter time to review application constraints of the new Zoning Ordinance that they would need more frequent meetings. It was agreed that the second tuesday of the month should be reserved as a potential special meeting night by the Commissioners.

Review of an Ordinance Which Establishes Parkland Dedication or Fees-In-Lieu Requirements for New Residential Subdivisions or Developments

Mr. Schwab reviewed the proposed parkland dedication ordinance.

Mr. Robert Chappell arrived during Mr. Schwab's presentation.

Mr. Bill Yeck of the Centerville-Washington Park District with the assistance of Mr. Bob Feldman reviewed briefly the history of the Park District land acquisitions within the City. Mr. Yeck explained the changes in development trends that have occurred over the last several years, the changes in the availability of federal and state dollars to purchase parkland, and indicated

that the Park District was in favor of adopting the proposed park dedication ordinance.

After discussion of the ordinance by the Commissioners, it was the consensus of the Planning Commissioners that the provision of the parkland dedication ordinance requiring payment of a fee-in-lieu amount in a lump sum for an entire development or plat up front before any development could begin was unfair and that staff should draft a change to the proposed ordinance that would allow the fee to be paid in increments as the project developed.

The Planning Commission agreed that at a future time it would be desirable to review the City Plans for Parks with the assistance of the Park District and consider updating those plans.

Revised Application Forms

The Commissioners approved the revised application forms with one change suggested by Mr. Looper, that the variance application have the complete word-for-word standards for variances from the Zoning Ordinance written on the application, instead of in abbreviated language.

Mr. Looper suggested and the other Commissioners agreed that staff should prepare instruction sheets to accompany the applications. Mr. Schwab said staff was preparing those sheets at the present time.

Officers of the Planning Commission

Mr. Schwab reported that under the revised procedures of the new Planning Commission Ordinance, Mr. Elmer Tate had been appointed by City Council as Chairman of the Planning Commission.

The Planning Commission agreed to elect a vice-chairman and secretary of the Planning Commission at their next regular meeting.

There being no further business, the meeting was adjourned.

