

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, March 27, 1984

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

Attendance: Mr. Elmer C. Tate, Jr.; Mr. Robert Looper, Mr. David Hall; Mr. Harry Williams; Mr. Brian Bergsten. Absent: Mrs. Marian Simmons and Mr. Robert Chappell. Also present: Mr. Alan C. Schwab, City Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of the minutes of March 6, 1984:

MOTION: Mr. Hall moved to approve the Planning Commission minutes of March 6, 1984, with the addition of the following comments made by Mr. Hall at the conclusion of that meeting:

"Mr. Hall commented that because he was not present during the review of the Development Policy Plan, he would like to comment that he was impressed with the document although he was disappointed that the houses of worship did not have more feature in the Plan. He stated he would like the Task Force to consider giving this topic more thought in the Plan instead of having it buried in "Other Community Services".

Mr. Schwab stated that written comments would be welcomed by the Zoning Task Force and City Council."

Mr. Looper seconded the motion. The motion was approved 4-0-1 with Mr. Bergsten abstaining.

COMMUNICATIONS

Throckmorton Brothers - Temporary Garden Center

Mr. Schwab reviewed the request from Throckmorton Brothers to operate a temporary garden center at one of two locations. The first site to be considered is at the Centerville Square Shopping Center located on the northwest corner of SR 48 and Spring Valley Road. Mr. Schwab stated that the parking area will be used for flowers and bagged merchandise, and one of the store spaces will be used instead of a tent which is what was used in the past.

Staff recommends approval of this site with a condition that the displayed items in the parking area not prohibit traffic circulation around the entire building as requested by the Washington Township Fire Department. The aisles as shown on the submitted drawing should remain open to traffic circulation.

The second site is proposed at the former Steak & Ale restaurant located on the northeast corner of SR 48 and Fireside Drive. The parking will be located along the north side of the site and will provide more than ample parking space. The flowers and bagged merchandise will be located in the parking area other than what will be designated as parking spaces for the garden center. The Fire Department is again requesting that the areas remain clear to allow traffic circulation around the entire building.

Mr. Schwab stated that the time period for each request would extend from April 19, 1984 through June 19, 1984.

Mr. Schwab asked if the intention of the applicant is to use one of the two sites.

Mr. Jerry Throckmorton, applicant, stated that they now wish to use both sites.

MOTION: Mr. Looper moved to approve both requests by Throckmorton Brothers for a temporary garden center to be located at Centerville Square Shopping Center on South Main Street and at the former Steak & Ale restaurant at SR 48 and Fireside Drive with the following conditions:

1. The displayed items in the parking areas be placed in such a way that they do not prohibit traffic circulation around the entire building;
2. The time period shall be between April 19, 1984, and June 19, 1984.

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

There being no further business, the meeting was adjourned.

Chambers 4/24/84