

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, February 23, 1982

Mr. Tate called the meeting to order at 7:30 p.m.

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dallas Horvath, Col. Stanley Morrow, Mr. Bernard Samples, Mrs. Marian Simmons, Mr. Robert Chappell (where noted). Absent: Mr. Brian Bergsten. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Attorney; Mr. Joseph S. Minner, Assistant City Manager; Mr. Steve A. Feverston, Planner.

Approval of minutes of January 26, 1982, Planning Commission Regular Meeting:

MOTION: Mr. Samples moved to approve the Planning Commission minutes of January 26, 1982, as written. Col. Morrow seconded the motion. The motion was approved 4-0-1. Mrs. Simmons abstained.

SETTING OF PUBLIC HEARINGS

The following was set for public hearing for Tuesday, March 30, 1982, at 7:30 p.m. in the City Building:

Smith, Dale - Rezoning from R-1 to R-3

Location: East of the Marshall Road cul-de-sac area and west of the Pennsylvania Railroad

COMMUNICATIONS

Mr. Horvath commented that K-Mart has moved the "K" down to meet the top edge of the building in order to conform to the Sign Ordinance. He stated further that the Garden Sign has not yet been changed, however.

Mr. Horvath asked what developments are occurring with the Goodwill site.

Mr. Minner indicated that City Council has voiced the desire that the Goodwill trailer be located in the same location as the Recycling Center. After some rearranging has been done by the Recycling Center, a third trailer for Goodwill will be added to the site. There is a condition placed on this location, being that the Recycling Center people and Goodwill work together in order to come up with some type of solid screening along the front of the area.

Mr. Horvath stated that the Planning Commission minutes of January 26, 1982, regarding Centerville Cycle Company, stated that screening is required along the east property line, however, it is not in place.

Mr. Minner stated that the owner of the property was sited into court by the City for failure to make the necessary improvements. At that time, the owner came forward and agreed to make the improvements. All improvements were made except for the required screening and parking arrangement. In good faith, the City dropped the case from the court, with the thought that these two items would be completed also. Since the owner has not completed the improvements, the City is in the process of refileing the case.

NEW BUSINESSElliott, Nevin - Site Plan Amendment

Mr. Schwab made a slide presentation of the proposed site plan amendment to the Nevin Elliott property located at 19 Martha Avenue in the Architectural Preservation District. The request for the amendment is for the purpose of constructing a garage. The proposed garage will have access from the existing alley and does meet all setback requirements.

Mr. Schwab stated that this application falls under Procedure Three of the Architectural Preservation Ordinance which requires joint review by the Planning Commission and BAR; however, the project will not be reviewed by Council. Staff recommends to approve the site plan amendment as requested.

MOTION: Mr. Horvath moved to approve the site plan amendment for 19 Martha Avenue as submitted by Nevin Elliott. Mrs. Simmons seconded the motion. The motion was approved unanimously (5-0).

Nutt Road Estates, Sec 1 - Release of Performance Bond for Sidewalks

Mr. Schab stated that in 1980 the Planning Commission released the Performance Bond for Nutt Road Estates, Sec. 1, however a Performance Bond in the amount of \$18,000 designated specifically for sidewalks is still in force. All construction in the plat is now complete and it is, therefore, staff recommendation to release the \$18,000 Sidewalk Performance Bond. Mr. Schab stated that Washington Township was notified of the staff recommendation and has agreed to the release of the bond.

MOTION: Mrs. Simmons moved to release the Sidewalk Performance Bond of \$18,000 for Nutt Road Estates, Sec. 1, as recommended by the City Engineer. Mr. Horvath seconded the motion. The motion was approved unanimously (5-0).

Centerville Place (Tibbetts Hardware) - Temporary Permission for Outdoor Sales of Seasonal Merchandise

Mr. Schwab reviewed the request for temporary permission for outdoor sales of seasonal merchandise for Tibbetts Hardware located in the Centerville Place Shopping Center at 1031 South Main Street in the City of Centerville. The zoning on the parcel is B-3. The request would allow outdoor retail sales in the sidewalk area in front of the store approximately 4 ft. by 50 ft. from March 15, 1982 through June 15, 1982. Staff recommendation is to approve this temporary use as requested.

MOTION: Col. Morrow moved to recommend approval of temporary permission for outdoor sales of seasonal merchandise for Tibbetts Hardware from March 15, 1982 through June 15, 1982. Mr. Samples seconded the motion. The motion was approved unanimously (5-0).

Mr. Chappell arrived at this time.

Mr. Horvath asked when the expiration date is for removal of the trailers at the rear of the Tibbetts Hardware store.

Mr. Schwab stated the expiration date is April 15, 1982.

There being no further business, the meeting was adjourned.

Elmer Tate 3/30/82

