

CENTERVILLE PLANNING COMMISSION  
SPECIAL MEETING  
Tuesday, November 14, 1978

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

Attendance: Mr. M. Brian Bergsten, Mr. Francis G. Cash, Mrs. Marian Simmons, Mr. Roland McSherry. Absent: Mr. Elmer C. Tate, Jr., and Mr. Dallas Horvath. Also present: Mr. Garth L. Reynolds, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Joseph S. Minner, Administrative Assistant; Mr. Alan C. Schwab, Planning Technician.

PUBLIC HEARINGS SET

Centerville Square - Northwest corner of SR 48 and Spring Valley Road

Variance on setback requirement

To be heard November 28, 1978 at 7:30 p.m. in the City Building.

Kistler Variance - 7665 Cloyo Road

Variance on addition to residence (exterior fireplace)

To be heard November 28, 1978 at 7:30 p.m. in the City Building.

Greenbrier Commons - 1225 East Alex-Bell Road

Identification Sign Variance

To be heard November 28, 1978 at 7:30 p.m. in the City Building.

COMMUNICATIONS

The School Board has set a public hearing on November 27, 1978 at the Magsig Building for the expansion on Centerville High School.

NEW BUSINESS

Carriage Square, Sec. 4 - Record Plan

A slide presentation of the project was given by the City Planner. Mr. Reynolds requested a letter from the owner stating no objection to an assessment project for improvement of Bigger Road.

An additional lane will be added north of the northern entrance to the curb cut north of the project area. A left turn from the northernmost project entrance on to Bigger Road will not be permitted.

Mr. McSherry suggested that a barrier should be constructed so that a left turn is impossible at the northernmost project entrance onto Bigger Road.

Mr. McSherry moved to approve the record plan subject to a letter from the developer stating that they would not oppose an assessment project for the improvement of Bigger Road. Seconded by Mrs. Simmons. Approved unanimously.

Centerville Place - Site Plan Amendment

Mr. Tim Logan, representing the Beerman Realty Company, apologized for the letter they sent regarding the south building elevations.

Mr. Reynolds gave a slide presentation on the shopping center project. He indicated that a change in the ramp/stair section of the plan was requested.

Mr. McSherry moved to approve the ramp/stair site plan amendment subject to the ramp section not exceeding a slope of one (1) foot of rise per 12 feet of run. Seconded by Mr. Cash. Approved unanimously.

An additional change to Centerville Place is to have store fronts on the south elevation which means the site plan has to be amended. No stores will be fronting on the back of the property. Mr. Logan agreed to this.

Mr. McSherry moved to approve the site plan amendment of the south building elevation allowing the option of providing store fronts on that elevation with final drawings of the constructed configuration to be provided when the store space is leased. Seconded by Mr. Bergsten. Approved unanimously.

Mr. Logan said that Beerman Realty would like permission to work with staff in order to resolve some minor internal traffic circulation problems in the parking lot. Planning Commission agreed.

Mr. Schab established the east end of Joy Elizabeth Drive as the reference point for the 4 ft. high screening measurement of mound. Mr. Logan agreed.

Planning Commission stated that effective screening on the rear mounded buffer strip should be a visual barrier at eye level to the shopping center from the adjacent residential properties.

Mr. Logan said that they will comply with providing screening to adjacent residential properties so that there is a visible obstruction to the shopping center. Mr. Logan agreed to work with staff to implement a satisfactory solution.

Planning Commission said if staff encounters any problems with the rear mound screening to bring the issue back to Planning Commission for resolution.

Mr. Reynolds announced to Planning Commission that he has resigned his position with the City effective December 1, 1978.

Mr. Cash delivered a report of the Planning Commission Subcommittee, Joint Zoning Commission Meeting.

Mrs. Simmons moved to adjourn. Seconded by Mr. Bergsten. Approved unanimously.

