

CENTERVILLE PLANNING COMMISSION

Work Session

Tuesday, November 8, 1977

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. Jeffrey T. Siler, Mr. George J. Schottmiller, Mr. Michael V. Thill, Mr. James P. Hickey, Mr. Robert Hopperton. Also present: Mr. Garth L. Reynolds, City Planner.

Pelbrook Farm Commercial Area - Site Plan

Mr. Reynolds presented the revised plan for Pelbrook Farm Commercial development situated on the southwest corner of Alex-Bell Road (SR 725) and Wilmington Pike. Revisions to the original plan dealt with the drainage way (creek) as it passes through the center of the proposed development. Initial treatment of the creek would make the depth of the channel deeper than desired.

Other points considered in the work session were:

1. Elimination of the eastern-most curb along Alex-Bell Road;
2. The extension of Wilmington Pike in the City's corporate limits only;
3. Parking lot layout to have 950 spaces and landscaping;
4. Mounded buffer to be finished, graded, and seeded.

It was indicated by staff that the revised plan should be distributed to the Fire Department, TCC, Wilmington Pike Task Force, City of Bellbrook, and Greene County Regional Planning Commission.

Gardner Property - Lot Split

Mr. Reynolds presented a request for a lot split involving the Gardner Property located on Glencroft Drive in the City. It was indicated by staff that the lot split could not be approved administratively since it did not conform with Subdivision Regulations. Discussion centered around the fact that the lot was located on a private lane. Planning Commission directed staff to check with the Municipal Attorney and Fire Department for comments.

Foto Fair - Conditional Use

Mr. Reynolds presented plans for the proposed construction of a Foto Fair facility (kiosk) on the Gold Circle premises. Discussion centered around the following points:

1. Location of the prefabricated 4' x 8' structure;
2. Signage for the facility;
3. Landscaping.

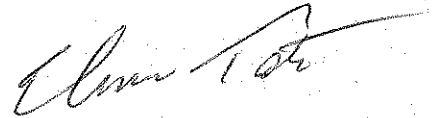
Another item discussed directed attention to the expansion of development on the Gold Circle premises at it relates to the lack of maintenance of landscaping.

Discussion of Proposed Residential Development - Flaute Property

Mr. Reynolds introduced Mr. Flaute to the Planning Commission members to discuss residential development that might take place on property located off Bigger Lane. The discussion centered around the fact that Bigger Lane is a private lane and that access to public streets could not be achieved in the proposed project.

Mr. Flaute then asked how many homes could be constructed on the property. It was indicated that one additional home could be constructed on the property since there are two existing separate lots of record on the private land. Mr. Flaute indicated he would check with staff on the issuance of building permits.

There being no further business, the Work Session was adjourned.

A handwritten signature in cursive script, appearing to read "Clara [unclear]", is written in the lower right quadrant of the page.