

CENTERVILLE PLANNING COMMISSION

Workshop Session
Tuesday, June 15, 1976

The meeting was called to order by Mr. Elmer C. Tate.

Attendance: George J. Schottmiller, Jeffrey T. Siler, James P. Hickey, Michael V. Thill (late)

The purpose of this meeting was to discuss Rough Drafts #1 and #2 of Residential Planned Unit Development. The following corrections and comments were made:

Section 00.01 (2)(e): Mr. Siler questioned what the definition of "community facilities" would be. Mr. Reynolds stated they would be various types of businesses which served the residents of the PUD only. He said he could list them, but Mr. Hickey noted this would limit and be restrictive, that the wording should stay as is.

Section 00.04B: Mr. Siler does not feel necessary. Mr. Reynolds said the purpose of this section is for the developer so he will consider the best design for the land, and that consideration should be given to the impact on the total community pertaining to schools, utilities, fire, etc.

Section 00.04I: Amended to read: "The location, size and number of all automobile parking areas and separate screened parking areas for campers and recreational vehicles."

Section 00.05A: To read: "Property owners located within five hundred feet..."

Section 00.06A: "...Approval of the Preliminary Plan is established as the date of the Council meeting when approved."

"If the record plan is not filed with the Planning Commission within six (6) months, the preliminary plan will lapse, unless for a good cause the applicant requests the Planning Commission extend up to..."

Mr. Reynolds suggested, under Section 8, if a PUD is so small it cannot allow land for green space then funds should be escrowed by the developer for improvement of city parks for the fair share use of the parks. Discussion of whether a developer can be legally assessed in such a manner. Mr. Reynolds to check further.

Section 00.10A: Mr. Siler questioned if this meant all commercial uses for the PUD were to be within one building. Mr. Reynolds stated this was the intent.

Section 00.10B: Mr. Hickey asked what would prevent someone from putting a sign outside the project itself. Mr. Reynolds stated the only type sign which would be permitted on the building would be one that identified it as an administrative building and any other sign outside the project would have to be approved by the Planning Commission.

Section 00.10C: "Have a combined total area..."

ADD Section 00.10D to read "Any community facilities buildings that will house commercial uses should be located to the interior of the project." Mr. Tate added he did not feel they should be accessible from any road, however, Mr. Hickey pointed out parking would be necessary.

Section 00.11: Mr. Reynolds explained when more than one zone is covered by a PUD the density is determined by taking an average density of the zones involved. If the developer uses multifamily homes it is automatically 5 per acre.

Section 00.16A2, change to "Section 00.4I".

Section 00.17: Change "Planned Unit Residential Development to "Residential Planned Unit Development" wherever necessary.

Copy II of the Draft, Section 00.07A4l and m: "Record Plan and" changed to "Record Plan or".

Section 00.17B2: "It may be conveyed..."

There was a discussion of the maintenance agreement and whether it could be included in the record plan, the original deed, or individual deeds. Mr. Reynolds suggested discussing it in the workshop with the City Council.

Mr. Schottmiller moved the meeting be adjourned, seconded by Mr. Hickey. Carried.

