

CENTERVILLE PLANNING COMMISSION

Workshop Session
September 14, 1976

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dennis Donnellan, Mr. Jeffrey T. Siler, Mr. George J. Schottmiller, Mr. Michael V. Thill. Absent: Mr. James P. Hickey and Mr. Roland McSherry. Also present: Mr. Garth Reynolds, City Planner.

Mr. Reynolds presented the revised RPUD ordinance and stated the changes suggested at previous meetings had been included.

The workshop session was recessed for ten minutes to hold a public meeting, then resumed.

Mr. Reynolds went over the various residential and industrial zoning codes with the Commission to make any changes or additions. The zoning presently R-4 has been changed to R-5 and a new zoning code added for R-4 which is for 3 and 4-family units.

Mr. Thill questioned the corner lots minimum width and depth of 170' when regular lots are 150'. Mr. Reynolds stated this was to prevent the problem currently faced by developers of narrow, pie-shaped lots on corners which are almost impossible to develop.

Mr. Reynolds explained the real estate signs section will be limited time of 180 days and will have a graduated set back from the road according to size.

The new R-5, which is currently R-4, basically states all multi family projects will be developed as PUD's so Planning Commission will have complete control.

Mr. Thill stated he felt, under the Office Service section that the wording "for retail sales" should be left in. Mr. Tate feels that 1/7 of the land being used for building was too low. Mr. Reynolds stated that when the Office Service District abutts R-1 land, the OS land must be 22,000 square feet with 3,000' of building, but if the land abutts land zoned industrial the building can be larger. The reasoning being to prevent an office which generates a lot of traffic being located next to a residential area. Mr. Reynolds will work on the signage for this zoning.

Mr. Reynolds stated he is still working on B-3 which pertains to shopping centers and has sent for models from other cities for ideas.

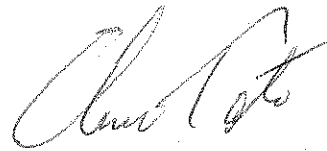
Under the Light Industrial Park District, Mr. Tate stated the acreage requirement for nursery schools should be two acres, not five, as this was too limiting. Mr. Reynolds stated for light industry located by itself will require three acres of land, but in an industrial park they would only need 20,000 sq. ft. Mr. Thill stated Section g. was too specific and Mr. Reynolds pointed out Section .02 covers others not in Section g.

Mr. Reynolds stated Section 10 will be changed to allow multi-story buildings and under the vibration levels in Section 15 will require use of the vibration tables. Under Section 13B, the word should be "abatement".

Under Section 17B Mr. Thill requested the City Attorney advise the Commission if fuel tanks can be buried or can the Commission legislate what type of fuel is used so the fuel tanks are buried.

Mr. Reynolds mentioned he would recommend elimination of the Entrance Corridor District after any areas so zoned presently are changed.

Mr. Thill moved the meeting be adjourned. Seconded by Mr. Donnellan. Approved unanimously.

A handwritten signature in cursive script, appearing to read "Charles Tate", is located in the lower right quadrant of the page.