

Centerville Planning Commission  
Work Session - February 18, 1975  
7:30 P.M.

Members Present: Messrs. Tate, Maxton, McCrabb, Baker, Gillingham and Mrs. Lake.

Also Present: John Levermann, Administrative Assistant and Karl Schab, City Engineer.

1. Discussion of "Interim" Group Home Ordinance.

Mrs. Lake questioned whether the proposed ordinance would exclude uses similar to the existing home on Sheehan Road. If it does, could a variance be obtained.

Mr. Maxton requested that Mr. Levermann check with the City Attorney on this question.

Pending the answer to the question raised by Mrs. Lake, members agreed to the ordinance with the following changes. Section A should have "or one residence home" deleted. Section C should have "inclusive of live-in houseparents and employees" deleted.

Mr. Maxton requested that Mr. Levermann bring these changes to Mr. Farquhar's attention.

2. Proposed Ordinance Regarding Performance and Maintenance Bonds on Landscaping in B-3 and E.C. Districts.

All members agreed that the ordinance should be changed to include all zoning districts with the exception of single family residential areas.

Mr. Maxton requested that Mr. Schab take care of this change.

3. McDonald's Request for Curb Cut.

Members could not reach an agreement as to the appropriate width or location of the proposed curb cut. Discussion ended with no vote being taken.

4. McDonald's Request for Variance of Sign Ordinance.

All members agreed that signs must conform to Sign Ordinance and that no variance would be granted.

Mr. Maxton ask that Mr. Levermann convey their sentiment to McDonald's.

5. Policy on Sidewalk Waivers.

General consensus of Planning Commission members is that sidewalks will be required on both sides of all streets with variances being considered only under very unusual circumstances.

Mr. Archdeacon then proposed that the Planning Commission grant a variance for sidewalks on one side of the streets in future sections of Franklin East subdivision in return for the installation of sidewalks on one side of the streets in Franklin East, Section One, which was approved with no sidewalks. Members agreed to the compromise, but Mrs. Lake objected to the tactics used by Mr. Archdeacon.

6. Permanent Group Home Ordinance.

Mr. Maxton scheduled this for discussion at the March 4th work session and ask Mr. Levermann to check with the City Attorney and insure that he be present for this discussion.

Meeting adjourned at 11:00 P.M. Next regular meeting scheduled for February 25, 1975. Workshop scheduled for March 4, 1975.

JCL:fh