

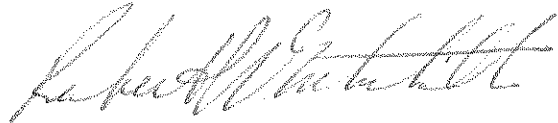
Centerville Planning Commission
Regular Meeting
December 18, 1973

MINUTES


1. The meeting was called to order by Chairman Wells at 7:40 P.M. Messrs. Wells, Davis, Tate, and Maxton were present along with Mr. Smith, Mr. Winterhalter and Mr. Schab.
2. Mr. Davis moved and Mr. Tate seconded the approval of the November 27, 1973 Planning Commission minutes. By a vote of 4-0, they were approved.
3. A public hearing (P.O.73-9) on the proposed text amendment defining "Hard Surface" (Parking Area, public) was opened at 7:50 P.M. Messrs. Winterhalter, Schab and Smith explained the reasons and specifications of this Council initiated change; hard surface parking areas are required in the Zoning Ordinance but not defined. As five (5) Planning Commissioners were not present, a vote was not taken.
- 4A. Voss' Recreational Vehicle Sales (Loop Road) lot outdoor lighting plan. Messrs. John Voss, Jr. and John Voss, Sr. explained their reasons for desiring Spalding Baltimore series lights as opposed to the Farlane series of Rubicon Cadillac. Voss desires uniformity of lights across street from his new car dealership. Mr. Winterhalter explained the 1000 watt lamp, 30 feet high pole, and spacing of lights would be the same for either series. Furthermore, the Baltimore series is more flexible since the beam direction can be adjusted and glare shields installed (both agreed to by Voss) which is not possible with the Farlane series. Mr. Wells moved, seconded by Mr. Tate to approve Baltimore series fixtures with glare shields and directional approval by staff for Recreational Vehicle Sales Lot; passed 4-0.
- 4B. BeAm Company's site plan review. Mr. Winterhalter reviewed progress since last meeting; parking is adequate for expansion, elimination of accessway from Bigger Road, and meeting with State to decide location of industrial access road into Olympian Club property. The State D.O.T. will review making a proposed temporary marginal access road adjacent and on the east side of Bigger Road. a permanent road, which could serve as the industrial access road. Springmont, Woolpert Company, BeAm Company, Olympian Club and Mr. Winterhalter are coordinating this effort. BeAm Company's drawing shows this industrial accessway as an aisle way, too, for the parking lot. This will not be acceptable, rather a minimal number of curb cuts will be allowed, if any, into the parking lot. Architectural treatment and landscaping of the east side of the bowling alley was discussed with no final decision required at this stage of review. Motion by Mr. Wells, seconded by Mr. Maxton to give preliminary approval of site plan contingent on successful resolution of the following:
 1. Location of and curb cuts along industrial access road.
 2. Landscaping and architecture on east side of bowling alley.

By a vote of 4-0, the motion was approved.

- 5A. Rose Estates, Section 6. Mr. Schab discussed plan. Drainage access to Turner's property will be resolved when Turner requests subdivision approval; although, letter giving his permission to Rose Construction Company to perform drainage improvement to his property (Section 3) was presented to Planning Commission. Park dedication progress report was also reported -- on schedule. Motion to approve record plan with no sidewalks on cul-de-sacs and only on one side of the following streets: Shirley Ann (North), Pawnee Pass (East), Village Square (East), and Redbarn Trail (Southeast) made by Mr. Maxton, seconded by Mr. Tate. Approved 4-0.
- 5B. Public hearing for P.O.73-10, a text amendment to Zoning Ordinance giving Council authority to override appeals from Planning Commission and Board of Architectural Review by simple majority set for January 29, 1974 at 8:30 P.M. by Chairman Wells.
- 5C. Mr. Winterhalter presented updated Subdivision Regulation. Sidewalks on both sides of street and required street lighting were questioned. No final action taken.
6. Adjourned at 10:00 P.M.



Robert Winterhalter
City Planner



Harold M. Wells, Chairman
Planning Commission

RW:fh