

PLANNING COMMISSION
Regular Meeting
Council Chambers
100 W. Spring Valley Road
Tuesday, July 31, 2018

At 7:00 p.m., Mr. Clark called the meeting to order and led the Pledge of Allegiance.

ATTENDANCE

Present: Paul Clark, Amy Korenyi-Both, Jim Durham, Bill Etson, Robert Muzechuk and Kevin Von Handorf. Also present were City Planner Andrew Rodney, Planner Mark Yandrick, Municipal Attorney Scott Liberman, and Assistant Clerk of Council Julie Weaver.

Absent: Don Stewart

EXCUSE ABSENT MEMBERS

MOITON: Mr. Von Handorf made a motion to excuse the absence of Mr. Stewart, who notified staff of a business commitment. Mr. Muzechuk seconded the motion. The motion passed 6-0.

APPROVAL OF MINUTES

No additions or corrections were suggested for the minutes of the Planning Commission meeting of June 26, 2018.

MOTION: Ms. Korenyi-Both made a motion for approval of the minutes of the Planning Commission meeting of April 24, 2018. Mr. Muzechuk seconded the motion. The motion passed 7-0.

READING OF THE OPENING STATEMENT

Mr. Clark read the opening statement for public hearings.

PUBLIC HEARING

Application P-2018-0016: Variance for a Deck in a Front Yard at 9448 Lantern Way

City Planner Andrew Rodney presented the staff report for the variance submitted by Karol Gammell requesting a deck at the rear of the home on a lot with dual frontages on Lantern Way and Yankee Trace Drive. Technically, the house, in an area zoned R-1C, had no rear yard. The Unified Development Ordinance required a deck to be in a side or a rear yard and forbid decks over easements. For these reasons, there was nowhere on the property to place a deck in conformity with the UDO. Mr. Rodney pointed out that dual frontage residential lots were rare in the City of Centerville. He used an aerial map and photos to show existing conditions on the property and to point out the mounding and landscaping which screen the rear of the home from neighbors and from Yankee Trace Drive. Mr. Rodney stated the deck would have little impact on

the neighborhood. He stated, without the frontage issue, the 24' by 26' deck was in compliance with the zoning code. Because of the practical difficulty of the dual frontages, Staff recommended approval of the application with no conditions.

When Mr. Clark opened the public hearing, Mr. Jeff Gammell, 9448 Lantern Way, came to the podium to represent Karol Gammell, his wife, who was the applicant. Mrs. Gammell was also in attendance. Mr. Gammell noted that they had received the approval of the homeowners' association for the construction of the deck. He stated the screening around the property was consistent and offered to answer questions.

When Mr. Von Handorf inquired about the height of the deck from the ground, Mr. Gammell responded it was about 12 inches. Mr. Von Handorf noted the deck would remain well below the screening provided by the mounding and plantings.

Hearing no other questions, Mr. Clark closed the public hearing.

MOTION: Mr. Etson made a motion to approve Application P-2018-0016, the variance for a deck in the front yard facing Yankee Trace Drive, without conditions, as recommended by Staff. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

NEW BUSINESS

Application P-2018-0017: Major Site Plan for Little Caesar's Restaurant at 832 S. Main Street

Mr. Yandrick gave the staff report for the Major Site Plan submitted by Mr. Frank Sanchez for the renovation of an existing 2,800 sq. ft. restaurant at 832 S. Main Street. Mr. Yandrick used an aerial map to show the surrounding apartments and businesses, and the area zoning. He used photos to point out existing conditions on the site of the former Papa Murphy's restaurant with its drive-up window. He pointed out that the zoning compliance application and occupancy application had been received and were under review by Staff.

The proposal was for improvements to three sides of the building. The plan was for the addition of a stone base, retention of the current windows, the addition of a black and orange canopy, and installation of a distinctive aluminum cap. The east elevation with the stairwell and the mechanicals would be painted but not upgraded otherwise. Mr. Yandrick shared a photo of a similar Little Caesar's restaurant to give a general idea of the plan. Staff stated the suggested improvements would enhance the building and create a more favorable impression along this area of S. Main Street.

Per the UDO, staff would not be able to approve the material for the metal cap. The use of metal must be specifically approved by the Planning Commission on a case-by-case basis. Staff recommended approval of the Major Site Plan with the following one condition, stating approval of the use of the aluminum cap.

1. Per Article 9.53 (C)(2)(c)(iii) of the Unified Development Ordinance, Planning Commission specifically approves the use of aluminum as a building façade material.

Comments and questions from Planning Commission followed. Mr. Durham pointed out that the Unified Development Ordinance required four-sided architecture and that the rear of the building would be seen by those using the drive-up window. He inquired about the practicality of applying stone to the east façade. Mr. Yandrick pointed out the presence of mechanicals and the stairwell and deferred the response to the question to the applicant. Mr. Durham stated he wanted stone wrap on all four sides of the building. When Mr. Von Handorf asked about the presence of a dumpster, Mr. Yandrick stated the fenced dumpster area was on a pad and met UDO requirements.

Mr. Clark invited Mr. Frank Sanchez, the applicant, to the podium for comment.

Representing Little Caesar's at 832 S. Main Street, Mr. Frank Sanchez stated he would answer questions. When Mr. Clark asked if he was open to the four-sided brick wrap for the building, Mr. Sanchez stated the stone was applied with mastic and could be put on the east elevation. He was open to that condition. Mr. Clark asked about the necessity of aluminum for the cap, Mr. Sanchez stated he would have to go back to corporate for approval of any alternate material.

Hearing no further questions for Mr. Sanchez, Mr. Clark closed public comment.

Mr. Durham opened a discussion of the use of aluminum. He stated he was open to the aluminum, because of the use of the attractive stone base, but wanted to hear staff's thinking on the recommendation. Mr. Yandrick stated the preference for natural materials, but said the total picture was a definite improvement for the site. Mr. Rodney reminded the group of a number of recent approvals for metal on commercial buildings. Aluminum seemed to be in vogue as the "modern" architectural look according to Mr. Rodney. Mr. Durham stated that with a four-sided wrap, he was inclined to approve the use of the metal cap. He understood the need for branding for identity along the street. Ms. Korenyi-Both pointed out that the design was attractively offset and not just a flat metal surface. She liked the look. Mr. Etson agreed with her and felt the metal improved the look of the building.

MOTION: Mr. Durham made a motion to approve Application P-2018-0017, the Major Site Plan for 832 S. Main Street, subject to the condition recommended by Staff for the approval of the aluminum cap, with the addition of a condition for stone wrap for the base on all sides of the building. Mr. Muzechuk seconded the motion. The motion passed 6-0.

Therefore the conditions are as follows:

1. Per Article 9.53 (C)(2)(c)(iii) of the Unified Development Ordinance, planning commission specifically approves the use of aluminum as a building façade material.
2. The stone base shall be applied to all four sides of the building.

COMMUNICATIONS

Mr. Rodney made a few announcements. He noted it was Mrs. Weaver's last Planning Commission meeting as recording secretary and invited the members to her retirement open

house on Monday, August 6, 2018. He announced Council had reappointed Mr. Clark as Chair of the Planning Commission for another one-year term, before stating that, to date, no applicants had turned in cases for the August Planning Commission meeting.

Mr. Clark read a letter signed by Planning Commission thanking Mrs. Weaver for her service, and he presented it to her. He asked Mr. Rodney for an update on the Elsa's site and the Gateway Lofts. Mr. Rodney stated Elsa's would be adding dirt to level the area where the buildings were demolished and would be seeding in the near future. Following a hang-up in a permit process outside the perview of the City of Centerville, the Gateway Lofts should be ready to move forward soon.

ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting about 7:30 p.m.



Paul Clark, Chair