

PLANNING COMMISSION
Regular Meeting
Tuesday, January 27, 2015

Mr. Paul Clark called the meeting to order at 6:30 p.m.

ATTENDANCE

Present: Mr. Paul Clark, Ms. Amy Korenyi-Both, Mr. Jim Briggs, Mr. Jim Durham, Mr. Bill Etson, Mr. Robert Muzechuk, and Mr. Kevin Von Handorf. Also present: City Planner Andrew Rodney, Municipal Attorney Scott Liberman, Public Works Director Doug Spitler, Planner Mark Yandrick, Councilmember JoAnne Rau, City and Assistant Clerk of Council Julie Weaver. City Manager Greg Horn was present for the early part of the meeting.

APPROVAL OF MINUTES

No additions or corrections were noted for the minutes of the Planning Commission Meeting of December 9, 2014.

MOTION: Mr. Von Handorf made a motion for approval of the minutes of the meeting of December 9, 2014, as distributed. Mr. Muzechuk seconded the motion. The motion passed 6-0-1, with Ms. Korenyi-Both abstaining because she recused herself for the majority of that meeting.

Mr. Clark read the Opening Statement.

PUBLIC HEARINGS

Continued Public Hearing for Application P-2014-0036: Variances, Pylon Sign
5341 Wilmington Pike
Applicant: Robert Hall of Cornerstone Developers, Ltd.

Mr. Durham made a motion to remove the application from the table for consideration. Mr. Briggs seconded the motion. The motion passed 7-0.

The City Planner reintroduced the variances for the number of signs, the area of signs, the height of signs and off-premise advertising. The updated proposal was for one pylon sign in Phase 1A at the northeast corner of Feedwire Road and Wilmington Pike. Variances were still required. Mr. Rodney said staff had a slight concern with traffic safety because of the proposed location and height of the sign. Sight lines would need to be checked. The new proposal would have one sign with four 25 sq. ft. panels and the "City of Centerville" on each face for a total of 112 sq. ft. of signage per side. The new location would require the removal of 3 of the remaining trees in the preservation area. The internally illuminated sign would brand the development and would give exposure to anchor tenants not having direct frontage on Wilmington Pike or Feedwire Road. The sign in the corner of the Final Development Plan, Amendment 1, was a monument sign with less height, more landscaping and a better blend into its surroundings. A monument would name the development, while the pylon would name tenants. Mr. Rodney said staff was

open to a compromise that would blend the two types of signs. Staff recommended tabling the application to continue discussion of possibilities. If a decision was needed immediately, staff would recommend denial of the height and area and recommend approval of the other two items, subject to the following four conditions:

1. The granted Variance(s) pertain solely to the Cornerstone of Centerville project pylon signs. No additional ground sign area or height shall convey to the individual owner, occupant, or tenant of the subject properties.
2. Off-premise advertising on the subject properties shall be limited solely to the Cornerstone of Centerville North project pylon signs.
3. Advertised businesses or vacant tenant spaces on the project pylon sign shall consist solely of those located in the Cornerstone of Centerville North development.
4. Any tenant with signage on the project pylon signs shall not be permitted a permanent ground sign on their individual premises. The ground sign area ordinarily permitted on the premises may be exchanged for an additional wall sign in accordance with UDO Article 9.51(G)(2)(d).

When Mr. Durham asked if the applicant wished to table the application again, Mr. Hall of Cornerstone Developers indicated that he wished to proceed. Mr. Liberman recommended separate votes on the four variances; the Planning Commission decided to discuss the items as a whole.

Mr. Chris Conley with Oberer Realty Group stated that he believed what was currently proposed represented what the neighbors and the Planning Commission had requested at the previous meeting. They reduced the number of signs, moved the pylon to the corner and considered what trees would need to be removed. He stated that the tenants along Feedwire Road at Cornerstone wanted signage that would advertise their businesses to the higher traffic volumes on Wilmington Pike. He reiterated that the sign would have letters that were pushed out and backlit; panels would not be lighted. He stated that a similar sign of smaller proportions of height and area would be appropriate for the entrance to the village center to the north on Wilmington Pike.

Mr. Durham stated appreciation for the cooperation of Oberer Realty Group in compromising on the number and placement of the sign. He said he was still concerned about the height of the sign and agreed with staff that a pylon sign with a wider base and additional landscaping would be better. He also asked to see more details for the pylon at the village center. Mr. Conley stated that stone could be taken higher up the base of the sign.

Mr. Von Handorf stated that traffic safety should be the priority. If necessary the sign should be moved back, even if additional trees were lost. Mr. Conley stated that he did not see an issue with safety.

Mr. Hall pointed out that height could be taken out of the pylon at the lower end, lowering the overall height without causing a change in the size of the sign panels. Mr. Conley said the total

height would be about 19 feet instead of 25 feet, if that were done.

Mr. Durham stated that the size of the development warranted a pylon sign, especially since the tenants were trading off other signage, and the sign was farther from the residences on the west side of Wilmington Pike.

In the discussion that followed, Ms. Korenyi-Both asked about the type of light to be used, and Mr. Muzechuk asked why the size of panels was chosen. Mr. Etson agreed that the sign should be more like a monument, with a wider base and less height. Mr. Durham suggested looking at the possibility of terraced landscaping. In response, Mr. Conley stated little room existed for terraces, because of the trees. Mr. Durham asked for consideration of terracing forward or to the side with traffic safety in mind.

When Mr. Clark asked about which "anchor tenants" would have advertising on the panels, Mr. Conley responded that requests had been received from Costco, Kroger, Cabela's and the two fuel stations. Mr. Rodney stated that, if a businesses had a panel on the pylon sign, it could have wall signs, but not a ground sign for the individual premises.

Mr. Conley stated he had sufficient direction to proceed.

MOTION: Mr. Durham made a motion to table Application 2014-0036, the request for variances for a pylon sign at Cornerstone North, to February 24, 2015. Ms Korenyi-Both seconded the motion; the motion passed unanimously with seven ayes. Planning Commission requested that the applicant continue working on the height of the sign, a more substantial base and possible terraced landscaping.

Application P-2015-0006: Conditional Use Request for Drive-thru Windows and Lanes in B-PD Zoning District by Kroger, 5400 Cornerstone North Blvd.

Mr. Rodney gave the staff presentation for a request by Angela Smith of Kroger for drive-thru services for banking and pharmacy on the east end of the building and for online orders on the west end. Both areas were located appropriately in a side yard. The building is part of Cornerstone North Final Development Plan, Phase II. He went over the standards for approval of a Conditional Use of a drive thru window and lanes for use other than a restaurant in a B-PD zoning district. He felt the plan was minimally intrusive to the neighbors. He stated staff recommended approval without conditions.

When Mr. Clark opened the public hearing, Ms. Angela Smith of Kroger Limited Partnership, 130 Tri County Parkway, Cincinnati was present to answer questions. Seeing no other speakers, Mr. Clark closed the public hearing.

MOTION: Mr. Durham moved to recommend approval to the City Council of Application P-2015-006, the Kroger Conditional Use Application for drive-thru windows and lanes. Mr. Briggs seconded the motion. The motion passed unanimously, 7-0. No conditions were attached to the approval.

Application P-2015-0007: Variance For a Screened Dumpster in the Front Yard Requested by Gary Rouse, GBC Designs for Chick-Fil-A at 5301 Cornerstone North Boulevard

Mr. Rodney gave the staff report for the request to place a dumpster along the Cornerstone North Boulevard frontage at Chick-Fil-A. The 1.6 acre parcel was located at the intersections of Wilmington Pike and Dille Drive along Cornerstone North Boulevard. He showed the proposed site layout, before explaining the dumpster was placed for specific reasons—the required number of parking spaces, appropriate length of the cue for drive-thru stacking, and elimination of conflict with pedestrian flow. Because the parcel had three front yards and no rear yard, no good alternative existed for placement of the dumpster. Mr. Rodney stated that staff supported the layout for traffic control. He noted that only three of seven standards of approval for a variance could be met with the dumpster in the current location, so he recommended denial. However, he also stated support for the current plan because for functionality. He discussed alternate locations in the center of the parking area or to the west along the drive-through aisle, but noted these locations would create other issues. Mr. Briggs pointed out that moving the dumpster would require employees to take garbage across traffic to the main parking lot in front of the store.

Mr. Clark opened the public hearing.

Mr. Gary Rouse, GBC Designs, 565 White Pine Drive, Akron, pointed out that the dumpster needed to be easily accessible and as aesthetically pleasing as possible, with gates away from the drive-thru traffic and the front doors of the business. It was oriented to maximize parking, green space and the drive-thru cue. He discussed difficulties with Mr. Rodney's alternate plan. He noted that Jason Hill of Chick-Fil-A and architect Steve Malloy were in attendance.

Discussion followed with questions from Planning Commission answered by Mr. Rouse and Mr. Hill concerning the possibility of adding landscaping around the unit, how often the dumpster would be emptied, and whether the enclosure would have a roof. The members were in agreement that the variance was needed and that the specific location of the dumpster could be addressed with the Major Site Plan review.

Mr. Clark closed the public hearing.

MOTION: Mr. Briggs made a motion for approval of the variance for a dumpster in the front yard. Ms. Korenyi-Both seconded the motion. The motion passed 7-0.

OLD BUSINESS

Application P-2014-0037: Major Site Plan for the Shoppes I, 5299 Cornerstone North Boulevard. Applicant, Robert Hall for Cornerstone Developers.

MOTION: Mr. Durham moved to remove Application P-2014-0037 from the table for consideration. Mr. Briggs seconded the motion. The motion passed unanimously, 7-0.

The application for the Major Site Plan was tabled at the previous meeting, after Planning Commission voted to deny a number of variances for the site. Since that time, the decisions of

the Planning Commission were appealed to City Council, and the variances were granted. Mr. Rodney reviewed a revised plan that included the decisions of Council for 105 parking spaces, a bufferyard to the north of 45 feet, a bufferyard to the south along Dille Drive of 22 feet, and a setback from Wilmington Pike of 182 feet. Included in the plan were a plaza feature at the corner of Dille Drive and Cornerstone North Boulevard and landscaped mounding 2 to 4 feet high along Wilmington Pike. He noted that the lighting plan did not meet the required 0.5 footcandles everywhere and said staff would work with the applicant to upgrade the lighting plan. He presented the design perspectives and the sample elevations. Potential exists for five tenants.

Mr. Rodney stated that the plan met the standards of approval with the exception of the lighting plan and the final landscaping plan for the plaza. Staff recommended approval of the major site plan with the following two conditions:

1. The final design of the open space areas adjacent to Cornerstone North Boulevard shall be coordinated with the Planning Department.
2. Lighting plan shall be amended to provide the required 0.5 footcandles within all areas of the parking lot and pedestrian areas.

Mr. Clark opened the public hearing.

Mr. George Oberer, Jr., Cornerstone Developers, 3475 Newmark Drive, stated acceptance of Mr. Rodney's two conditions.

Mr. Doug Betz, 2760 Ferry Road, an engineer retired from Woolpert, Inc., voiced concerns about traffic and the sequence of roadway improvements at Cornerstone North. He said it was absolutely unacceptable Costco was allowed to open before all the roadway improvements were done. He asked for a condition that no more businesses could open without the completion of the surrounding roadways.

Public Works Director Doug Spitler said completion of the improvements on Feedwire and Phase I of Wilmington Pike was expected by the end of June 2015. Mr. Conley stated that additional stores would not open until October or November 2015. Mr. Rodney added that construction was scheduled this year on Wilmington Pike at I-675 at the ramps and the underpass.

Mr. Durham and Mr. Liberman discussed whether conditions for EMS, Fire protection and roadway improvements could or should be included in the Planning Commission recommendations. It was determined that Building Inspection or the City Manager could delay permits based on safety concerns, and that it was not strictly a Planning Commission obligation.

Mr. Betz praised work done at The Greene to complete all roadways with coordination of a variety of entities and TIF money. He said Clio Road would also be under construction soon. Mr. Durham suggested he address his concerns to staff and Mr. Rodney offered contact information to Mr. Betz. Mr. Oberer added that Council had approved the schedule; the City was responsible for the public roadways.

Mr. Clark closed the public hearing.

MOTION: Mr. Briggs made a motion for approval of the Major Site Plan for the Shoppes I at 5299 Cornerstone North Boulevard, subject to the two conditions recommended by staff. Mr. Etson seconded the motion. The motion passed unanimously, 7-0.

NEW BUSINESS

Application P-2015-0001: Major Site Plan for Kroger Grocery at 5400 Cornerstone North Boulevard and Fuel Station at 5421 Cornerstone North Boulevard
Applicant: Angela Smith, Kroger Limited Partnership I

Mr. Rodney gave the staff summary, locating the 124,000 sq. ft. grocery and its associated fuel center on an aerial map of the Cornerstone North development. Approval of this major site plan would be subject to the approval of the Conditional Use Application (recommended earlier in the evening) by City Council. The major site plan proposed 597 parking spaces, significant landscaping, parking lot lighting for the large format area and ornamental lighting for the fuel center outlot. The materials palette was on display in the Council Chambers. From the Clinger Drive entry, the ring road would be a private roadway to the east. Mr. Rodney explained pedestrian access, vehicle access, landscaping and the placement of cart corrals. He stated mounding and landscaping would be similar to Costco's, in order to intergrate the look of Cornerstone North. He noted rear cutoff shields were needed for the lighting behind the store, in order to prevent light from spilling over the north property line. He said elevations, materials and architectural details met the UDO standards, however the major site plan will be subject to the conditions of the Phase II, Final Development Plan with any conditions imposed by Council in its upcoming review. He said the parapet was high enough to shield HVAC equipment from view. He noted that the use of concrete masonry units (CMUs) required specific approval from Planning Commission. He recommended approval of the plan, subject to the following three conditions.

1. Major Site Plan approval is contingent on adoption of the Cornerstone Phase 2 Final Development Plan by City Council, and all conditions of approval contained therein.
2. The use of concrete masonry units (CMU) is hereby approved by the Planning Commission.
3. Lighting plan shall reflect rear cut-off shields for the lights along the north edge of the dock drive and the lone pole west of the on-line ordering station.

When Mr. Durham asked about the use of the CMU's, Mr. Rodney reported that Kroger had used CMU's successfully for its other store in Centerville on South SR 48.

Mr. Clark opened the public hearing.

Ms. Angela Smith of Kroger Partnership Limited I, 130 Tri County Parkway, Suite 324 Cincinnati, Ohio, stated that Kroger had worked diligently to create a quality plan that would meet the standards of the City. She stated agreement with the staff recommendations.

Mr. Monte Chesko of Kroger Partnership Limited I clarified that the parapets would be EFIS and that the metal on the diagram was coping.

Discussion of the appropriate height for the parapet followed. Mr. Von Handorf asked about the height of the parapet in relationship to the sight lines from various locations. Ms. Smith assured him that the mechanicals would not be visible from Cornerstone North Boulevard. Mr. Durham asked about the view from the highpoint on Feedwire Road at the I-675 overpass. Mr. Rodney pointed out that the building was already very close to the maximum height allowed for the zoning district. Mr. Von Handorf asked if the PC could see sightlines of the view from Feedwire Road, before Mr. Durham suggested that staff work with the City Planner to determine the appropriate parapet height.

Mr. Clark closed the public hearing.

MOTION: Mr Briggs made a motion to approve the major site plan subject to the three conditions recommended by staff. The motion died for lack of a second.

MOTION: Mr. Durham made a motion for approval of Application P-2015-0001, the major site plan for a Kroger grocery and fuel center, subject to the three conditions recommended by staff and a fourth condition as shown below:

4. The applicant shall work with staff to determine the appropriate height of the parapet wall.

Mr. Muzechuk seconded the motion. The motion passed 6-1, with Mr. Briggs voting no.

Application P-2015-0002: Major Site Plan for a Cabela's Retail Store
5450 Cornerstone North Boulevard
Applicant: Jack Hickey – John Sewell

Mr. Rodney shared that Cabela's had requested its application for a major site plan for a new store at 5450 Cornerstone North Boulevard be tabled to the February meeting.

MOTION: Mr. Durham made a motion to table Application P-2015-0002 until the Planning Commission meeting on February 24, 2015. Ms. Korenyi-Both seconded the motion. The motion passed 7-0.

Application P-2015-0003: Major Site Plan for Chick-Fil-A, 5301 Cornerstone North Boulevard
Applicant: Gary Rouse, GBC Designs, Akron

Mr. Rodney described the plan for a restaurant of 4300 square feet along Wilmington Pike at the corner of Dille Drive and Cornerstone North Boulevard in an area zoned B-PD. The parcel was bounded by three frontages. Mr. Rodney pointed out that a 10' setback required along Dille

Drive had been expanded to 20' to match the 22' of landscaping buffer for the Shoppes I across the street in the development. He also noted the Sugarcreek Fire Department asked for rolled curbs along the drive-thru lanes so that disabled or distressed vehicles could be removed from the cue. He asked the Planning Commission for possible suggestions to improve the architectural detail on the east end of the building, but Planning Commission declined to add the roofline cap, fencing or other feature because these would give too much emphasis to the service door and be confusing for customers. Railings might interfere with the functionality of the service door. Staff recommended approval of the major site plan subject to the following four conditions:

1. The proposed flagpole shall not extend past the highest point of the primary building.
2. The following elements shall be incorporated into the final architectural design of the building as determined by the City Planner:
 - a. A decorative cap shall be added to the top of the proposed tower on the east façade.
3. The proposed dumpster enclosure shall be relocated to an interior parking lot location, or to the parking area adjacent to the drive-thru lanes, as determined by the City Planner.
4. The proposed pedestrian pathway from Cornerstone North Boulevard between parking stalls shall be delineated via bollards, an elevated sidewalk, or some other physical barrier to prevent vehicles from encroaching into this space.

Mr. Clark invited the applicant to make a statement. Mr. Gary Rouse of GBC Designs introduced Mr. Steve Maloy, the project architect, and Mr. Jason Hill of Chick-Fil-A.

Mr. Hill addressed the issue of the dumpster location which had not been settled when the variance for a dumpster in the front yard was passed earlier in the meeting. He noted that proximity to the service door was an important factor for safety. It would be distasteful to haul trash across the front of the building where customers would be entering the building. Mr. Durham agreed that the location along Cornerstone North Boulevard made sense operationally. Landscaping and screening were verified.

Mr. Clark closed the public comment.

MOTION: Mr. Durham made a motion for approval of Application P-2015-0003, the major site plan for Chick-Fil-A at 5301 Cornerstone North Boulevard, subject to staff recommendations 1 and 4 shown above. Mr. Briggs seconded the motion. The motion passed 7-0.

Application P-2015-0004: Record Plan for Chick-Fil-A, Section 1, Lot 1A,
5301 Cornerstone North Boulevard
Applicant: Robert Hall for Cornerstone Developers.

Mr. Rodney gave the staff review of the application for replat of Cornerstone Section 1, Lot 1A, the lot for Chick-Fil-A at 5301 Cornerstone North Boulevard. Mr. Rodney situated the location on a map, before showing the record plan dividing the two outlots in the B-PD zoning district. The proposed Milano's site was shown to the south and Chick-Fil-A would have the residual

land in the block. He pointed out the cross access easement and recommended approval of the record plan, as submitted.

When Mr. Clark asked for public comment, Mr. George Oberer, Jr. thanked the Planning Commission for working with the full agenda and the staff for the efforts in preparation for the meeting.

MOTION: Mr. Briggs made a motion to recommend approval of the record plan for Section 1, Lot 1A, for Chick-Fil-A, as submitted. Mr. Durham seconded the motion. The motion passed unanimously, 7-0.

COMMUNICATIONS

Mr. Rodney noted included in packets was a draft of a *Request for Proposals for a Land Use and Corridor Study* for eighteen lots on the west side of Wilmington Pike across from Cornerstone North was included in Planning Commission packets. He asked for comments on the document from the Planning Commission. Mr. Durham stated that Planning Commission would not want to consider single lot rezonings. Mr. Liberman stated that language would need to require common ownership or state a minimum lot size, rather than prohibit single lot rezonings. Mr. Durham stressed the need to protect the residential area to the west, while incentivizing viable business-sized lots along Wilmington Pike. Mr. Briggs voiced concern for property values and property tax rates.

Mr. Rodney stated that the February meeting would have a full agenda and requested a 6:30 p.m. start for the Planning Commission meeting. He named some items possibly coming in February and reported on Council action on recent Planning Commission agenda items.

The next meeting was scheduled for February 24, 2015, beginning at 6:30 p.m.

There being no further business, the meeting was adjourned.



Mr. Paul Clark
Chair of the Planning Commission