

## CENTERVILLE PLANNING COMMISSION

Regular Meeting  
Tuesday, January 29, 2013

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

### ATTENDANCE

Chairman Paul Clark announced the resignation from the Planning Commission of Mr. James Brunner and accepted the resignation with deep regret. Mr. Briggs asked that a letter be written to Mr. Brunner expressing appreciation for his nearly ten years of service on the Planning Commission.

Present: Chairman Paul Clark, Mr. Jim Briggs, Mr. Jim Durham, Mr. Jeff Gammell, Mrs. JoAnne Rau, and Mr. Bill Etson. Also present: City Planner Steve Feverston, Economic Development Administrator Nathan Cahall, Municipal Attorney Scott Liberman, City Manager Greg Horn, City Engineer Doug Spitler, Assistant City Engineer John Sliemers and Assistant Clerk of Council Julie Weaver.

### APPROVAL OF MINUTES

There were no additions or corrections for the minutes of the Planning Commission Meeting of December 11, 2012.

MOTION: Mr. Briggs moved for approval of the minutes of the Planning Commission Meeting of December 11, 2012, as distributed. Mrs. Rau seconded the motion. The motion passed with six ayes, 6-0.

### PUBLIC HEARINGS

#### **Application P-2013-0001 – Jeannie Owens, for McDonald's, 6270 Far Hills Avenue - Variances.**

Mr. Feverston gave the staff report concerning five variances requested by McDonald's for a restaurant at 6270 Far Hills on the current one acre site of Talegators that is zoned B-2. He enumerated the variances: additional sign height, signs on multiple facades, a dumpster corral in a front yard, parking and paving setbacks, and less than the minimum distance for driveway spacing.

Mr. Feverston noted that he had a late communication from the applicant that the variances for additional sign height and for reduced spacing between driveways were being dropped. Mr. Joe Smiley, representing McDonald's Corporation, was in attendance and confirmed the withdrawal of the two variances and passed out amended maps depicting the driveways without the variance.

Mr. Feverston continued his description of the property, locating it on a map, showing an aerial, pointing out the dual frontages on the Far Hills access road and Fireside Drive, and indicating the planned ingress and egress points with a projection of the newly submitted drawing. He detailed each of the three remaining variances, beginning with the signs on

three facades. He explained that signs are to be on the frontage that generates the sign area. McDonald's requested trademark "M" signs on the front, rear and south facades. The three signs are each 14 square feet for a total sign area of 42 sq. ft. which is less than the 60 sq. ft. that would normally be allowed for three signs on the front of the building. Mr. Feverston felt that the dual frontages and the low elevation of the lot created enough practical difficulties for the applicant to meet the test for the variance, so he recommended approval of the variance for the wall signs with two conditions, as outlined later in these minutes.

Next Mr. Feverston discussed the parking and paving setback variance for the north and south property lines. The existing Talegators site, other than the building footprint, is 100% paved, so the site is currently legally non-conforming. If the setbacks were invoked, McDonald's would lose multiple parking spaces, creating another problem because the UDO requires 44 spaces for this McDonald's with the current plan showing exactly 44 spaces. Building the new restaurant would allow for adaptive reuse of the site and would not increase the non-conformity. Staff was supportive of this variance.

Mr. Feverston explained the variance for a screened dumpster corral on the Fireside Drive frontage. He demonstrated on the plan the practical limitations for access if the dumpster were placed in the narrow areas on the north or south side of the building. He showed the requested location of the screened and gated dumpster corral at the rear of the northeast corner of the property near Fireside Drive and the dumpsters for neighboring properties. He said the thru lot created practical difficulty for the applicant, and staff was supportive of the variance.

When Mr. Clark opened the public hearing, Mr. Joe Smiley, 635 Brookstead Boulevard, Westerville Ohio, thanked the staff for its work and noted that an agreement is being negotiated with Mr. Glen Carr, owner of Carr Insurance Agency which is the neighboring parcel to the north, for the termination of a cross easement between the two properties. He stated that this site plan is dependent upon McDonald's reaching an agreement with Mr. Carr. Mr. Smiley also said McDonald's would be able to construct its signs within the regulations of the UDO if the three remaining variances were granted.

Mr. Glen Carr, 6250 Far Hills Avenue, reiterated that an easement agreement had not been finalized and that he did not want to lose the rear access on the southeast corner of his property. When he asked why McDonald's needed two access points on Fireside Drive, Mr. Feverston pointed out that large trucks need to be able to loop the building as they make deliveries or pick up trash in order not to turn around and to have reasonable turning radii.

MOTION: Mr. Gammell moved for approval of the variance for wall signs on three facades of the building, subject to the two conditions in the staff recommendation. Mr. Briggs seconded the motion. The motion passed unanimously with six ayes. The conditions of approval are as follows:

1. No more than three permanent wall signs, one on the east, west and south building elevation, may be placed on the building.
2. The sign area for all three wall signs shall not exceed that maximum sign area permitted by the UDO for the front building wall.

MOTION: Mr. Gammell made a motion for approval of the variance to allow a screened trash dumpster corral in the Fireside Drive front yard, subject to the two conditions recommended by staff. Mr. Briggs seconded the motion. The motion passed with six ayes. The conditions of approval are as follows:

1. The dumpster corral may be placed in the front yard along Fireside Drive only.
2. The dumpster corral shall be subject to the minimum building setback requirement of 30 feet from the public right of way.

MOTION: Mr. Gammell moved for approval of the variance to reduce the required setback on the north and south property lines. Mr. Briggs seconded the motion. The motion passed with six ayes. No conditions were attached to this approval.

### **Application P-2013-0003 – AED Enterprises for Dewey’s Pizza, 35-45 North Main Street – Variances for Parking Spaces and Setbacks**

Mr. Gammell and Mr. Clark recused themselves because of possible conflicts of interest, and Mr. Briggs took over as chair of the meeting for the portion related to the variances requested by Dewey’s Pizza. AED, LLC, the applicant, asked for two variances. The first was a variance for less than the required number of parking spaces. Article 9.29, Parking Standards, Table 9-8, of the UDO requires fifty parking spaces for the restaurant. Dewey’s asked for a variance of 27 spaces. The second variance was for parking and paving setbacks. Article 9.05, Table of Minimum Standards of the UDO, requires ten foot parking/paving setbacks along the west lot line abutting a residential area and five foot setbacks along the north and south lot lines. The variance requested 1-1.5 ft. setbacks along the west lot line and 0 ft. setbacks to the north and south lot lines.

In the staff report, Mr. Feverston showed the combination of small parcels totaling .868 acres, at 35 N. Main Street in the Architectural Preservation District that is to be the site of a Dewey’s Pizza restaurant. Single family homes, zoned R-1c, on West Ridgeway Drive adjoin the property to the west, and Town Hall is immediately to the south. Mr. Feverston stated that Dr. Burke who has his office to the north is open to shared parking during off-hours and pointed out public parking to the south and west toward West Franklin Street and also behind Cross Point Church to the east. Adequate public parking for the entire downtown district is an important long-term goal of the City. Mr. Feverston pointed out the areas for the setback variances. He stated that the tight irregularly shaped lots, the drop offs, the sloping topography and the need to maximize parking add to the practical difficulty and to the challenge for business development on this property. He described the limestone product suggested for the retaining walls of 8 to 9 feet tapering to 3 to 4 feet, the screening, the plantings (ivies and evergreens), and the height of the fences, because they related to the setback variances. The fences, by the UDO, are to be 6 feet high. On the end of the 120 foot long fence near Lumpkin’s Glass the architect used a lower retaining wall and a more transparent iron fence. Mr. Feverston described the property of Mr. Bob Perkins, the first residential neighbor to the west. He showed the area of Town Hall where the retaining walls would come together. He noted that the City has moved progressively to increase public parking downtown and that the City viewed Dewey’s Pizza as an important lynchpin to the continuation of the improvement of the downtown area that has occurred over the last thirty years.

Mr. Feverston noted that the Dewey's site plan will go to the Board of Architectural Review even though these variances are under the jurisdiction of the Planning Commission. Upon question, he stated that access to shared parking behind Town Hall and the contiguous public parking areas would be looked at carefully in the future.

Staff recommended approval of the variances for the number of parking spaces subject to one condition:

1. Prior to the issuance of a Zoning Certificate, an easement shall be recorded as a part of the record plat to establish shared parking with the property at 55 N. Main Street in accordance with UDO Articles 9.29 C9, Joint Use of Parking Spaces, and 9.29 D6, Parking Provided under Separate Ownership, subject to the approval of the City Attorney.

Mr. Durham clarified that the discussions were for all the parking spaces at Dr. Burke's office and not just the adjoining segment. Mr. Briggs requested a clearer definition of the "public" parking areas. Mr. Feverston stated that the goal of the City is to create a fully shared parking area for all the businesses.

Staff recommended approval of the variances for parking/paving setbacks subject to the following three conditions:

1. The retaining walls shall be faced with limestone or a concrete product emulating limestone subject to approval by the Centerville Board of Architectural Review.
2. Ivies or other similar wall climbing plants shall be installed at the base of the wall subject to approval by the City Planner.
3. Evergreen shrubs shall be planted on top of the wall to screen the dumpster enclosure.

In the discussion, Mr. Durham suggested being proactive to protect nearby residents and alleviate problems for the long term, because the applicant has the right to engage in commercial use because of the zoning. Being the closest residential neighbor, Mr. Robert Perkins had asked for complete screening from the restaurant. Mr. Durham confirmed with Mr. Liberman that the Planning Commission could add a requirement about maintaining the walls, fences and plantings. Mr. Briggs requested a description of the fences and expressed concern for trash blowing through the more open iron ones. Mr. Durham asked about requiring types of fences that require less maintenance and changing the open iron fence at Lumpkins Glass to something solid. The consensus of the Planning Commission was that ease of maintenance should be an important consideration for the screening for the neighbors in order to maintain quality over time.

Mr. Briggs opened the public hearing. Mr. Scot Rogers of Tilsley Architects, 1140 Saint Gregory Street in Cincinnati and representing the applicant, shared an artist's rendering of the new restaurant. In speaking about the parking variance, he said that the site plan had been designed to provide as many parking spaces as possible and that he was not seeing any obstacles to an agreement with Dr. Burke for additional ones during some hours. An on-grade sidewalk connection to the rear of Town Hall would provide access to parking behind Town Hall and beyond. He stated that the architects would work with the type of material, variations and height of walls and fences as defined by the Planning

Commission and staff. Tilsley Architects planned to mount round disk lighting on the back of the fence and/or LED downlights in the parking areas to minimize the effect of the lights on nearby residences. He described the restaurant as a two-part structure with a limestone front portion and a framed rear section with siding for a more historic look.

Mr. Robert Perkins, 32 W. Ridgeway Drive, stated that he had lived 63 years in his home which is adjacent to the APD district. He said that putting Dewey's on the site was like trying to put two pounds in a one pound sack. He listed problems with storm water drainage, traffic on West Ridgeway Road, the height of the retaining wall, a lack of maintenance for the current screening by the existing businesses and parking concerns. He asked what would happen when Dr. Burke left. He felt the problems should be resolved before the variances could be granted. He urged the Planning Commission not to approve the variances. He noted that he had submitted a letter for the Planning Commission prior to the meeting.

Mr. Briggs and Mr. Durham reminded the audience that the Planning Commission was only dealing with the very limited issues of parking and setbacks. Mr. Feverston added that the Board of Architectural Review would review and vote on the major site plan on February 5, 2013.

Mrs. Barbara Huch, 7552 Normandy Lane, said that the whole area, about 198 acres along Ridgeway Drive drains toward her home where she has already experienced significant damage following heavy rains. In response to her question about how much additional land would be paved, Mr. Durham told her about an additional quarter of an acre would be paved, because most of the one acre site had already been paved or had been under roof for the footprints of the three houses. Mrs. Huch requested that water run-off be addressed early in this process because of the great difficulty people were having downstream. She noted that she had submitted a letter to the Planning Commission prior to the meeting.

Mr. Marty Lumpkin of Lumpkin's Glass at 20 W. Ridgeway expressed concern about the lack of convenient parking spaces and the height of the retaining walls and fence. He stated that his property is already a turnaround for motorists heading northbound but wanting to go into the lot at Panera. He questioned whether a trash truck would be able to maneuver on the site. Mr. Lumpkin said the parking behind Cross Point Church is not accessible or safe for patrons at Dewey's. He also questioned the appearance of nine foot walls with six foot fences for screening. He said he did not want additional trash blowing onto his property.

Mr. Dave Beyerle, 49 W. Franklin Street, made the point that the downtown public parking lot west of Main Street at lunchtime is already very crowded without the Dewey's customers. His private property is often used as overflow public parking during the lunch rush, but spaces are usually plentiful after business hours in the Heart of Centerville. He stated that parking at Cross Point Church was inaccessible and unsafe.

Mr. Cahall interjected that the monitoring of the Cross Point Church parking lot shows that some businesses in the Heart of Centerville do have their employees park at the church and cross safely at the traffic signal. Dewey's could require its employees to do

the same. As far as ingress and egress, the plan tries to make the best of a compact situation and sets the stage for future connectivity through public parking areas.

Paul Clark, 104 W. Ridgeway Drive, shared handouts on parking in the area, noting that Dewey's is seeking a variance for 27 spaces and soliciting 20 spaces from Burke Orthodontics. He outlined Dr. Burke's office hours in comparison to the hours of operation of Dewey's Pizza, noting overlaps. He also expressed concern for where people would park for Town Hall performances on Sunday afternoons. In regards to the parking and paving setbacks, he pointed out that there were no curbs shown on drawings of the screening walls; the paved lot and the cap of the wall were flush. He pointed out the elevation change of 20 feet from Town Hall to W. Ridgeway. He discussed the need for variety in the aesthetics (delineations) for the retaining walls that will range from nine feet behind Mr. Perkin's lot to three or four feet at Lumpkin's Glass. With the addition of six foot fences, the 120 ft. long wall could be quite imposing for the neighbors. He also stated his belief the road beside Lumpkin's Glass would quickly deteriorate with heavier traffic. He asked how the new retaining wall behind Mr. Perkins would tie in with the one behind Town Hall.

In rebuttal, Mr. Scot Rogers, Tilsley Architects, pointed out that if 15 employees (at a maximum shift) park at Cross Point Church, the number of parking spaces is not as far off as it looks on the surface. The fifty required minus 15 would be 35. The variance was for 27. He stated that Dewey's is not open for lunch on Sunday, so patrons of Town Hall performances would probably use Dewey's spaces. Thirty-five percent of Dewey's business is at lunch and the rest is dinner, mostly after six when many Heart of Centerville businesses are closed.

Ms. Lynn Brumfield, 5846 Pamona Place and daughter of Robert Perkins, requested denial of the variances. She noted the lack of green space, the lack of guarantees of maintenance of fences and plantings, and years of poor enforcement of current requirements. She said that the Dewey's restaurant would seat 100 people and asked how many cars that would require on average. She asked denial because of insufficient parking.

Planning Commission had a short discussion of its options for proceeding. When they asked whether the variances or the site plan should come first, Mr. Liberman gave the opinion that it was better if the variances were decided first. Mr. Durham stated that valid points had been made in the course of the evening on the need for changes in materials for delineation in the long retaining walls, appropriate fence heights and adequacy of nearby parking; he asked whether Planning Commission had the authority to require employees of Dewey's Pizza to park at Cross Point Church. Mr. Liberman said that adding such a condition would create an enforcement issue. Mr. Durham mentioned sight lines related to possible changes in the height and materials' requirements for the fence. Mrs. Rau asked if any general parking counts had been done to check on the number of available spaces at different times of day. Mr. Feverston answered in the negative, only casual observation. Mr. Etson stated his concern for the design of the wall and the lack of curbing although the drainage was not the part of the variance hearing. Mrs Rau asked Mr. Rogers about the possibility of alternative wall designs and some alternate concepts for the fences. Mr. Rogers stated that pattern was possible, but that he had been told the

walls should be limestone. When Mr. Rogers asked for more specific input as to what the Planning Commission would like to see, Mr. Durham requested lines of sight from the vantage of the neighbors to the west, some concepts for variety for the walls to break up the long horizontal run and the impact of varying fence heights and fence materials. He also requested specific information on parking in the nearby lots and again asked whether Planning Commission could require employees to park behind Cross Point Church.

MOTION: Mr. Briggs asked for a motion. Mr. Durham moved to table both of the Dewey's variances. Mr. Etson seconded the motion. The motion to table passed 4-0.

### **Text Amendment for Public Hearing Notices and Food Vending**

Mr. Clark returned as chair of the meeting at this time; Mr. Gammell rejoined the Commission also.

MOTION: Because of the lateness of the hour and the number of remaining agenda items, Mr. Durham moved to table to the next meeting the public hearing for An Ordinance Amending Ordinance 14-08, The Unified Development Ordinance for the City of Centerville, Ohio, To Amend The Public Hearing Requirements, To Establish Standards For Food Vending Including Mobile Food Vehicles And To Clarify The Language of Various Sections of the Unified Development Ordinance. Mr. Etson seconded the motion. The motion passed with six ayes.

### **NEW BUSINESS**

#### **Application P-2012-0196 – Major Site Plan – Robert Feldmann of the Centerville-Washington Park District, 2230 E. Centerville Station Road**

Mr. Feverston introduced the application by the Centerville-Washington Park District for the incorporation of the Smith Farm into Bill Yeck Park, converting the existing house into a community center, thus adding about 37 acres to the Bill Yeck Park and Forest Field complex. The zoning of the area is R1-c and parks are an acceptable land use. He described the buildings and the topography as it falls away to a creek on the east side of the property. He used photos of the site as he explained the Phase One changes that include widening the driveway, creating parking areas to the west of the house, and installing two detention ponds. Upgrades to the house are sensitive to its architecture and will be mostly on the interior of the building for restrooms and a community facility for the Park District. One exterior change will be handicap accessibility at the rear of the house.

Staff recommended approval of the site plan, subject to the following nine conditions:

1. Prior to issuance of a Zoning Certificate, a record plat dedicating 35 feet of public right-of-way along Centerville Station Road shall be submitted to the City for approval in accordance with Article 9.13 of the Unified Development Ordinance (UDO). This plat shall establish all necessary utility and access easements and vacating any unused easement(s).
2. Centerville Station Road shall be widened in accordance with Article 9.13 of the

UDO to include an additional lane of pavement, curb, gutter, storm sewer, and a sidewalk subject to approval by the City Engineer. In lieu of constructing these improvements, the applicant may place money in escrow with the City in an amount approved by the City Engineer to be used for the future improvement of Centerville Station Road. The City Engineer may require the developer to make temporary improvements to Centerville Station Road, which at this time is expected to include traffic control signage. The estimated cost of any temporary improvements shall be subtracted from the required escrow amount.

3. Construction drawings for any public roadway or utility improvement that is a part of this development shall be submitted with the record plat subject to approval by the City Engineer.
4. A plan for waterline sizing/flow rate and all fire hydrants shall be subject to approval by Montgomery County Water Services and Washington Township Fire Department.
5. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating erosion control during construction in accordance with Article 9.35 of the Unified Development Ordinance.
6. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
7. A final exterior lighting plan shall be subject to approval by the City Planner.
8. The contractor shall obtain a right-of-way permit for any work performed in the public right-of-way.
9. The contractor shall notify the Centerville Public Works Department prior to any earth disturbing activity for inspection of erosion control measures.

Mr. Robert Feldmann, Director of the Centerville Washington Park District was present and gave a brief history of the twenty year process by which the Smith Farm had come to the Park District. Following its Master Plan, the CWPD purchased the 37 acres in September 2009 that included the historic Reeder house. The Smith garden was donated in May 2012. The Park District sees the Smith farm as the "front door" to Bill Yeck Park. Owning the acreage creates the long-range possibility of preserving the historic home as an education center, increasing the nature preserve, and allowing for the construction of a maintenance facility. Features of the master plan include a natural amphitheater, shade garden, activity plaza, butterfly garden, nature trails and a small orchard. This first phase of the plan includes the park entrance, parking, drainage, handicap ramps, restrooms and general renovations to the interior of the house. The Centerville-Washington Township Historical Society has been asked to collaborate on displays of 1880's farm life. The park district is hopeful to begin construction as soon as possible, but future phases are dependent upon passage of a levy in 2014 with the upgrades being one of the anchors of the request.



Planning Commission discussed the white rail fence at the entrance to the Smith farm and decided to allow the Park District to determine if this iconic architectural feature would be moved to a new location out of the required roadway right-of way or simply removed.

MOTION: Mr. Briggs made a motion to approve the major site plan for the improvements for the Smith farm as requested in Application P-2013-0196, subject to the nine conditions recommended by the City Planner, as listed above. Mrs. Rau seconded the motion. The motion passed unanimously, 6-0.

**Application P-2013-0002 – Amanda Bonetti, GPD Group for McDonald’s Site Plan at 6270 Far Hills Avenue**

Mr. Feverston gave the staff report on the application for approval of a site plan for a new McDonald’s restaurant at 6270 Far Hills Avenue, on the current site of the Talegators Restaurant. He located the 1.044 acre parcel with B-2 zoning and a Neighborhood Center Overlay, east of Far Hills, west of Fireside Drive and across from Bethany Village. Because an updated plan was distributed during the public hearing for the McDonald’s variances, he noted that his slides showed the features of the plan as submitted prior to this meeting, he adapted his presentation to point out the latest access and egress points, the traffic circulation, the easements, the dumpster placement, the parking field for McDonald’s and the changes in striping for angle parking on Mr. Carr’s property at Carr Insurance Agency. Mr. Feverston noted that the plan elevations detailed the building in brick and stone with a brick pattern, banding of colored brick and a cap, but with no distinctive base. Conversations with McDonald’s yielded options for a change in texture, profile or coursing of the brick which may satisfy the requirement for a base. Mr. Feverston recommended approval subject to the following 15 conditions:

1. The Planning Commission approves the variances for parking/paving setbacks, dumpster location and minimum driveway spacing. Should the Commission deny any or all of these variances, a revised site plan shall be submitted by the applicant.
2. A record plat shall be submitted establishing all necessary utility and access easements, vacating any unused easements and establish a public sidewalk easement for the Far Hills Avenue sidewalk subject to approval by the City Council.
3. Prior to issuance of the Zoning Certificate, the traffic study shall be complete establishing vehicle trip counts for the purpose of evaluating the signalized intersections of Far Hills Avenue at Fireside Drive and North Village Drive and to identify roadway and signalization improvements, if any, resulting from this development.
4. Fireside Drive shall be modified to establish a left turn lane into the property subject to approval by the City Engineer.
5. The final design of the northwest access drive shall be subject to approval by the City Engineer.
6. All parking spaces shall have a minimum width of 9 feet subject to approval by the

City Planner.

7. The parking lot for the insurance agency situated to the north shall be modified and re-stripped as 45 degree parking spaces subject to approval by the City Engineer.
8. All parking lot landscape islands shall have a minimum width of 9 feet and modified to incorporate a compound radius subject to approval by the City Engineer.
9. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating erosion control during construction in accordance with Article 9.35 of the Unified Development Ordinance. This requirement shall also include a pollution prevention plan and a copy of the EPA NOI.
10. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Unified Development Ordinance (UDO) subject to approval by the City Planner in accordance with Article 9.25 C of the UDO.
11. Fire hydrants shall be located in accordance with the fire code subject to approval by the Washington Township Fire Department.
12. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
13. The Planning Commission shall approve the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and is visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the flat roof and the omission of the building's architectural base.
14. A final exterior lighting plan shall be subject to approval by the City Planner.
15. No sign depicted shall be approved as a part of this application.

When Mr. Clark opened the public hearing, Mr. Smiley of McDonald's Corporation stated that McDonald's believed it could work with staff for an agreement on the base required by the UDO. Mr. Durham asked Mr. Feverston if he was agreeable to that option and he acquiesced. Next, Mr. Durham pointed out the lack of vertical relief on the north face of the building; no stone was shown on the north façade. Discussion centered on a stone component at the drive thru window or toward the front of the building, but Mr. Smiley was staunch in not adding vertical lines to obstruct the horizontal flow of the pick-up lane. Mr. Smiley stated that the branding would not allow redesign of the north face. Mr. Clark interjected that the UDO requires four-sided architecture with certain components for visual interest. Part of the McDonald's team, Brian Hagemeyer of 1801 Watermark Drive in Columbus, stated that there was a canopy on the north side as relief

and explained that the banding helps keep cars close to the windows. He also argued that stone was used to designate an entrance.

Mr. Glen Carr returned to the podium to ask for a copy of the conditions of the staff recommendation and to state that he had no problem with the look of the north façade as the next door neighbor.

MOTION: Mr Briggs made a motion to approve Application P-2013-0002, the site plan for a McDonald's at 6270 Far Hills Avenue, subject to the conditions recommended by staff and the adjustment of the look of the building base to the satisfaction of the City Planner. Mr. Etson seconded the motion. The motion passed 4-2, with Mr. Durham and Mr. Clark voting nay. The following are the fourteen conditions of the approval:

1. A record plat shall be submitted establishing all necessary utility and access easements, vacating any unused easements and establish a public sidewalk easement for the Far Hills Avenue sidewalk subject to approval by the City Council.
2. Prior to issuance of the Zoning Certificate, the traffic study shall be complete establishing vehicle trip counts for the purpose of evaluating the signalized intersections of Far Hills Avenue at Fireside Drive and North Village Drive and to identify roadway and signalization improvements, if any, resulting from this development.
3. Fireside Drive shall be modified to establish a left turn lane into the property subject to approval by the City Engineer.
4. The final design of the northwest access drive shall be subject to approval by the City Engineer
5. All parking spaces shall have a minimum width of 9 feet subject to approval by the City Planner.
6. The parking lot for the insurance agency situated to the north shall be modified and re-stripped as 45 degree parking spaces subject to approval by the City Engineer.
7. All parking lot landscape islands shall have a minimum width of 9 feet and modified to incorporate a compound radius subject to approval by the City Engineer.
8. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating erosion control during construction in accordance with Article 9.35 of the Unified Development Ordinance. This requirement shall also include a pollution prevention plan and a copy of the EPA NOI.
9. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the

Unified Development Ordinance (UDO) subject to approval by the City Planner in accordance with Article 9.25 C of the UDO.

10. Fire hydrants shall be located in accordance with the fire code subject to approval by the Washington Township Fire Department.
11. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
12. The Planning Commission approved the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and are visually compatible with the surrounding buildings. The applicant is to work with the City Planner concerning the current omission of the building's architectural base.
13. A final exterior lighting plan shall be subject to approval by the City Planner.
14. No sign depicted shall be approved as a part of this application.

**Application P-2013-0003, Mr. Mark Grunkemeyer, Applicant, Major Site Plan for Buckeye EcoCare, 1851 South Metro Drive.**

Mr. Feverston gave the background on the application, locating it along I-675 with I-1 zoning and showing the proposed construction site on an aerial map. He explained that Mr. Grunkemeyer of Buckeye EcoCare was proposing to construct an 1800 sq. ft. storage building along the eastern property line to hold equipment and supplies. Displaying the elevations, he stated that the building mimics the current construction on the property in style, materials and color. He recommended approval of the application, as requested.

Mr. Chris Hinkle of Dryden Builders was present to represent the applicant and answer questions.

MOTION: Briggs made a motion to approve Application P-2013-0003 for a site plan for 1851 South Metro Drive for the construction of an accessory storage structure, as requested. Mr. Gammell seconded the motion. The motion passed unanimously, 6-0.

COMMUNICATIONS

Mr. Feverston shared no communications. The next meeting of the Centerville Planning Commission is scheduled for February 26, 2013 at 7:30 p.m. in the Council Chambers.

There being no further business, the meeting was adjourned.

  
\_\_\_\_\_  
Paul Clark, Planning Commission Chair