

CENTERVILLE PLANNING COMMISSION

Work Session Meeting
Tuesday, May 28, 2013

Following the regular meeting, Mr. Clark called the work session to order in the Law Library about 8:45 p.m.

ATTENDANCE

Present: Chairman Paul Clark, Mr. Jim Briggs, Mr. Jeff Gammell, Ms. JoAnne Rau, and Ms. Amy Korenyi-Both. Also present: City Planner Steve Feverston, Assistant City Engineer John Sliemers and Assistant Clerk of Council Julie Weaver. Visitors: Kara Burkhardt and Jeff Zimmer.

ABSENT: Mr. James Durham and Mr. Bill Etson.

Mr. Feverston stated that the purpose of the meeting was to give input from the Planning Commission Members to Mr. Jeff Zimmer and Ms. Kara Burkhardt on a proposed site plan for restructuring the KFC parcel at 6230 Far Hills Avenue. The proposed plan showed three businesses in a single building, with the north side along N. Village Drive having a drive-through lane.

Because it has three frontages, the parcel has significant challenges for development. The KFC restaurant was grandfathered, so it had a number of issues that were legally nonconforming. During the course of the discussions, the group identified some variances that may be needed, including the following:

1. Building setback from North Village Drive.
2. Parking and paving setbacks.
3. Trash corral in a front yard.
4. Number of parking spaces.
5. Walls/fences in front yards need variances if more than 42" high.

The group clarified other details. The drive-through lane needs stacking space for eight vehicles. The maintenance of the trees in the tree lawn is the responsibility of the owner, not the City. Architecturally, false windows may be needed to strengthen four-sided architecture. Mechanicals would be on the roof behind a parapet. Mr. Feverston stated that the wall on the east border of the property and landscaping could be removed and replaced with new landscaping as a buffer or the wall kept and improved. Ideally, any driveway onto North Village should line up with one across the street. Landscape islands should be at least nine feet wide.

Upon question from Ms. Burkhardt about timing, Mr. Feverston stated that uses, the number of seats required, and the variances needed must be identified prior to the submission of the site major plan. Variances will be decided first, since a major site plan will be dependent on the approval of requested variances.

Access was another significant issue. After Ms. Korenyi Both asked about sidewalks, Mr. Sliemers stated that the sidewalk along the southern building should be wider than four feet. He voiced concerns about traffic egressing on the frontage road and making U-turns to return to the traffic signal on N. Village Drive. For this reason, the City wants egress to be from the rear of the property. Mr. Sliemers suggested that parking and curb alignment be organized to hinder egress onto the frontage road. He asked for verification that the turning radii of the traffic/landscape islands would accommodate large SUVs, delivery trucks and fire equipment.

There being no further business, the meeting was adjourned.



Paul Clark, Planning Commission Chair