

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, October 29, 2013

Mr. Clark called the Planning Commission to order about 7:30. Before proceeding with the meeting, Mr. Clark asked for a moment of silence in honor of former Mayor Shirley Heintz who had died the previous Saturday.

ATTENDANCE

Present: Mr. Paul Clark, Mr. Jim Durham, Mr. Jeffrey Gammell, Ms. Amy Korenyi-Both, Mrs. JoAnne Rau, Mr. Bill Etson and member-elect Kevin Von Handorf. Also present: City Planner Steve Feverston, Planner Andrew Rodney, Economic Development Administrator Nathan Cahall, GIS Analyst Mark Yandrick, Municipal Attorney Scott Liberman, City Manager Greg Horn, Mayor Mark Kingseed, Assistant City Engineer John Sliemers and Assistant Clerk of Council Julie Weaver.

EXCUSE ABSENT MEMBERS

Mr. Briggs had notified staff that he would be absent because of illness.

MOTION: Mr. Durham made a motion to excuse the absence of Mr. Briggs. Mr. Gammell seconded the motion. The motion passed with six ayes.

APPROVAL OF MINUTES

There were no additions or corrections for the minutes of the Planning Commission Meeting of September 24, 2013.

MOTION: Mr. Gammell moved for approval of the minutes of the Planning Commission Meeting of September 24, 2013, as distributed. Ms. Korneyi-Both seconded the motion. The motion passed with five ayes, 5-0-1, with Mr. Etson abstaining.

PUBLIC HEARINGS

Cornerstone North Final Development Plan Phase 1A with Amendment 1, Applicant George Oberer for Cornerstone Developers, Ltd. 5300 Wilmington Pike.

Mr. Feverston presented the staff report for the revised Final Development Plan for about 35 of the 100 acres zoned B-PD in the southwest corner of Cornerstone North at 5300 Wilmington Pike. Included are four entries, a section of the internal ring road, one large format retailer and eight outlots. Mr. Feverston discussed existing conditions on the property, trees, the demolition of the Dille house, the phasing schedule, drainage, the grading plan, the stormwater detention plan, the location of the building pad, the placement of public streets, access and egress controls, and the general scope of a large retaining wall behind the anchor retailer south of the creek. He showed the potential for the preserving some trees, replacing others and adding significant landscaping to help to retain the green

image of the parcel. He shared samples of the expected material palettes and discussed four-sided architecture, brick construction, street furniture, street lighting, signage and amenities.

Staff recommended approval of the Final Development Plan with Amendment 1, dated October 4, 2013, subject to the following twenty-three (23) conditions explained by Mr. Feverston in his presentation:

1. The public rights-of-way shown for Wilmington Pike and Feedwire Road shall be modified to the full build design dimensions subject to approval by the City Engineer.
2. All access management shall be in accordance with the Centerville Unified Development Ordinance (UDO). All access management notes except note #1 shown on sheet 7 of 68 shall be eliminated.
3. Street intersection design, particularly on Commercial Drive at Entry Drives 2 and 3 shall be subject to approval by the City Engineer. Intersection design shall be modified to reduce the 50 ft. radii proposed at certain intersections for pedestrian accessibility and to reduce speed through the intersection.
4. The developer's engineer shall certify sight distance on the development subject to approval by the City Engineer.
5. The final design of the decorative concrete used for treatment in the intersection areas shall be subject to approval by the City Planner and maintained by the master association or other legal regime yet to be established.
6. The proposed temporary turn-around areas at the ends of the public street labeled as "Commercial Drive" shall have a minimum width of 78 feet with the final design subject to approval by the City Engineer.
7. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations, water quality and incorporating erosion control during construction in accordance with Article 9.35 of the Unified Development Ordinance (UDO).
8. A geotechnical investigation to identify material properties for design and constructability shall be conducted in accordance with the Ohio Building Code and standard engineering practices by a registered design professional. Construction plans and documents shall include specifications to ensure that proper materials and procedures are used during site grading work in accordance with the provisions of the approved geotechnical report.
9. The final design of the proposed retaining wall shall be subject to approval by the City Engineer. The developer has indicated that depending on how the land in the southeastern portion of the site is developed, re-grading may be possible to eliminate

the retaining wall. In such case, the City Engineer may approve modifications to the grading plans allowing for the removal of the retaining wall.

10. Grades established by this FDP shall be a maximum of 3:1 with a final grading plan subject to approval by the City Engineer.
11. The Landscape and Grading Plans shall be modified to include all required landscape berms along Feedwire Road, Wilmington Pike in accordance with Article 9.25 C, Table 9.6 of the UDO and the PDP subject to approval by the City Planner.
12. Plans for the landscape irrigation system within the landscape easements along Feedwire Road and Wilmington Pike shall be subject to approval by the City Planner.
13. The tree preservation area shall be modified to include the grouping of maple trees north of the existing string line delineation and shown on the Landscape Plan subject to approval by the City Planner.
14. A performance bond or other construction guarantee shall be posted and a cost estimate be determined by the developer for all landscape and irrigation improvements along Feedwire Road and Wilmington Pike in accordance with Article 9.25 C of the UDO subject to approval by the City Planner.
15. All retention ponds shall be benched in accordance with Article 9.35 F 7 g of the UDO.
16. Temporary emergency access easements to the retention ponds established by this Final Development Plan shall be described in a legal description and recorded subject to approval by the Municipal Attorney and City Engineer.
17. Permanent emergency access easements to the retention ponds shall be recorded by subsequent Record Plans having a minimum width of 10 feet and in locations subject to approval by the City Engineer.
18. Detailed plan review comments from the City Engineer shall be incorporated into the construction plans.
19. No sign shall be approved as a part of this application. The signs shown are for illustrative purposes only. Variances must be approved by the Planning Commission for all signs proposed.
20. The exterior lighting fixtures for all outlots shall be consistent with the lighting fixtures proposed for the public roadways and public spaces subject to approval by the City Planner.
21. The exterior lighting fixtures for the large format retail area shall consistent with the light fixtures proposed on the Costco Major Site Plan.

22. The material pallets for all buildings shall be noted on the FDP subject to approval by the City Planner.
23. Fire hydrants shall be located in accordance with the fire code subject to approval by the Sugarcreek Township Fire Department.

Mr. Clark opened the Public Hearing and asked Mr. Oberer of Cornerstone Developers, Ltd., the applicant, for his comments. Mr. George Oberer of 3475 Newmark Drive, Miamisburg, stated he was working with Greene County for the sanitary sewer line to connect from the southeast corner of the property. He said that he took no exceptions to the conditions proposed by Staff and assured the Planning Commission that, although the Preliminary plat for the right of way for Wilmington Pike was unsettled, the discrepancy would not be significant for the fuel center. He did request flexibility for the timing of the landscaping along Wilmington Pike and Feedwire Road (Condition 14). He felt that landscaping should be delayed, because utility trenches for individual lots would be dug later and because he felt some of the landscaping should be the responsibility of the individual users.

When Mr. Clark asked about the lighting plan, Mr. Oberer said the large format shoebox lights would be on the Costco site. Mr. Conley of Oberer Realty Services said that the lighting for the outlots would be compatible in style to the Providence lighting to be used for the street lights. All the large format retailers would be required to use the same lights.

Mr. Oberer said the Cornerstone engineers were working to minimize the retaining wall. The placement, skew and elevation of the future building furthest to the east would be the final determinant of the size of the wall.

Mr. Clark closed the Public Hearing.

MOTION: Ms. Korenyi-Both made a motion to recommend approval to Council of the Final Development Plan for Cornerstone North, Phase 1A, with Amendment #1, subject to the twenty-three conditions recommended by staff as shown above. Mrs. Rau seconded the motion. The motion passed 6-0.

Public Hearing: UDO Text Amendments for Subdivisions and Landscaping

Mr. Rodney gave the background for the requested text changes that amend Articles 5.09, 5.11, 9.13, 9.23, 9.25 and 9.33 to improve clarity for staff and the public by reducing duplicity, reordering the material and adding revised language to reduce conflicts. Included are updates to Table 5-A on Development Approvals and the UDO sections defining the process for approvals of major subdivisions, preliminary plats, record plats, minor subdivisions and landscape plans. Some sections are reserved for future use, in order to minimize revisions.

Mr. Liberman noted that, upon review, he was recommending some minor edits to the final draft to be sent to Council. The only substantive change was on page 9 where the approval of the Council was omitted.

Mr. Clark opened and closed the Public Hearing.

MOTION: Mr. Gammell made a motion to recommend to Council for approval the Ordinance Amending Ordinance 14-08, Chapter 1216 Of The Centerville Municipal Code, The Unified Development Ordinance For The City Of Centerville, Ohio, To Amend The Standards For Subdivisions And Landscaping, with the revisions requested by Mr. Liberman. Mrs. Rau seconded the motion. The motion passed unanimously with six ayes.

**Public Hearing: UDO Text Amendment for Text and Map Changes,
for Supplemental Standards of Residential Land Uses and Sign Face Materials,
And Definition of "Paved Surface"**

Mr. Rodney gave the explanation of the proposed UDO changes to amend Articles 5.07f, 9.15, 9.29, 9.31, 9.39, 9.51, 9.53, and 11. Table 9.5 would be deleted. 5.07f was being added to allow incidental text amendments to correct grammar, spelling and pagination errors. Other updates eliminated discrepancies in the types of architectural features permitted to overhang a required setback or bufferyard; modified sign face material requirements citywide; clarified the definition of a "paved surface"; and removed superfluous wording. Parts of other sections were consolidated into more logical places.

Mr. Liberman stated that the wording and formatting changes he recommended would not include any substantive changes.

Mr. Clark opened and closed the public hearing.

MOTION: Mr. Gammell made a motion to recommend to Council the approval of the Ordinance Amending Ordinance 14-08, Chapter 1216 Of The Centerville, Ohio, To Amend The UDO Text And Map Amendment Provisions, Supplemental Standards For Residential Land Uses, Sign Face Materials and Definition Of Paved Surface, including the changes requested by Mr. Liberman. Ms. Korenyi-Both seconded the motion. The motion passed unanimously with six ayes.

OLD BUSINESS

**Rezoning: 14.5 Acres at 5300 Wilmington Pike from B-PD to R-PD
Applicant, Mr. George Oberer for Cornerstone Developers, Ltd.**

MOTION: Mr. Durham made a motion to remove the Application P-2013-0007, a rezoning request for the residential area of Cornerstone North, from the table for consideration. Mr. Gammell seconded the motion. The motion passed with six ayes.

Mr. Oberer stated his appreciation that the Planning Commission had tabled the rezoning for six months so that the company could focus on the development elsewhere on the Cornerstone property. He requested that the rezoning be tabled for an additional six months for that same reason.

MOTION: Mr. Durham made a motion to table the rezoning application for an additional six months to the Planning Commission meeting on April 29, 2014. Mr. Etson seconded the motion. The motion passed with six ayes.

NEW BUSINESS

Application P-2013-0054: Major Site Plan: Costco Wholesale Warehouse Store Applicant, Theodore Johnson of TJ Design Strategies

Mr. Rodney gave the staff report for the Major Site Plan for the Costco Wholesale store and fuel center at 5300 Wilmington Pike; the site of the warehouse was on 15.2 acres in the southwest corner inside the ring road, and the fuel center was along Wilmington Pike at Entry 2. Mr. Rodney described in detail the 150,000 sq. ft. warehouse and the fuel center with its eight fueling stations. Mounding and robust landscaping would be required to buffer headlights from residences to the west. Mr. Rodney stated that, overall, the minimum requirements of the UDO had been met. Staff recommended approval, subject to the following eight conditions:

1. The final location of the Wilmington Pike east right-of-way line has yet to be determined to the satisfaction of the City of Centerville. The fuel center site design may need to be adjusted to accommodate the location of this line. Such change in design shall be approved by the City Planner provided there are no encroachments into the required setbacks.
2. A revised Landscape Plan shall incorporate a continuation of the buffer yard landscaping along the ring road behind the required intersection site distance area as well as an area for enhanced landscaping at the terminus of Entry Drive #2 subject to review and approval by the City Planner.
3. Landscaping within the 35 foot buffer yard along Wilmington Pike shall be consistent with the overall Landscape Plan detailed in the approved Cornerstone Final Development Plan.
4. The final architectural design of the parking lot lighting and fixtures for both the retail warehouse and fueling center shall be subject to review and approval by the City Planner to ensure consistency and quality in design throughout the outlot areas of the Cornerstone development.
5. The Controller Enclosure and fuel canopy proposed at the fueling center site shall architecturally mimic the retail warehouse building, including a base, body, and cap consistent with UDO requirements subject to review and approval by the City Planner.
6. The fuel center driveway shall be reduced to the maximum width allowed under the UDO (48 feet) per Article 9.37(C)(5)(a)(1). A driveway width in excess of this requirement will necessitate a Variance.

7. A vehicular connection shall be constructed between the fuel center and the adjacent outlot parcel to the south to both promote connectivity between adjacent sites and minimize the use of the internal ring road for outlot-to-outlot travel.
8. The vehicular connection from the retail warehouse site to the proposed Village Center to the north shall be properly aligned with the vehicular accessway adjacent to the building.

When Mr. Clark opened the Public Hearing, Mr. Jack Frank, Vice President of Real Estate Development for Costco Wholesale Corporation, Issaquah, Washington, thanked staff for its professional collaboration on the project. He described Costco as the second largest retailer in the United States, a regional anchor and a quality company doing an average of \$146 million per year per location.

Mr. Ted Johnson of TJ Design Strategies Oak Brooke, Illinois, stated reservations about some of the conditions, including changing the geometrics of the fuel center driveway, the minimum number of parking spaces, and the aesthetics of the fuel center controller box. He stated that interconnectivity to the next lot could create a safety hazard unless it was one way out. He said he would work with staff to provide a consistent look for lighting. Discussion of the placement of a connection to the Village Center to the north led to the suggestion to defer the specific location of a cross easement to a time when the plan for the Village Center would be more complete and subject to the approval of the City Planner.

Mr. Durham described the vision of the Planning Commission for the Cornerstone Village Center with its amenities, walkability, integrated uses, and adjacencies. He passionately stated that changing the angle of the Costco store to encroach in the Village Center and placing the fueling station and the tire center doors on the west at one of the main entrances for the Village Center was not compatible with the plan to create a top-quality area with open spaces, an amphitheater, outdoor restaurant patios, ponds, and public gathering places. He said that having a fuel center on that entrance destroyed any chance of creating a meaningful Village Center. In addition, he pointed out that the tire center and fueling station were much more compatible with uses currently on Feedwire Road. If placed there, at least the fueling center would not be directly across from the residences on Wilmington Pike. He also noted that the eventual residential uses to the north of Costco across the creek would need significant buffering from the roadway and the view of the back of the warehouse.

When Mr. Clark agreed and added that the view from the Village Center was also a concern, Mr. Johnson stated that the mechanicals on the east side of the building could have more screening.

Mr. Etson started a motion, but a significant discussion of the details concerning the conditions for approval began. When the discussion waned, Mr. Cahall summarized the conclusions he had noted. Planning Commission made no changes to the first four of the staff recommendations or to Condition 6. For Number 5, they felt changes to the aesthetics of the fuel station controller box should be subject to the approval of the City Planner. For Number Seven, the Planning Commission wanted an egress (connectivity) from the fueling

station to the adjoining lot. For number 8, they asked for a future cross easement in a location to be determined, subject to approval by the City Planner.

When Mr. Johnson stated that Costco did not wish to encourage pedestrians with the expected volume of traffic, conversation turned to the hours of operation, noise, delivery truck traffic and the screening of rooftop mechanicals. Mr. Frank offered a screening wall on the east side of the building to improve aesthetics and reduce noise.

Ms. Korenyi-Both stated she did not see the need for the fuel center to be on Wilmington Pike. She felt that, if people had to have membership cards to buy gas, they would drive around the corner to purchase it from the Costco fueling center.

Mr. Frank said that Costco was noted for hearing the concerns of the community. He stated they would take another look at the possibility of putting the gas station along Feedwire Road. When asked, he said his preference was not to table the approval, but to add a condition for the fuel center to be moved to an outlot on Feedwire Road.

MOTION: Mr. Liberman pointed out that Mr. Etson's motion had died for lack of a second. Mr. Durham made a motion to approve the Major Site Plan for the Costco Wholesale warehouse and fuel center, subject to the amendments to the Staff conditions summarized by Mr. Cahall and subject to the amendment of Condition Number 7 to include, "The fuel center shall be moved to Feedwire Road." Ms. Korenyi-Both seconded the motion. The motion passed unanimously with six ayes.

The eight conditions therefore read as follows:

1. The final location of the Wilmington Pike east right-of-way line has yet to be determined to the satisfaction of the City of Centerville. The fuel center site design may need to be adjusted to accommodate the location of this line. Such change in design shall be approved by the City Planner provided there are no encroachments into the required setbacks.
2. A revised Landscape Plan shall incorporate a continuation of the buffer yard landscaping along the ring road behind the required intersection site distance area as well as an area for enhanced landscaping at the terminus of Entry Drive #2 subject to review and approval by the City Planner.
3. Landscaping within the 35 foot buffer yard along Wilmington Pike shall be consistent with the overall Landscape Plan detailed in the approved Cornerstone Final Development Plan.
4. The final architectural design of the parking lot lighting and fixtures for both the retail warehouse and fueling center shall be subject to review and approval by the City Planner to ensure consistency and quality in design throughout the outlot areas of the Cornerstone development.

5. The Controller Enclosure and fuel canopy proposed at the fueling center site shall architecturally mimic the retail warehouse building per the UDO, subject to approval by the City Planner.
6. The fuel center driveway shall be reduced to the maximum width allowed under the UDO (48 feet) per Article 9.37(C)(5)(a)(1). A driveway width in excess of this requirement may necessitate a Variance.
7. A vehicular connection shall be constructed between the fuel center and the adjacent outlot parcel to both promote connectivity between adjacent sites and minimize the use of the internal ring road for outlot-to-outlot travel. The fueling center shall be located along Feedwire Road.
8. The Applicant shall provide a cross-access easement to allow for the future interconnectivity of the Village Center to the retail warehouse site, to the satisfaction of the City Planner.

Application P-2013-0055: Costco Record Plan
Applicant Ted Johnson of TJ Design Strategies

Mr. Rodney stated that, even before the changes needed in moving the fuel center, staff recommended that the record plan for the Costco Wholesale and gas station be tabled. The general parameters of this record plan need to match Mr. Oberer's record plan for Phase 1A. Mr. Oberer's record plat was not yet finalized, because it had a numerous requirements before could be presented to Council for consideration.

MOTION: Mr. Durham made a motion to table the application for the Costco Wholesale record plat for up to sixty days. Mr. Gammell seconded the motion. The motion passed unanimously with six ayes.

COMMUNICATIONS

Mr. Clark introduced newly appointed Planning Commission member Kevin Von Handorf who was to be sworn in at meeting of Council on November 18, 2013, to replace Mr. Jeff Gammell who resigned effective October 31, 2013. This being Mr. Gammell's last meeting, Mr. Clark thanked him for his nine years of service on the Planning Commission with 4 years as the Vice Chair. Mr. Durham extended his personal thanks to Mr. Gammell for the knowledge, civility and commitment he brought to the Planning Commission.

The next meeting of the Centerville Planning Commission was scheduled for November 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