

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, July 31, 2012

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

ATTENDANCE

Present: Chairman Paul Clark, Mr. Jim Briggs, Mr. Jim Durham, Mr. Bill Etson. Also present: Mr. Steve Feverston, City Planner; Mr. Scott Liberman, Municipal Attorney; and Mrs. Julie Weaver, Clerk.

Absent: Mr. Jim Brunner, Mr. Jeff Gammell, Mrs. JoAnne Rau.

MOTION: Mr. Briggs made a motion to excuse Mrs. Rau, Mr. Brunner and Mr. Gammell, since staff was aware that they would be absent. Mr. Durham seconded the motion. The motion passed with four ayes.

APPROVAL OF MINUTES

There were no additions or corrections suggested for the minutes of June 26, 2012.

MOTION: Mr. Durham moved for approval of the minutes of the Planning Commission Meeting of June 26, 2012, as distributed. Mr. Briggs seconded the motion. The motion passed with a 2-0-2 vote, with Mr. Briggs and Mr. Etson abstaining because they were absent from said meeting.

NEW BUSINESS

Application P-2012-0172 – Major Site Plan for Voss Chevrolet, 99 Loop Road.

Mr. Feverston gave the staff report for the major site plan filed by Gregory Stout on behalf of Voss Chevrolet for a new used car building on its property at 99 Loop Road. The plan would require demolition of the existing building and construction of a new one on the same site. Mr. Feverston showed a map, an aerial view, photos and the site plan to describe the plan in detail. The proposal includes gates at the Loop Road entrances and stone-faced display areas both in front of and behind the building. Parking and detention areas are similar to the current configuration. The front and sides are to have EFIS bands setting off split face concrete block with scoring and texture variations. The rear elevation will use split face concrete block and scored block. Staff recommended approval of the major site plan with seven conditions.

Mr. Durham asked if the V-shaped columns could be considered signs. Mr. Feverston felt the brushed aluminum finish made them compatible with the other architectural features of the building, so that they were not signs. He showed the sample board of the materials to be used.

Mr. Clark pointed out that the length of the 160 ft. lower tier of the rear elevation exceeded the unbroken length allowed by the Unified Development Ordinance. Walls over 100 feet are to be offset with a visual or physical features. Mr. Feverston noted that the plan has two levels with the upper story unset. The rows of scored block visually divide the mass of the building. Mr. Durham agreed with Mr. Clark that the rear elevation was a straight shot needing something more distinctive to add interest.

When Mr. Clark opened the floor for comments, Mr. Paul Rabinowitz, 3637 Hoskins Road, Hamilton, represented the applicant and pointed out that there were already different types of block being used on the rear elevation. He asked for clarification of what the Planning Commission was asking.

Mr. Durham asked Mr. Feverston to work with Mr. Rabinowitz to have a shift in material, color, shadowline, a slight offset, or a column on the rear elevation and added that as condition of approval.

MOTION: Mr. Durham moved for approval of Application P-2012-0172, the major site plan for Voss Used Cars, subject to eight conditions. Mr. Briggs seconded the motion. The motion was approved, 4-0, with the following conditions:

1. The stormwater management system for the property shall be evaluated by the applicant's engineer to certify that the stormwater facilities are working per design in accordance with Article 9.35K3a of the UDO and subject to approval by the City Engineer.
2. The final design of the gates shall be subject to approval by the City Engineer.
3. Placement of fire hydrants shall be subject to approval by the Washington Township Fire Department.
4. All roof mounted mechanical equipment shall be screened subject to approval by the City Planner.
5. The Planning Commission approved the architectural design of the proposed building, in accordance with Article 9.53C of the Unified Development Ordinance. Specifically, the Planning Commission approved the EIFS exterior on the front and side elevations and scored concrete block and split-face block on the rear elevation.
6. The building shall incorporate a cap around the top perimeter having a height of at least 8 percent of the wall height and distinguished from the wall by utilizing characteristics such as color, material, pattern, profile or texture.
7. No signage is approved as a part of this application.

8. The 160' length of the rear elevation shall be broken by a change in material, a slight offset, a column, a shadowline, etc., to provide relief along a façade more than 100', subject to approval by the City Planner.

COMMUNICATIONS

Mr. Feverston noted items that will be on upcoming agendas including the rezoning of two properties on East Franklin Street and record plats for both 30 N. Main Street and 115 Compark Road.

The next meeting of the Centerville Planning Commission is scheduled in the Council Chambers at 7:30 p.m. on Tuesday, August 14.

There being no further business, Mr. Clark adjourned the Planning Commission Meeting.



Paul Clark, Planning Commission Chair