

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, October 25, 2011

Mr. Clark called the meeting to order at approximately 7:30 P.M.

ATTENDANCE

Present were Chair Paul Clark, Mr. Jeff Gammell, Mr. Jim Briggs, Mr. Jim Brunner, Mr. Jim Durham, Mrs. JoAnne Rau and Mr. Bill Etson. Also present: Mr. Steve Feverston, City Planner; Mr. Scott Liberman, Municipal Attorney; and Mrs. Julie Weaver, Assistant Clerk of Council.

APPROVAL OF MINUTES

No changes were suggested for the minutes of the regular meeting of the Centerville Planning Commission of September 27, 2011.

MOTION: Mr. Briggs moved to approve the Planning Commission Meeting minutes of September 27, 2011, as distributed. Mr. Gammell seconded the motion. The motion was approved 7-0.

No changes were suggested for the minutes of the work session of the Planning Commission on September 27, 2011.

MOTION: Mr. Brunner moved to approve the minutes of the work session of the Planning Commission on September 27, 2011. Mr. Briggs seconded the motion. The motion passed with 7 ayes.

PUBLIC HEARING

Application P-2011-0130: Cynthia Bowser, Variance for a Projecting Sign at 89 S. Main Street

Mr. Feverston gave the background for the variance requesting both a projecting sign and a ground sign on the premises at 89 S. Main Street, since two businesses operate from the parcel owned by Julie Brock. Mr. Feverston located the property on a map and showed an aerial map and photos of the site. Julie's Hair Attractions has had a ground sign for several years; the building her business occupies is to the back and south side of the property, fronting on Cranston Court. The Massage Room will be in the limestone building that faces South Main Street. Mr. Feverston recommended approval of the variance because of the hardship that exists for this historic property in the APD. A ground sign cannot be used because it would block sight distance. A wall sign would detract from the historic character of this limestone building. Additionally a wall sign will not fit between the shutters on the wood-sided portion of the structure. The metal hardware for a yardarm sign used about twenty years ago remains in the wall at the front door and will be reused. Staff recommended approval of the variance with the condition that the projecting sign will be the only sign for The Massage Room (other than a small directional sign).

When Mr. Clark opened the Public Hearing, Ms. Cynthia Bowser, the applicant, came forward to answer questions. The commission confirmed that the projecting sign would be in sized according to the Unified Development Ordinance for the Architectural Preservation District.

MOTION: Mr. Gammell moved for approval of Application P-2011-0130 to permit a projecting sign on the building at 89 S. Main for The Massage Room. Mr. Brunner seconded the motion. The motion passed unanimously with 7 ayes.

OLD BUSINESSUnified Development Ordinance Text Amendment – Solar and Wind Ordinance

MOTION: Mr. Durham moved to remove the Solar and Wind Ordinance from the table. Mr. Gammell seconded the motion. The motion passed with seven ayes.

Mr. Feverston reported that the requested changes had been made with regard to the Solar and Wind Ordinance following the work session of the previous Planning Commission meeting.

MOTION: Mr. Brunner moved to recommend Ordinance Number 14-11, the Solar and Wind Ordinance, to the Centerville City Council for approval. Mr. Gammell seconded the motion. The motion passed with seven ayes.

NEW BUSINESSApplication P-2011-0120: Patrick Hansford Associates, Minor Site Plan for Façade Improvements at 85 Loop Road

Mr. Feverston introduced the request by Bob Ross Buick to remodel the front face of the existing car dealership at 85 Loop Road in an area zoned B-PD that he located on a map and showed as an aerial photo. The outside will be re-skinned without substantial changes to the remainder of the building. The front will be white with black and stainless/chrome inserts. He showed the Commission a sample board with the materials and a colorized version of the requested changes. Staff recommended approval subject to the condition that no signage shall be approved as part of this application.

Mr. Hansford of Patrick Hansford Associates, 193 Cherry Drive, Centerville, was present to represent Bob Ross Buick. In response to a question, he stated that the design for the improvements came directly from the General Motors' corporate architects. Signs will be designed by its national sign team.

MOTION: Mr. Durham moved to approve Application P-2011-0120 for façade improvements at Bob Ross Buick at 85 Loop Road. Mr. Briggs seconded the motion. The motion passed unanimously, 7-0.

Application P-2011-0128: Roll & Associates, Major Site Plan for Car Wash Addition at 80 Loop Road

Mr. Feverston discussed the application by Roll & Associates for the addition of a car wash, placement of fill and improvements to the driveway at 80 Loop Road for the Automart car dealership located there. He described the features of the parcel using a map and aerial view. The rear of the lot slopes down to Epiphany Lutheran Church to the north. The current ranch-style building has gable ends and lap siding. The proposed materials for the car wash are smooth face concrete block to the rear and split face concrete block for the sides. The substantial amount of fill recently added to the north side of the property needs to be found legal and compliant. Although further engineering scrutiny is needed to determine whether the drainage and detention areas will function properly as currently proposed, the City Engineering Department has no

issues with the preliminary plan at present. The floodlights shown in the plans with the application are not permitted; lights must be down-directed.

Staff recommended approval of the Major Site Plan with the following five conditions:

1. Prior to issuance of the Zoning Certificate, final stormwater drainage and erosion control plans shall be approved by the City Engineering Department in accordance with Article 9.35 of the Unified Development Ordinance (UDO).
2. Landscape islands, interior to the parking lot area, shall have a raised curb in accordance with Article 9.29 C 6 of the UDO subject to approval by the City Engineer.
3. The contractor shall notify the Centerville Public Works Department prior to any earth disturbing activity for inspection of erosion control measures, and obtain a right-of-way permit for any work performed in any public right-of-way or easement.
4. A final exterior lighting plan in accordance with Article 9.27 C of the UDO shall be subject to approval by the City Planner. The use of flood lights is prohibited.
5. 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 smooth face concrete block and split face concrete block for the building body.

Mrs. Rau questioned whether there were landscape islands on the plan. Upon checking, Mr. Feverston noted that the landscape islands already exist, so that condition 2 is not needed.

Mr. Durham expressed his belief that there should not be an exception made for the dissimilar materials requested for the structure. Mr. Clark asked if the colors would be similar. Mr. John Roll of Roll & Associates pointed out that since they are unable to match the original brick and since the addition will not be seen by the public, the owner would like to make the addition as utilitarian as possible.

Mr. Durham described the alternatives the Planning Commission would have in dealing with the application. Instead of approving the application, the Commission would have the options of denying application, amending it or tabling it to allow time to deal with the brick and the drainage.

After a conference with Mr. Tom Smith, the owner, Mr. Roll noted that his client intended to paint the whole structure so that the brick, split-face concrete block and smooth-face block would all be the same shade of grey. He stated that he had no issues with the remaining four conditions.

Mr. Tom Smith, owner of 80 Loop Road, stated that he was trying to help his tenant build his business by installing a simple carwash. He said that, structurally, the block would hold the trusses, where the brick would require an additional framed wall and make the project's cost prohibitive.

Mr. Clark clarified that Mr. Smith wanted the Planning Commission to leave Condition 5, whereby the board had to approve the split face and smooth face block specifically. Mr. Smith stated that he did, stating that he could not afford to do otherwise.

When Mr. Briggs said that he felt that the painting of the entire structure with the same color palate was an important consideration, Mr. Smith said he would be willing to provide staff with the two-tone color scheme for the paint. Mr. Etson suggested adding a condition for the paint.

MOTION: Mr. Brunner moved for approval of Application P-2011-0128, the Major Site Plan for 80 Loop Road, subject to conditions 1, 3, 4 and 5 of the staff recommendation, approving the materials requested and adding a condition that the entire building be painted with colors approved by the Planning Department. Mr. Briggs seconded the motion. The motion passed 5-2, with Mr. Durham and Mr. Clark voting nay.

Thoroughfare Plan Updates

Mr. Feverston explained the request for a resolution updating the Thoroughfare Plan for the City of Centerville. The updates adjust the roadway and street standards to match existing conditions and add new roadways along Wilmington Pike in the portion of Centerville in Greene County that was annexed in 2006 and classifies those streets, including the extension of Cloyo Road and E. Miami Valley Drive.

Mr. Brunner asked about the reference to a public hearing by the Planning Commission in the verbage of the resolution. Mr. Liberman agreed that the language should be deleted. A public hearing is not required.

MOTION: Mr. Durham moved that the Planning Commission recommend the Thoroughfare Plan to Centerville City Council for approval. Mr. Briggs seconded the motion. The motion was approved by a vote of 7-0.

COMMUNICATIONS

Mr. Feverston stated that a work session would follow this meeting to address preliminary plans for a proposed daycare near the intersection of Yankee Street and Social Row Road.

Mr. Clark shared that City Council tabled the appeal of the decision of the Planning Commission by Mr. Tom Ross regarding the required screening of dumpsters on his property on Compark Drive. Mr. Ross requested that the matter be tabled, since he was out of town. It was also noted that improvements to Mr. Ross's parking lot were underway.

The next meeting of the Centerville Planning Commission is scheduled for Tuesday, November 15, 2011, in the Municipal Building at 7:30 p.m.

There being no further business, the meeting was adjourned.

