

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, November 15, 2011

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

ATTENDANCE

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

APPROVAL OF MINUTES

Mrs. Rau noted a change in the second paragraph from the bottom on page three of the minutes for the Planning Commission Meeting of October 25, 2011. In the section on Automart, the split face and smooth face "brick" should have read "block."

MOTION: Mr. Brunner moved to approve the minutes of the Planning Commission Meeting of October 25, 2011 as corrected. Mr. Gammell seconded the motion. The motion was approved unanimously, 7-0.

No changes were recommended for the minutes of the work session on October 25, 2011.

MOTION: Mrs. Rau moved to approve the minutes of the work session meeting of October 25, 2011, as distributed. Mr. Gammell seconded the motion. The motion passed with 7 ayes.

NEW BUSINESS

Application P-2011-0138 – Greg Davis, G. Davis CCM
Major Site Plan for All About Kids Learning Center and Daycare

Mr. Feverston gave the background for the application for a daycare and learning center on 2.25 acres at 1300 Social Row Road at the corner of Social Row Road and Yankee Street in an area zoned B-1, Neighborhood Business. He noted that the Planning Commission had met for a work session on the application earlier in the month. He defined the area using a map, an aerial view and photos of the landscape. In general, the lot slopes to the west. Mr. Feverston noted the established bufferyard along the southern boundary neighboring Waterbury Woods and showed the entrance to the parcel from Social Row Road, a five lane roadway. He stated that the construction of the westbound left turn lane at the entrance to All About Kids is the responsibility of the applicant. He described the construction, materials and orientation of the building, its parking areas, playground, drop off and cantilevered porch. He stated his understanding that the developer would apply for a sign permit package after construction begins in order to incorporate crayon shapes into the design for the columns. Staff recommended approval of the application subject to the following fourteen conditions:

1. Social Row Road shall be improved to include a left turn lane and a sidewalk having a minimum width of 5 feet subject to approval by the City Engineer.

2. The final design and alignment of the proposed driveway onto Social Row Road shall be subject to approval by the City Engineering Department.
3. A performance bond or other construction guarantee shall be posted with the City by the developer for the sidewalk, left turn lane and curb cut improvements to Social Row Road in an amount acceptable by the City Engineer in accordance with Article 9.17 of the UDO.
4. 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.
5. No extruded curb shall be permitted as a part of this development in accordance with Article 9.29 C of the UDO.
6. The proposed sidewalk situated on the north and west sides of the building shall have a minimum width of 6.5 feet and connect together subject to approval by the City Planner.
7. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
8. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating detention, retention and erosion control during construction in accordance with Article 9.35, Stormwater and Drainage Standards of the Unified Development Ordinance (UDO).
9. Covenants shall be recorded to provide for the future private maintenance of the private drive and detention/retention basin subject to approval by the City Attorney.
10. A final exterior lighting plan shall be submitted subject to approval by the City Planner. The use of wall packs is prohibited.
11. A final landscaping plan shall be submitted subject to approval by the City Planner. The proposed development does not meet the minimum requirements for landscaping as required by Article 9.25 of the UDO.
12. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the UDO subject to approval by the City Planner in accordance with Article 9.25 C of the UDO.
13. All mechanical equipment shall be screened subject to approval by the City Planner.
14. No sign shall be approved as a part of this application.

Mr. Clark invited the applicant, Mr. Greg Davis of G. Davis CCM, to comment on the conditions. Mr. Doug Smith was also present representing All About Kids. Mr. Davis showed the brick, dimensional shingles and faux split shake siding being used for the exterior of the building.

Noting the cost of construction, Mr. Davis stated that he had been surprised by the requirement to build the left turn lane on Social Row Road for the entrance to the property. Other than that, he stated that he had no issues with the conditions.

Mr. Etson initiated a short discussion of the turn lane. Mr. Cahall clarified that a mirror image of the turn lane to the west for the entrance onto Yankee Trace Drive (across the street) would be required.

Mr. Durham moved the discussion to his concerns about the design of the building. He felt there should be a visual support for the overhanging gable on the front of the building. No columns were shown on the plans. Mr. Davis stated that although ornamental columns could be used, he plans to apply to use the more decorative (sign) crayon columns. Mr. Durham felt something should be required that would give visual support to the cantilever. The group had no objection to including the condition. Mr. Davis said columns twelve inches in diameter could be used.

Mr. Durham asked about dormers to interrupt the large expanse of the roof area. Mr. Davis reported that the upper floor will be used only for monthly meetings of staff and that the architect had looked at the possibility of dormers or windows, since the building is checked for LEEDS certification with its concern for natural lighting. Since the pitch of the roof would create a shaft effect if either dormers or skylights were constructed, the option was not pursued. Mr. Davis asked about raising the overall height of the gables. Mr. Durham did not respond to the suggestion for that option. He repeated that the building would look better if visual interest could be added. No condition was suggested.

Mr. Durham turned the attention of the group back to the columns for the front porch. Mr. Davis suggested a corbel effect for the wall since the cantilever was narrow and the appearance would be similar from Social Row. Mr. Briggs clarified the depth of the front overhang as five feet, before stating that he felt the discussion of the columns was unnecessary.

Mr. Brunner noted that the downspouts shown on the sides of the building were wider than the columns shown for the porch on the south side of the building. Mr. Davis responded that four inch round steel columns were shown on the prints, but that more decorative twelve inch round painted columns would be used if the crayon style ones were not approved. The crayons were shown as "fiberglass column wraps" on the plan submission page labeled "A-503."

Mr. Durham stated his preference to define the requirements concerning the columns with additional conditions. Upon question, neither Mr. Feverston nor the other commission members objected.

MOTION: Mr. Durham moved for approval of Application P-2011-0138, the Major Site Plan for All About Kids at 1300 Social Row Road, subject to the 14 conditions recommended by Staff and the following two additional conditions:

1. All six columns at the south entrance to the building shall be twelve-inch diameter columns.

- 2. Columns or some other architectural expression of support, subject to the approval of the City Planner, shall be used under the cantilevered section of the front entrance.

Mr. Gammell seconded the motion. The motion passed unanimously, 7-0.

Submittal Deadlines and the Planning Commission Meeting Schedule for 2012.

Mr. Feverston presented the 2012 Planning Commission Meeting Schedule and the corresponding deadlines for submittal of applications and related materials. No members raised any objections to the calendar that follows:

<u>Application Deadline</u> (Due at Noon)	<u>Planning Commission/BZA Meeting Date</u> (Held on Last Tuesday of Month except December)
Thursday, January 05, 2012	Tuesday, January 31, 2012
Thursday, February 02, 2012	Tuesday, February 28, 2012
Thursday, March 01, 2012	Tuesday, March 27, 2012
Thursday, March 29, 2012	Tuesday, April 24, 2012
Thursday, May 03, 2012	Tuesday, May 29, 2012
Thursday, May 31, 2012	Tuesday, June 26, 2012
Thursday, July 05, 2012	Tuesday, July 31, 2012
Thursday, August 02, 2012	Tuesday, August 28, 2012
Thursday, August 30, 2012	Tuesday, September 25, 2012
Thursday, October 04, 2012	Tuesday, October 30, 2012
Thursday, November 01, 2012	Tuesday, November 27, 2012
Thursday, November 15, 2012	Tuesday, December 11, 2012

MOTION: Mr. Briggs moved to approve the Planning Commission calendar for 2012, as distributed. Mr. Brunner seconded the motion. The motion passed unanimously, 7-0.

COMMUNICATIONS

Mr. Feverston noted projects that the commission will deal with in the coming months. It is expected that Ross Motor Company will change the façade of the building where the GMC truck dealership is located. The plans for the GMC building may include an addition now or in the future. A Mercedes sign variance that was tabled several months ago needs to be revisited before the first of the year. Mr. Feverston noted that the City has applied for TE funds on behalf of Ross Motor Cars for the streetscape enhancement. Ross may choose to revise the plans and complete the landscaping without the need for the grant.

The next meeting is scheduled for November 29, 2011. Mrs. Rau noted that she would be absent for that session.

There being no further business, the meeting was adjourned.

