

CENTERVILLE PLANNING COMMISSION  
Regular Meeting  
Tuesday, December 13, 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, and Mr. Bill Etson. Also present: Mr. Steve Feverston, City Planner; Mr. Scott Liberman, Municipal Attorney; and Mrs. Julie Weaver, Clerk.

Absent: Mr. Jeff Gammell.

Mr. Gammell had called the City Planner to let him know he could not attend the meeting.

MOTION: Mr. Durham made a motion to excuse Mr. Gammell from the meeting of December 13, 2011. Mr. Briggs seconded the motion. The motion passed with six ayes.

APPROVAL OF MINUTES

There were no additions or corrections noted for the minutes of November 15, 2011.

MOTION: Mr. Briggs moved to approve the minutes of the Planning Commission Meeting of November 15, 2011, as distributed. Mr. Brunner seconded the motion. The motion was approved unanimously, 6-0.

OLD BUSINESS

Application P-2011-0094 – Wende Morgan-Elliott - Sign Variances for Mercedes-Benz

Mr. Feverston reviewed Application P-2011-0094 that had been tabled for several months. He went over the two variances. The first is for two ground signs when the UDO permits only one, and the second is for additional sign area of thirty-two square feet on the elevated ring for Ross Mercedes-Benz. Mr. Feverston noted that the plan for the display area in the southwest corner of the property had changed from a design with three rings to one ring. Having submitted the required letter of credit for the landscaping, the owners have constructed much of the project and backfilled the area. The core sections of four stone columns are in place with two on each side of the ring. Mr. Feverston showed samples of the two sizes of stones available for facing the columns. Mercedes-Benz is expected to extend the fence from the ring to the corner of Loop Road and SR 48 with the style being compatible with the stone columns and fence that were used at the SR 48 overpass of I-675, just to the south. Staff recommended approval of the two variances, each subject to the following conditions:

1. The sign must incorporate all improvements proposed as a part of this variance including the decorative stone wall, accent lighting, and landscape elements.

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2. The improvements shown and approved as a part of the Major Site Plan for the Mercedes Benz renovation including the decorative stone columns and decorative fencing in the ODOT limited access right-of-way shall be constructed prior to the issuance of a sign permit.

Mr. Durham moved to remove Application P-2011-0094 from the table for Planning Commission consideration. Mr. Briggs seconded the motion. The motion passed 6-0.

Wende Morgan-Elliott of Design House Resources who was the applicant came forward on behalf of Jenell Ross, the owner. She stated that Ross Mercedes-Benz is awaiting ODOT approval of the right-of-way permit to continue with the fence, lighting and landscaping. Mr. Stone, who is the attorney for Ms. Ross, and City Manager Greg Horn have been in contact in recent weeks as details have been ironed out.

MOTION: Mr. Durham moved to approve Variance 1 for an additional ground sign as requested in Application P-2011-0094, subject to the two conditions recommended by staff. Mr. Briggs seconded the motion. The motion passed 6-0.

MOTION: Mr. Durham moved for approval of Variance 2 for thirty-two sq. ft. of sign area as requested in Application P-2011-0094, subject to the two conditions recommended by staff. Mr. Briggs seconded the motion. The motion passed with six ayes.

## NEW BUSINESS

Application P-2011-0143 – Russ Garber – Major Site Plan for St. Leonard Nursing Center

Mr. Feverston gave the staff report for Application p-2011-0143 by Russ Garber of Andrews Architects for upgrades to the nursing center at 1203 Schervier Court at St. Leonard. Mr. Feverston located the building on the east side of the property and showed photos of the area. He noted that the major changes are the expansion of the dining room, the construction of a canopy for the entry and the addition of convenient parking along Songbird Lane. Mr. Feverston recommended approval of the site plan subject to the following six conditions:

1. 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).
2. A final exterior lighting plan shall be submitted subject to approval by the City Planner.
3. A final landscaping plan shall be submitted subject to approval by the City Planner.
4. The turning radius for the eastern curb cut onto Songbird Lane shall be modified to provide access for fire apparatus subject to approval by the City Engineer.
5. The proposed canopy shall have an unobstructed vertical clearance of 14 feet for emergency

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vehicle access subject to approval by the City Planner.

6. The proposed sidewalks which abut parking stalls shall have a minimum width of 6.5 feet.

Mr. Durham asked if the PVC wrap for the columns shown on the elevations was acceptable per the UDO. Mr. Feverston responded that the UDO is "silent" on the matter. The code dictates appropriate wall materials, but not materials for columns.

Mr. Clark asked about the drainage swale shown near the addition for the dining room as seen in the photos. Because the footprint for the dining room addition is similar to that of the existing patio Mr. Feverston did not believe there would be a significant drainage impact.

Mr. Briggs inquired about a connection to Seminary View Drive. Mr. Feverston stated that no direct connection is intended.

Mr. Russ Garber of Andrews Architects spoke on behalf of St. Leonard. The requested updates became necessary when the Alzheimer's unit moved to a new building on the campus. Now that the wing is devoted to short term rehab therapy, there will be more patients, visitors and staff entering and exiting the building and needing convenient parking. The expansion of the dining area is required to accommodate additional scooters, wheelchairs and walkers. Mr. Garber stated that Andrews Architects and St. Leonard were willing to comply with the conditions listed in the staff recommendation.

MOTION: Mrs. Rau moved to approve Application P-2011-0143, a major site plan for the nursing center at St. Leonard, subject to the six conditions recommended by staff as listed above. Mr. Briggs seconded the motion. The motion passed unanimously with six ayes.

#### COMMUNICATIONS

The next meeting is scheduled for January 31, 2012 at 7:30 p.m. Mr. Feverston announced that a meeting might be needed on Tuesday, January 10, 2012, related to the record plan for All About Kids Daycare.

Mr. Clark took the opportunity to congratulate the Planning Commission and the staff for efforts related to the Kroger Marketplace. He had heard many good comments about the building as it opened for business this past week. He wished everyone happy holidays.

There being no further business, the meeting was adjourned.

