

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, April 27, 2010

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

Attendance: Mr. Paul Clark, Chair; Mr. Jim Briggs; Mr. John Palcher; Mr. Jeff Gammell; Mr. Jim Brunner; and Mr. Jim Durham. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Nathan Cahall, Economic Development Administrator and Mr. Scott Liberman, City Attorney.

The members expressed their gratitude to Mr. Mark Leonard for serving the City as member of Planning Commission over the last several years wishing him well in his future endeavors.

PUBLIC HEARINGS

An Ordinance Amending Ordinance 14-08, The Unified Development Ordinance For The City Of Centerville, Ohio Amending Table 9.1, Permitted Land Uses In The Base Zoning Districts, To Allow A Funeral Home As A Conditional Use In The Office Planned Development And Industrial Planned Development Zoning Districts And Modify The Noticing Requirement For Vacation Of Street, Alley Of Easements.

Mr. Cahall reviewed the proposed amendment to the Unified Development Ordinance (UDO) to allow a funeral home as a conditional use in the Office Planned Development (O-PD) and Industrial Planned Development (I-PD) zoning districts; and to modify the noticing requirement for the vacation of a street, alley or easement from 45 days to 6 consecutive weeks. The portion of this proposed amendment concerning a funeral home use is the result of a request by an interested party seeking to occupy the vacant building located at 6661 Clyo Road as a funeral home use.

Staff researched standards for various cities and found that funeral homes are permitted uses in their office zoning districts. The City's proposed amendment would allow a funeral home use as a conditional use in O-PD and I-PD zoning districts. The modification to the notification requirement for the vacation of a street, alley or easement will simplify the process, however, it will not change the approval mechanism provided in the UDO.

Mr. Clark opened the public hearing. There being no speakers, Mr. Clark closed the public hearing.

Mr. Clark stated the members had discussed the amendment during a previous meeting and recommended it be proposed.

MOTION: Mr. Durham moved to recommend approval of the amendment to the Unified Development Ordinance (UDO) concerning a modification of noticing requirements for the vacation of a street, alley and easement; and to allow a funeral home use as a conditional use in Office Planned Development (O-PD) and Industrial Planned Development (I-PD) zoning districts. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

City of Centerville – Rezoning of 7.550 acres more or less from Industrial Planned Development (I-PD) to Office Planned Development (O-PD)

Mr. Cahall reviewed Rezoning Application #267 submitted by the City of Centerville requesting the rezoning of 7.559 acres more or less of property located at 6661 Clio Road (vacant repair center) and 6690 Centerville Business Parkway (Washington Township Fire Station) from Industrial Planned Development (I-PD) to Office Planned Development (O-PD).

Staff recommended approval of the Rezoning application based on the following points:

1. The area proposed to be rezoned is situated within the Centerville Business Park. This business park has developed as a professional business and medical office campus. Within this campus, there are only two (2) industrial uses existing. Both are situated along Centerville Business Parkway.
2. The Planning Commission and City Council have evaluated the existing industrial zoning in the Centerville Business Park area, the impact of this zoning on the existing land uses within this business park, the residential neighborhoods to the south as well as the land use and economic development goals of the Centerville Comprehensive Plan. Both the City Council and Planning Commission have concluded that the lands within this business park having frontage along Clio Road should be rezoned to the Office Planned Development (O-PD) zoning district as a means of protecting the business park area and adjoining residential neighborhoods from incompatible industrial uses that could be established under the current Industrial Planned Development (I-PD) zoning district.
3. The proposed rezoning is the first step to accomplish the goal of rezoning the Clio Road frontage of Centerville Business Park to O-PD.
4. The zoning district classification and use of the land will not endanger the public health or safety.
5. The proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region.

6. The proposed zoning district classification and use of the land will not injure the value of the abutting property.
7. The proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located.
8. The proposed zoning district classification and use of the land will generally conform to the Create the Vision Comprehensive Plan.
9. The proposed zoning district classification and use of the land area appropriately located with respect to transportation facilities, utilities, fire and police protection, waste disposal, and similar characteristics.
10. The proposed zoning district classification and use of the land will not cause undue traffic congestion or create a traffic hazard.

Mr. Clark opened the public hearing. There being no speakers, Mr. Clark closed the public hearing.

The members agreed the proposed rezoning made planning sense.

MOTION: Mr. Durham moved to recommended approval of Rezoning Application #267 submitted by the City of Centerville to rezone properties located at 6661 Clyo Road and 6690 Centerville Business Parkway from Industrial Planned Development (I-PD) to Office Planned Development (O-PD). Mr. Gammell seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Chad Ellis/Ellis Custom Homes, LLC – Minor Site Plan

Mr. Cahall reviewed Application #314 submitted by Chad Ellis of Ellis Custom Homes, LLC, requesting approval of facade modifications to the existing building located at 7910 South Suburban Road in the Light Industrial (I-1) zoning district.

Specifically, the applicant is requesting the use of applied stucco/E.I.F.S. material to their occupied portion of the subject building's body fronting along the building's west elevation on South Suburban Road spanning approximately 92 ft. in width or about one-half of the building width. The applicant commenced certain exterior facade work on the building without prior zoning approvals which was discovered by staff. The applicant was notified of the need to obtain official Planning Commission approval for the facade modification and has cooperated

since that notification, choosing to complete the exterior work at his own risk pending a final action by the Planning Commission.

The elevation drawing submitted by the applicant depicts a combination of cultured stone along the base of the building's frontage with applied stucco/E.I.F.S. for the building's main body which replaced the painted cinder block exterior wall. Additionally, the design also includes 2 E.I.F.S. pillar features painted beige to match the trim color placed on both sides of the entrance door. A staff assessment of the building's eastern face clearly shows a marked improvement of the design character of the building resulting from the completed work.

Staff recommended approval of the request subject to all required zoning and building permits be obtained.

Mr. Clark asked if the entire west elevation would be modified.

Mr. Cahall stated approximately 50% of the elevation along South Suburban Road would be modified.

Mr. Palcher stated the back of the building was in need of paint as well.

Mr. Cahall stated if it was the desire of the Planning Commission, a condition could be included in the motion requiring the rear portion of the building to be painted.

Mr. Clark asked for any public comments. There being no speakers, the public portion of the application review was closed.

MOTION: Mr. Durham moved to approve Application #314 submitted for Ellis Custom Homes for the use of stucco/E.I.F.S. material on the western elevation of the building located at 7910 South Suburban Road as requested. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

The members stated the applicant should be advised to obtain all necessary permits for the project.

COMMUNICATIONS

Mr. Cahall stated correspondence from representatives of Dunkin' Donuts had been received by the Planning Department requesting a Work Session to discuss a Conditional Use application for their proposed location in the BP Station located on the southwest corner of Clio Road and Wilmington Pike.

The members agreed the applicant should first work with staff before bringing anything before the Planning Commission.

Mr. Cahall acknowledged some members present from the Public Administration Program at Wright State University which has selected their thesis project as the redevelopment of the City's industrial areas including Westpark, Compark, and South Suburban Roads in the area of East Franklin. Their project will offer a unique redesign of the existing development in these areas and an opportunity to amend the Land Use Plan – Create the Vision.

The members of Planning Commission offered their condolences to the family of Jim Treffinger, long time member of the Board of Architectural Review (BAR), who passed away last week. Mr. Treffinger volunteered many years on the BAR overlooking the development of Downtown Centerville. He will be greatly missed. . . .

There being no further business, the meeting was adjourned.

Paul Clark