

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, January 27, 2009

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

Attendance: Mr. Paul Clark, Chair; Mr. Jim Briggs; Mr. Jeff Gammell; Mr. Jim Durham; Mr. Jim Brunner; Mr. John Palcher. Absent: Mr. Mark Leonard. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scott Liberman, City Attorney; Mr. John Sliemers, Assistant City Engineer.

Motion to Excuse:

MOTION: Mr. Briggs moved to excuse Mr. Leonard from the meeting as he gave prior notice to staff. Mr. Gammell seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of December 9, 2008, as written. Mr. Gammell seconded the motion. The motion was approved 5-0-1 with Mr. Brunner abstaining.

PUBLIC HEARINGS

St. Leonard Senior Living Community - Major Use Special Approval

Mr. Palcher left the meeting at this time due to a potential conflict of interest with the application submitted for St. Leonard.

Mr. Feverston reviewed the Major Use Special Approval application submitted for St. Leonard Senior Living Community located at 8100 Clyo Road which would amend the current Master Plan approved in 1999 and again in 2004. The zoning on the 294 acre parcel is Residential Planned Development, R-PD which allows a retirement community to develop on the property at a density not to exceed 6 units per acre. At this point in time, the development is not close to that calculation. The request is seeking:

1. Approval of an amendment to the approved Major Use Plan for the entire site.
2. Approval of Phase 1 of the St. Leonard Senior Living Community including a Skilled and Assisted Care Building, Clubhouse/Wellness Center and an Independent Living Apartment Building.

No thoroughfare improvements or a requirement of additional public parkland dedication are required as part of this application.

Mr. Feverston stated the area that is the subject of the amendment to the Master Plan is primarily the area directly north of the Seminary building and was shown on the current Master Plan as green space situated between the loop connection of St. Leonard Way from the Clyo Road access point as well as an additional connection to Provincial Way. This area is now being proposed as the site for the Independent Living apartments, therefore, reducing from that green space area. Covered walkways are positioned to flank out from the existing Chapel to the east and west. The existing buildings on the site are constructed with a combination of many buildings materials including brick, EIFS, block, vinyl siding, etc.

One of the first phases of the project is to create a new entrance to the existing Chaminade facility relocating it on the south side of the building in order to construct a Skilled Assisted Living unit on the west side of the building. The entrance will have a combination of cultured stone with an arched roof over the drop-off area to emulate the character of the Seminary building and some of the elements on the campus that are a part of the original fabric on the property.

A Storage Facility is proposed to be constructed within a treed area along Clyo Road south of the historic house on the site. This building will replace some of the sheds on the property for storage purposes. The building design is a combination of hardiboard with a shingled roof that staff feels is appropriate.

The Skilled Assisted Care Center is a 2-story building with a pitched roof and constructed of hardiboard siding, cultured stone on the bottom portion with stucco (EIFS) above.

The Independent Living building will be 45 feet in height providing a 3-story apartment building having a pitched roof and again constructed with a combination stone base with hardiboard lap siding on the upper level. The garage units will face east and west on the site.

The final building proposed is the Wellness Center to be located immediately east of the seminary a building eliminating an existing parking field. The same hardiboard, cultured stone and EIFS building materials are to be used on this 1-story building providing a central clock feature. A loading area for the Wellness Center will require screening to conceal the public view from Centerville Station Road as well as the view from the internal residential portions of the development.

A retention pond will be situated on the west side of the property south of St. Leonard Way and two dry detention basins will be provided on the north side.

The approved 1999 Master Plan established a vehicular circulation pattern to tie in the entire development providing access to both Centerville Station and Clyo Roads. The traffic circulation proposed in this new Master Plan limits the accessibility by directing vehicles to the south around and through residential areas.

In reviewing this proposed plan, Mr. Feverston stated Engineering, Fire and Police Departments agree the quality of access and internal circulation leads to some problems forcing emergency personnel around and through a residential pod to get to other portions of the site delaying response times which is not desirable. Staff strongly agrees a connection of St. Leonard Way and Provincial Way needs to be required for the best access to all areas of the campus to provide a clear, defined travel route.

The two overall goals contained in the Comprehensive Plan that directly applies to the St. Leonard development include to protect the open areas and improve the economic health of the Community. This parcel is part of Study Area F which established the northern 51 acres to:

1. Promote expansion for residential and institutional uses in general in accordance with the St. Leonard Master Plan.
2. Protect and strengthen key views into the site.
3. Preserve open space on the site consistent with the St. Leonard Master Plan.
4. Vehicular circulation should be focused on boulevard entrances from Clyo and Centerville Station Road.

The General Land Use and Study Area Plans both suggest that vehicular and pedestrian access be integrated throughout the site.

Staff recommended approval of the Major Use Special Approval application subject to the following conditions:

1. The applicant shall submit a construction schedule that details when infrastructure including the streets, detention basin, sidewalks, grading and buildings are to be built.
2. All private streets shall be constructed to City standards except street width and stormwater drainage subject to approval by the City Engineer.
3. All streets and driveways shall intersect at 90 degree angles to the greatest extent practical subject to approval by the City Engineer.
4. All streets shall incorporate a tangent area having a minimum length of 50 feet between reverse curves subject to approval by the City Engineer.
5. The existing connection between St. Leonard Way and Provincial Drive (the street that connects with Centerville Station Road) shall be maintained in accordance with the approved Major Use Plan subject to approval by the City Planner.

6. The Major Use Plan shall be modified to connect St. Francis Drive with Provincial Way subject to approval by the City Planner.
7. Chaminade Circle shall extend north and east to intersect Provincial Way in accordance with the approved Major Use Plan subject to approval by the City Engineer.
8. All street names shall be subject to approval by the City Planner.
9. The northern driveway from the proposed parking lot shall intersect Senior Place directly opposite from the existing driveway subject to approval by the City Engineer.
10. Sidewalks shall be constructed along St. Leonard Way, St. Francis Way, Provincial Way and the proposed parking lot to complete the pedestrian circulation plan subject to approval by the City Planner.
11. Pedestrian crosswalks shall cross streets and drives perpendicularly at intersections and be clearly delineated on the pavement subject to approval by the City Planner.
12. The proposed sidewalk along Chaminade Circle and around the proposed retention pond shall be placed at the distances and slopes required by Section 1460.03 G of the Centerville Code of Ordinances subject to approval by the City Engineer.
13. A final grading, stormwater drainage and erosion control plan shall be subject to approval by the City showing drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
14. An easement shall be recorded to allow for emergency access to all retention/detention basins by the City.
15. Fire hydrant locations shall be subject to approval by the Washington Township Fire Department.
16. The Planning Commission shall approve the architectural design of the proposed buildings to assure the building materials, form, massing and architectural features create a unified design on the premises and shall be visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the horizontal cement board siding and cultured stone siding for all proposed buildings as new siding materials for the St. Leonard Campus. The Planning Department recommends that additional stone siding be added to each building in a manner that emulates the vertical nature of the Seminary Building and arched roof elements be added to the enclosed walkways to emulate the existing covered walkways subject to approval by the Planning Commission.

17. A final exterior lighting plan shall be subject to approval by the City Planner.
18. All proposed dumpsters shall be located out of any required front yard, screened using a brick or stone veneer to match the exterior materials of the existing and proposed buildings and oriented away from the public view subject to approval by the City Planner.

Mr. Clark asked for members comments prior to opening the public hearing.

Mr. Durham stated that based on the content of the staff recommendations and not having the architectural elevations contained in their packets, he would move to table the application. His concerns included some of the goals contained in the Comprehensive Plan that did not seem to be part of the proposed plan. In reading the staff recommendations, Mr. Durham stated in terms of roadway connections it would require a complete reworking of the plan. The architecture has not been presented in a way that shows how the proposed design will be incorporated into the existing design. The proposal is a huge deviation from the approved 1999 Master Plan and the south portion of the site is being completely ignored at this time. He stated the members need to see a plan of the entire site in order to make a judgement which is the purpose of a Master Plan.

Mr. Brunner agreed those were valid points and he felt the plan was incomplete.

Mr. Gammell stated in reviewing the application prior to the meeting, he felt the traffic circulation was a major issue. Also the sidewalks and retention pond were an issue as to how they will be addressed. The views of the Belltower have not been addressed and view corridors are necessary to be presented for the members to make a determination.

Mr. Briggs suggested the public hearing move forward in order to get as much information as possible prior to a work session.

Mr. Clark stated that as a member of the Create The Vision Task Force, he felt it was essential to retain the integrity of the Plan and fulfilling its goals which this Master Plan does not accomplish at this time.

Mr. Clark opened the Public Hearing.

Mr. Russ Garber, Andrews Architects and project architect/manager of this project was present for the review of the application. He stated the views into the development, the green space, and the boulevard connections have been addressed. There is a trend to get away from the institutional appearance of senior living communities which is driving the architecture for this phase of the development. He stated they have made revisions to the architecture and roadway circulation since the application was submitted.

The members agreed they would like to see the revisions that have been made to the plan at this time prior to a work session enabling the members to give more input.

Mr. Garber explained some of the revisions to the vehicular circulation modifying the roadway traveling around the Chaminade building extending to the east and tying in with the Wellness Center have been made.

Mr. Durham stated it still did not satisfy the recommendation of staff to provide a direct link to the Independent Living units from Centerville Station or Clyo Roads.

Mr. Tony Eyerman, Land Planner/Landscape Architect of the Floyd Browne Group, stated after receiving a copy of staff recommendations last week, they met with staff members to review modifications made to the plan addressing some of the traffic circulation issues.

Mr. Durham stated the modifications presented addresses the north end of the site, but did not take the entire site into consideration.

Mr. Eyerman stated modifications had also been made to the retention pond area streamlining the roadway more in that area and providing a visual element upon entering Chaminade Circle.

Mr. Garber stated the proposed architecture in addition to providing a more residential appearance would be done in terracotta and earthtone colors with natural materials.

Mr. Durham stated he felt the west elevation was problematic showing a lot of siding on the Independent Living building with very little relief. The vertical elements seem to get lost because the roof structures in the back loom over them. The small windows at the end of the building do not provide enough glass to break up the mass. The other elevations are much better in terms of the amount of glass and relief provided.

Mr. Gammell stated he could see a lot of emphasis on how the green space is flowing between the Independent Living and proposed Clubhouse/Wellness Center and a lot of emphasis to the internal portion of the campus, however, it is lacking an attractive appearance from outside the campus.

Mr. Garber stated the independent living buildings situated across from the Chapel has an archway in the center to incorporate the same type of element as on the Chapel.

Mr. Durham stated he was greatly bothered by the layout of the Independent Living building with the design simply having the garages stuck off the sides of the building.

In response to a questions by Mr. Gammell, Mr. Garber stated the color scheme used throughout the development would be coordinated with what is existing on the site.

Mr. Tim Dressman, Executive Director of St. Leonards Center, stated the proposed Master Plan did not show the southern portion of the site as there were no changes made from the 1999 Master Plan. He stated another thing the members should be aware of is the only portion of the Seminary building to remain is the Chapel and the Belltower based on their long-range plans. The portions to be demolished are based on cost and asbestos materials involved in the building. He stated that phase will be done over the next 0 to 20 years to make the campus a more viable retirement community for the next generation.

Mr. Durham stated in all the discussion of the St. Leonard development, he was unaware everything other than the Chapel and Belltower was to be demolished. He stated that is very important to incorporate those elements into an overall Master Plan to ensure it will connect properly.

MOTION: Mr. Durham moved to table the Major Use Special Approval application submitted for St. Leonards Senior Living Community, 8100 Clys Road. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

A Work Session was scheduled to discuss the St. Leonards project for Tuesday, February 3, 2009, beginning at 7:00 PM. The Regular Meeting of the Planning Commission will be held on Tuesday, February 17, 2009, beginning at 7:30 PM.

The members stated the issues to be discussed during the Work Session include:

- Revised Master Plan for the entire site
- Overall traffic patterns for the entire site
- Schedule of future phasing
- Adverse architecture on the site - need to see how the proposed design is incorporated into the existing design
- Sight views as they relate to Create the Vision
- Retention Ponds - site layout
- Need an Illustrative Plan to demonstrate the appearance of the campus when only the Chapel and Belltower buildings remain as indicated by Mr. Dressman
- Appearance of the inside of the development has attractive qualities, but the appearance of the site is sterile from the major roadways and needs to be enhanced
- Architecture of the Independent Living buildings appears to be disconnected with garage units flanking each side of the buildings. West elevations need vertical emphasis

There being no further business, the meeting was adjourned.

Paul Clark