

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, February 17, 2009

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

Attendance: Mr. Paul Clark, Chair; Mr. Jim Briggs; Mr. Jim Durham; and Mr. Jim Brunner.
Absent: Mr. Jeff Gammell; Mr. Mark Leonard; and Mr. John Palcher. 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 and Mr. Palcher from the meeting as they both have a potential conflict of interest. Mr. Gammell gave prior notice to staff of his absence. Mr. Brunner seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes:

MOTION: Mr. Brunner moved to approve the Planning Commission Regular Meeting minutes of January 27, 2009, as written. Mr. Briggs seconded the motion. The motion was approved unanimously 4-0.

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of February 3, 2009, as written. Mr. Brunner seconded the motion. The motion was approved unanimously 4-0.

UNFINISHED BUSINESS

St. Leonard Center - Major Use Special Approval

MOTION: Mr. Briggs moved to remove the Public Hearing for the Major Use Special Approval application submitted for St. Leonard Center from the table. Mr. Brunner seconded the motion. The motion was approved unanimously 4-0.

Mr. Feverston reviewed the Major Use Special Approval application request for St. Leonard Center, 8100 Clys Road, for an amendment to the Major Use Plan with the intent of expanding some of the Assisted Skilled Care Facility, Independent Living Apartments, and a Wellness Center. The zoning on the 293.6 acre parcel is Residential Planned Development, R-PD, with a Neighborhood Center overlay district on the northwest corner of the site. The most significant changes to the Master Plan is the circulation plan which rather than having a ring road that goes around the community center green, the road now extends to contain the entire corridor portion of the complex. Still contained within that is an open space-green space as well as the establishment of a view corridor to the main Chapel area from Centerville Station Road which satisfies one of the goals contained in the Create The Vision Comprehensive Plan. Also shown on the Master Plan is a proposal to rework the central corridor area of the main seminary campus

by removing most of the seminary building still retaining the Chapel and Belltower. In addition, it shows the configuration of the proposed Skilled Assisted Care Building that will tie back into the campus building. A future replacement of the existing nursing and skilled care building on the eastern portion of the site along with additional apartments immediately north the of the Chapel will occur in the future. As part of the Work Session meeting, there was discussion to emphasize the perimeter circulation plan and de-emphasize the street currently in front of the Chapel and Seminary Buildings. The purpose is to create a more pedestrian friendly area and discourage vehicular traffic from that portion of the site. The wellness center has been repositioned on the site to allow the main entrance to the building from the perimeter road and not within the internal street system. With the construction of the new assisted care building, the main entrance to the Chaminade Building will be shifted to the southern side. A maintenance building is proposed for the site and replaces multiple sheds for storage on the site. The detention and retention ponds have been shifted slightly and will have some water features that will be carried through a pipe to the retention pond. The retention pond area will provide a visual amenity for the site.

Mr. Feverston stated the applicant has included the architectural elements to the buildings as suggested by the Planning Commission at their Work Session. Revisions to the Independent Living Building have included the removal of the parking garages on the building and replaced it with a centralized garage-type carriage house. The enclosed pedestrian walkways connecting the Independent Living Building and the Wellness Center have been eliminated. The only covered walkways as a part of this plan are the systems between the garages and Independent Living Building, and the Skilled Assisted Care Building to the Chaminade wing. The Fire Department has indicated they will require a certain height of the covered walkways to allow emergency equipment to pass safely underneath them.

Staff recommended approval of the revised Major Use Plan subject to the following conditions:

1. The applicant shall submit a construction schedule that details when infrastructure including the streets, detention basins, sidewalks, grading and buildings are to be built.
2. All private streets shall be constructed to City standards excepting street width and stormwater drainage subject to approval by the City Engineer.
3. The driveway and parking lot designs shall provide minimum turning radii for emergency fire apparatus access subject to approval by the City Engineering Department.
4. All street names shall be subject to approval by the City Planner. Either the street name Provincial Way or St. Francis Drive shall be eliminated.
5. All parking lot landscape islands shall be curbed subject to approval by the City Planner.

6. Sidewalks shall be constructed along St. Francis Drive/Provincial Way to connect the Independent Living Building to the Wellness Center subject to approval by the City Planner.
7. Pedestrian crosswalks shall cross streets and drives perpendicularly at intersections and be clearly delineated on the pavement subject to approval by the City Planner.
8. The sidewalk 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.
9. A final grading, stormwater drainage and erosion control plan shall be subject to approval by the City Engineer showing drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
10. An easement shall be recorded allowing emergency access to all retention/detention basins by the City.
11. Fire hydrant locations shall be subject to approval by the Washington Township Fire Department.
12. The Planning Commission shall approve the architectural design of the proposed building to assure the building form, massing, materials 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 use of stucco as a wall material as well as horizontal cement board siding and cultured stone siding for all proposed buildings as new siding materials for the St. Leonard Campus.
13. The building architecture of the proposed Wellness Center shall be modified to incorporate wall openings or false windows along the northern building wall subject to approval by the City Planning Department.
14. The proposed drop-off canopies for the Independent Living Building, Wellness Center, and Chaminade entryway shall provide a minimum clearance for emergency purposes of 14 to 15 feet subject to approval by the Washington Township Fire Department.
15. A final exterior lighting plan shall be subject to approval by the City Planner.
16. A final signage plan shall be subject to approval by the City Planner.

Mr. Clark asked if the Engineering Department had commented on the revision to the roadway layout on the site.

Mr. Feverston stated Mr. Sliemers was available to answer any specific questions of the Planning Commission, but overall the road configuration will work for the Engineering Department.

Mr. Durham asked if the mechanical room on the Independent Living Building needed to be located on the east end of the building rather than the west end which would not have as much visibility.

Mr. Russ Garber, Andrews Architects and Project Architect, stated the location of the mechanical room was based on the trash shoots coming from the upper floors of the building and how it connected to the dumpster area.

Mr. Durham was concerned with the lack of landscaping on the east, west and south sides of the Independent Living Building. He asked if that would be something that could be required.

Mr. Tony Eyerma, Landscape Architect for the project, stated to enhance the open spaces between the Chapel area extending north to the Independent Living Building, a plaza will be created with a water feature and seating wall to provide a gathering area with plantings of various color. The quantity and selection of planting materials will be continued around all elevations of the building.

Mr. Durham asked what landscaping would be included in the first phase of the project.

Mr. Garber stated the landscaping around the building and through the courtyard as well as to the future water feature will be part of Phase 1. Landscaping will also be included in the area of the retention ponds.

Mr. Durham asked if the double row of trees along the walkway in front of the Chapel area would be included in Phase 1.

Mr. Garber stated that expense would be market driven and most likely would take place in the next building phase.

Mr. Bill Andrews, Andrews Architects, stated the trees would provide definition to that part of the development to visually determine completion of each phase so it could be done.

Mr. Durham stated with no buildings to the west, the walkway would not be that functional. He stated it would make more sense to install the trees along both sides of the walkway when the water feature is constructed.

Mr. Feverston agreed stating the installation of the trees along the walkway at the same time would provide a uniform growth pattern.

Mr. Durham suggested some type of architectural break be provided on the east elevation of the mechanical room.

Mr. Garber stated there could be a hip roof placed on that portion of the building to give it a more residential appearance. The entrance door could be centered and have raised panels or it could possibly be relocated to another side of the building.

Mr. Durham stated a double door as used on other portions of the overall building would provide a uniform appearance.

Mr. Durham stated the Skilled Nursing Building has had significant changes to address the previous concerns of the Planning Commission members. He stated the only issue is the lack of symmetry on the one end of the building.

Mr. Garber stated the building was intentionally given a visual variation to provide the division of the uses within the building from an outside appearance.

Mr. Durham stated he would like to see some sort of relief to provide more balance and interest in that portion of the building. He suggested staff work with the applicant to address that concern.

Mr. Tim Dressman, Executive Director of St. Leonard Center, thanked the members for working with them through the review process and felt the revisions made to the original plan created a better overall project.

Mr. Briggs stated the revisions made to the plan as a result of the Work Session has produced a greatly improved plan.

MOTION: Mr. Durham moved to recommend approval of the Major Use Special Approval application submitted for St. Leonard Center, 8100 Clyo Road, to Council with the following conditions:

1. The applicant shall submit a construction schedule that details when infrastructure including the streets, detention basins, sidewalks, grading and buildings are to be built.
2. All private streets shall be constructed to City standards excepting street width and stormwater drainage subject to approval by the City Engineer.

3. The driveway and parking lot designs shall provide minimum turning radii for emergency fire apparatus access subject to approval by the City Engineering Department.
4. All street names shall be subject to approval by the City Planner. Either the street name Provincial Way or St. Francis Drive shall be eliminated.
5. All parking lot landscape islands shall be curbed subject to approval by the City Planner.
6. Sidewalks shall be constructed along St. Francis Drive/Provincial Way to connect the Independent Living Building to the Wellness Center subject to approval by the City Planner.
7. Pedestrian crosswalks shall cross streets and drives perpendicularly at intersections and be clearly delineated on the pavement subject to approval by the City Planner.
8. The sidewalk 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.
9. A final grading, stormwater drainage and erosion control plan shall be subject to approval by the City Engineer showing drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
10. An easement shall be recorded allowing emergency access to all retention/detention basins by the City.
11. Fire hydrant locations shall be subject to approval by the Washington Township Fire Department.
12. The building architecture of the proposed Wellness Center shall be modified to incorporate wall openings or false windows along the northern building wall subject to approval by the City Planning Department.
13. The proposed drop-off canopies for the Independent Living Building, Wellness Center, and Chaminade entryway shall provide a minimum clearance for emergency purposes of 14 to 15 feet subject to approval by the Washington Township Fire Department.
14. A final exterior lighting plan shall be subject to approval by the City Planner.
15. A final signage plan shall be subject to approval by the City Planner.

16. The mechanical room on the east end of the Independent Living Building and the north wind of the Skilled Nursing Building shall be redesigned and approved by the Planning Department.

Further, the Planning Commission approved the architectural design of the proposed building assuring the building form, massing, materials and architectural features create a unified design on the premises and shall be visually compatible with the surrounding buildings. Specifically, the Planning Commission approved the use of stucco as a wall material as well as horizontal cement board siding and cultured stone siding for all proposed buildings as new siding materials for the St. Leonard Campus.

Mr. Brunner seconded the motion. The motion was approved unanimously 4-0.

A Work Session meeting was scheduled for Tuesday, March 10, 2009 beginning at 7:00 PM for the purpose of reviewing the proposed Public Works building. Mr. Brunner stated he would be out of town and not available to attend that meeting.

There being no further business, the meeting was adjourned.

