

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, January 29, 2008

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

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Brunner; Mr. Jim Briggs; Mr. Mark Leonard; Mr. Jim Durham; Mr. Jeff Gammell. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scott Liberman, City Attorney; Mr. Doug Spitler, City Engineer; Mr. John Sliemers, Assistant City Engineer; Mr. Bill Covell, Economic Development Administrator.

Approval of Minutes:

MOTION: Mr. Brunner moved to approve the Planning Commission minutes of September 25, 2007, Planning Commission Meeting; November 27, 2007, Planning Commission Work Session; December 11, 2007, Planning Commission Meeting; January 8, 2008, Planning Commission Work Session; January 15, 2008, Planning Commission Special Meeting, as written.

Mr. Leonard seconded the motion. The vote was as follows:

The September 25, 2007, minutes were approved 4-0-2 with Mr. Briggs and Mr. Durham abstaining.

The November 27, 2007, minutes were approved 5-0-1 with Mr. Briggs abstaining.

The December 11, 2007, minutes were approved 4-0-2 with Mr. Brunner and Mr. Gammell abstaining.

The January 8, 2008, minutes were approved 5-0-1 with Mr. Gammell abstaining.

The January 15, 2008, minutes were approved unanimously 6-0.

PUBLIC HEARINGS

An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio In Accordance With The Provisions Of Chapter 712 Of The Ohio Revised Code.

Mr. Feverston stated Planning Commission has been reviewing the revisions included in this Ordinance concerning accessory buildings, portable storage units, finished side of fencing materials facing outward, standards of the storage of recreational vehicles parking including temporary parking, hard surface driveways and parking spaces for all properties, extension of driveways to accessory buildings including garages, removal of unlawful signs as well as inflatable signs, and amendments to the definitions section of the ordinance regarding the previously mentioned subjects.

One (1) specific change in the proposed ordinance that needs to be made is on Page 8, Section 22, c. 4. b) 1). That change is to increase the length of a single-family driveway from eighteen (18) feet to twenty (20) feet, to accommodate parking spaces.

Mr. Brunner stated he felt clear clarification concerning the parking of a recreational vehicle for a three (3) day period on a residential property should be added to that standards for a better understanding of when that period time begins.

Mr. Feverston and Mr. Liberman stated the following statement could be added to Page 6, Off-Street Parking Standards, 5), second sentence:

“However, any one (1) vehicle except a commercial vehicle may be temporarily parked in a front yard for loading and unloading purposes for no more than three (3) days in any seven (7) day period beginning the first day the recreational vehicle is parked on the property.”. Further, 6), should read “A visitor’s recreational vehicle may be parked in the driveway for a time not to exceed seven (7) days out of any six (6) month period beginning the first day the recreational vehicle is parked on the property.”.

Mr. Brunner asked on Page 12, how is a three (3) cubic foot balloon measured.

Mr. Feverston stated that approximately the size of a mylar balloon you would buy at a retail store.

The members felt a more specific standard should be incorporated into the ordinance such as the size cannot exceed a certain size in any one (1) direction.

Mr. Feverston stated staff would incorporated the size of a typical balloon into that section.

Mr. Clark opened the public hearing.

Ms. Connie Pavliga, 1100 Kentshire Drive, and member of the Property Maintenance Task Force, stated that some people take things literally and in terms of front yard parking, she was concerned that might be construed to mean in the front yard.

Mr. Feverston stated the ordinance requires all vehicles to be parked on a paved surface in the front yard.

Ms. Sue Lienesch, 192 Laureloak Court, and Chairperson of the Property Maintenance Task Force, stated this is a component of the issues reviewed by Council to protect property owners. She urged the members to recommend approval of this revision to Council.

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

MOTION: Mr. Durham moved to recommend approval of the amendment to the Zoning Ordinance with the following changes to be approved by the City Attorney:

1. On Page 8, Access Control for Streets and Highways, 4. b. 1):
2. Page 6, Off-Street Parking Standards:
 - 5) Front yard parking of all other types of vehicles not specifically permitted by this ordinance, including Recreation Vehicles, shall be prohibited. However, any one (1) vehicle except a commercial vehicle may be temporarily parked in a front yard for loading and unloading purposes for no more than three (3) days in any seven (7) day period beginning the first day the recreational vehicle is parked on the property.
3. Page 6, Off-Street Parking Standards:
 - 6) A visitor's recreational vehicle may be parked in the driveway for a time not to exceed seven (7) days out of any six (6) month period beginning the first day the recreational vehicle is parked on the property.
4. Page 12, Signs:
 - E. Prohibited Signs and Sign Characteristics
 4. The Planning Commission directed staff to modify this standard to equal the size of a typical mylar balloon not to exceed its maximum dimension in any direction of measurement.

Mr. Brunner seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Lebanon Citizens National Bank (LCNB) - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted for Lebanon Citizens National Bank (LCNB) to be located at 9505 Dayton-Lebanon Pike. The proposal is to demolish the existing building on the site (Ritter's Custard) and construct a 3,624 sq. ft. bank facility on the site. The zoning on the property is B-1, Neighborhood business, which allows a bank facility as a permitted use.

The site plan proposes to keep the existing parking, vehicular circulation, stormwater detention basin located in the southern portion of the site to the greatest extent possible. A drive-thru area is to be located on the north side of the proposed building with the cuing and stacking looping around the front of the building in a counterclockwise manner. The parking is to be established as a one-way circulation through the site.

Mr. Feverston stated when this site was originally developed the infrastructure, the access drives to Dayton-Lebanon Pike and Sheehan Road was constructed with Montgomery County and Washington Township standards. As a result, ponding occurs on the southeast portion of the site. A drainage structure was added when the parcel to the south was developed to solve the problem on the south side. With the addition of a catch basin on the proposed development, stormwater will be directed back to the detention pond to complete the improvement.

The proposed architecture design has a colonial appearance of brick construction, but has no base on the building as required by the Zoning Ordinance. The building does have the appropriate cap within its design. The main entrance to the facility is to be located on the south side of the building facing the access drive with the drive-thru canopy located on the north side.

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

1. A storm sewer shall be extended to the intersection of State Route 48 and the main access drive and catch basin shall be installed on the access drive subject to approval by the City Engineering Department.
2. The new parking lot landscape/channelizing islands, one (1) situated west of the drive-thru area and an existing island located on the southwest corner of the parking lot, shall be modified to accommodate emergency vehicle access subject to approval by the City Engineering Department.
3. A final exterior lighting plan shall be subject to approval by the City Planning Department.
4. Sidewalks adjacent to parking stalls ;shall be six and one-half (6.5) feet in width.
5. The building architecture shall be modified to include an architectural base with a minimum height of one (1) foot subject to approval by the City Planner.

Mr. Durham questioned staff's recommendation for approval with the drive-thru windows to be located on the north elevation. He stated the goals of Create The Vision was to have the main entrance to buildings face the main thoroughfare and drive-thru windows to be located to the rear of a building when the size of the lot would accommodate that layout. He stated further the stacking of vehicles to the drive-thru along Dayton-Lebanon Pike does not comply with the standards set forth in Create The Vision.

Mr. Feverston stated the Zoning Ordinance talks about is to create a visual front to the public right-of-way and construction of buildings with four-sided architectural design. He stated the proposed architecture meets the minimum standards in the Zoning Ordinance.

Mr. Durham stated there is no balance to the architecture as presented. There is a blank wall on the west elevation where in other cases, the City has required false windows to be located to break up the building mass to accomplish the four-sided architecture. He suggested the building be turned ninety (90) degrees so the front door faces the street rather than a faux front and, in addition, located the drive-thru on the rear of the building. The relocation of the drive-thru will also relieve the appearance of the stacking along Dayton-Lebanon Pike.

Mr. Feverston stated there is enough width on the site to allow the building to be turned.

Mr. Gammell stated he agreed with Mr. Durham's suggestion to turn the building.

Mr. John Fibelo, Lorenz and Williams Architects, representing the applicant, stated the goal is to reuse some of the existing parking and landscaping areas. Although the building will fit on the site in various configurations, the applicant was concerned with locating outdoor type of banking at the rear of building where security might be an issue. Also, the bank has concurred they want the presence of vehicular traffic to indicate the bank is active and busy. Mr. Fibelo stated if the main entrance is to be located on the east elevation it will be necessary to push the building closer to Dayton-Lebanon Pike and have parking on the sides of the building. The existing buildings in the surrounding area have similar setbacks and the applicant wanted to be further back from the continuous line of buildings. Mr. Fibelo reviewed the three (3) issues of important to the bank which include security that people are seen from the traffic along Dayton-Lebanon Pike and the ATM is located on the front or side of the site, the prominence and visibility of the building itself in locating the parking all to one side, as well as the overall visibility of the building. He stated the drive-thru was located on the north elevation in order to take advantage of the two (2) existing access points by providing vehicular separation from inside banking needs.

Mr. Clark stated to accomplish four-sided architecture, additional architectural elements will be required.

Mr. Fibelo stated those elements can be created.

Mr. Durham stated he still felt the building should be turned to located the drive-thru at the rear of the property and the main entrance along the front of the property. He stated he understood the applicant wants the facility to appear busy with vehicular traffic, however, that is not the purpose of the Zoning Ordinance. The only reason the Fifth Third Bank has the drive-thru located on the side of the lot is because the lot depth would not accommodate that layout.

Mr. Leonard asked where the drive-thru was located on the DayAir Credit Union site directly adjacent from the site in question.

Mr. Feverston stated the DayAir Credit Union has their drive-thru located at the rear of the facility.

Mr. Clark suggested to Mr. Fibelo the application be tabled in order to allow the proposal to be revised with relocation of the drive-thru to the rear of the building, suggesting the Planning Commission could meet in a Work Session or Special Meeting to keep the project moving along on a timely basis.

Mr. Fibelo stated his client remains concerned if the building is rotated they would want the parking spaces rotated as well which constricts the goal of minimizing the presence of vehicles on the site. He stated they are willing to consider having a second entry on the front of the building, but are not willing to compromise the security issue and relocate the drive-thru to the rear of the building.

The members indicated they felt very strongly about requiring the drive-thru to be relocated to the rear of the building. After discussion, it was determined the best thing might to approve the application with a requirement that the drive-thru be relocated to the west elevation and the applicant could then appeal that to Council.

Mr. Gammell stated he felt the whole building should be rotated on the site and he wanted to see a revised site plan for Planning Commission's review.

Mr. Fibelo stated they would be willing to bring back designs of the drive-thru alternative in a Work Session. He asked the members if they would consider rotating the building forty-five (45) degrees.

The members concurred that rotating the building forty-five (45) degrees should be considered an option.

Mr. Fibelo asked the Planning Commission to table the request and the applicant would agree to waive the thirty (30) day review time period.

A Work Session was scheduled to be held on Tuesday, February 12, 2008, to review alternative site plan layouts.

Mr. Gammell stated he wanted to reiterate the requirement for a four-sided architectural design and the relocation of the drive-thru to the west elevation.

MOTION: Mr. Durham moved to table the Planning Commission Special Approval application submitted for Lebanon Citizens National Bank (LCNB) until February 26, 2008. Mr. Gammell seconded the motion. The motion was approved unanimously 6-0.

LifeCare Hospital - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted for LifeCare Hospital to be located in the Cornerstone South project on the southwest corner of future Clys Road and Miami Valley Drive. The zoning on the property is Office Planned Development, O-PD. The applicant is seeking approval for a long-term care hospital use on the site. The existing land is vacant farmland with a small drainage swale on the western edge of the site.

The architectural design of the facility does meet the minimum design standards provided in the Zoning Ordinance although the base could be more emphasized. Two (2) parking fields are accessed from the roundabout area which extends from the main boulevard entrance to the site. The parking drive will circulate the entire building. A secondary driveway entrance is situated from Clyo Road which is intended as a service drive access. The detention area on the west and south sides of the building will be combined with a second property adjoining the subject property to the west. The combination of the detention areas will be that with the next agenda item to be reviewed by the Planning Commission.

Mr. Feverston stated the roundabout should be modified to better define a one-way traffic circulation.

Mr. Clark asked if the Fire Department felt comfortable with the suggested modification to the roundabout.

Mr. Feverston stated the modification had been presented and reviewed by the Sugarcreek Township Fire Department and they indicated it was acceptable.

Staff recommendation approval of the Special Approval application subject to the following conditions:

1. A record plat shall be submitted establishing this lot, public right-of-way for Clyo Road and Miami Valley Drive, and all necessary utility and access easements be subject to approval by the City Council.
2. An arc, having a minimum radius of twenty (20) feet, shall be provided for the proposed property lines at the intersection of Clyo Road and Miami Valley Drive subject to approval by the City Engineer.
3. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
4. Clyo Road shall be improved to include curb, gutter, storm sewer, and a hiker/biker path subject to approval by the City Engineer. In lieu of constructing these improvements, the applicant may place an amount of money in escrow with the City approved by the City Engineer to be used for the future improvement of Clyo Road. The City Engineer may require the developer to make temporary improvements to Clyo Road. The estimated cost of any temporary improvements shall be subtracted from the required escrow amount.
5. The proposed eastern access drive to Miami Valley Drive shall be eliminated.
6. The proposed boulevard entrance drive and drop-off area shall be modified to provide one-way circulation subject to approval by the City Engineer.

7. The service drive situated in the southeast corner of the site shall be shifted to the south approximately ten (10) feet and redesigned to intersect the parking lot drive at a right angle to the greatest extent practical subject to approval by the City Engineer.
8. All proposed curbs shall be ODOT type 40C or type 6 curbs.
9. A sidewalk connection from the main building entrance to Miami Valley Drive shall be provided subject to approval by the City Planning Department.
10. All walkways in front of parking stalls shall have a minimum width of six and one-half (6.5) feet.
11. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
12. Adequate covenants for the detention basin shall be recorded to provide for its shared use and future private maintenance subject to approval by the City Attorney.
13. An easement shall be established for the detention basin to allow emergency access by the City.
14. Fire hydrants shall be located within four hundred (400) feet of all designated building access points subject to approval by the Sugar Creek Township Fire Department.
15. A final exterior lighting plan including a ground level light plot shall be subject to approval by the City Planning Department.
16. The dumpster enclosure shall match the architecture of the proposed building subject to approval by the City Planning Department.
17. The landscaping plan shall be modified to provide minimum intersection sight distance at all intersections subject to approval by the City Planning Department.
18. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinance.
19. The Planning Commission shall approve the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and is visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the flat roof.
20. No sign depicted shall be approved as a part of this application.

Mr. Clark asked if there was adequate distance between the proposed facility and the neighboring residences to provide a visual screen of the flat roof on the building.

Mr. Bill Hollenkamp, Cole & Russell Architects, stated there would be a distance of between 500 and 600 feet.

Mr. Gammell stated the west elevation as it relates to Miami Valley Drive will be very visible and does not provide many architectural elements in terms of the four-sided architecture the Planning Commission requires.

Mr. Feverston stated even though the west elevation is a blank wall, when looking at the overall mass of the building, staff's opinion was the architectural design does a decent job in breaking up the mass by providing some variety and interest to that building elevation. Staff was looking at the building as entire package and not as just wall to wall architecture.

Mr. Durham stated the west elevation still remains inconsistent with the other three sides of the building. He pointed out that Mr. Feverston has in the past insisted that other applicants provide architectural consistency around the entire building, and he had not applied those standards contained in the Zoning Ordinance for this project as well as the LCNB project previously reviewed at this meeting. Mr. Durham stated four-sided architecture of buildings is what the members want on all projects. The base of the building is expressed with simulated stone under the windows only and the west elevation does not really show a base which creates an inconsistency. Mr. Durham stated he felt, therefore, the proposed building did not meet the architectural requirements in the Zoning Ordinance.

Mr. Brad Krohn, representing LifeCare Hospital, stated the architectural elements to the west elevation can easily be added to the design scheme to satisfy the desire of the Planning Commission. Those elements will have to be spandrel panels based on the interior floor plan of the building, but it can be accomplished. There is stone base underneath all the windows with a stone cap underneath the sills that can be expanded around the entire building.

Mr. Steve Kelley, Bear Creek Capital, stated they have been working with LifeCare Hospital for some time and feel along with the Medical Office Building proposed to the west of this site, the projects will establish the future development for the entire south parcel.

Mr. Durham asked if there were any roof-mounted mechanicals to be installed on the LifeCare building.

Mr. Krohn stated roof-mounted mechanicals would be installed and covered with a metal louvered screening system.

Mr. Joseph Harmon, 531 Willowhurst Street, stated in the aerial photographs of the entire site there is a significant issue that has not been given enough attention and that is the overall drainage area. The drainage swale mentioned by staff is only a small part of the overall drainage system on the site which is an intermittent stream with a significant natural tree buffer. He stated because that situation is not revealed as a part of the application in question, it is assumed the intermittent stream and tree buffer will be eliminated. Mr. Harmon stated his points would be to

incorporate the existing tree line into the landscape plan; to recognize any wetlands delineation on the larger development parcel and be submitted to the proper agency for approval and permits; and preserve the natural features on the property. These information issues should be given to the Planning Commission for every application to better incorporate them into the planning process.

Mr. Feverston stated an overall Master Plan was reviewed by the Planning Commission and approved by Council for this site. He stated there is a floodway through the parcel which was recognized and will be satisfied through the requirements within the flood management ordinances and permitting through other agencies if necessary.

Mr. Clark stated a requirement has been made very clearly to the developer that the preservation of trees must be incorporated into the north and south parcels wherever possible.

Mr. Clark asked if any of the members had a comment concerning the flat roof proposed for the building.

Mr. Durham stated one of things the Planning Commission looks for is architectural consistency and most buildings to be located in Cornerstone South will a multi-story building which means they will all have a flat roof. This proposal will, therefore, be consistent with the future buildings to be constructed within the area.

MOTION: Mr. Durham moved to approve the Planning Commission Special Approval application submitted for LifeCare Hospital subject to the following conditions:

1. A record plat shall be submitted establishing this lot, public right-of-way for Clio Road and Miami Valley Drive, and all necessary utility and access easements be subject to approval by the City Council.
2. An arc, having a minimum radius of twenty (20) feet, shall be provided for the proposed property lines at the intersection of Clio Road and Miami Valley Drive subject to approval by the City Engineer.
3. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
4. Clio Road shall be improved to include curb, gutter, storm sewer, and a hiker/biker path subject to approval by the City Engineer. In lieu of constructing these improvements, the applicant may place an amount of money in escrow with the City approved by the City Engineer to be used for the future improvement of Clio Road. The City Engineer may require the developer to make temporary improvements to Clio Road. The estimated cost of any temporary improvements shall be subtracted from the required escrow amount.
5. The proposed eastern access drive to Miami Valley Drive shall be eliminated.

6. The proposed boulevard entrance drive and drop-off area shall be modified to provide one-way circulation subject to approval by the City Engineer.
7. The service drive situated in the southeast corner of the site shall be shifted to the south approximately ten (10) feet and redesigned to intersect the parking lot drive at a right angle to the greatest extent practical subject to approval by the City Engineer.
8. All proposed curbs shall be ODOT type 40C or type 6 curbs.
9. A sidewalk connection from the main building entrance to Miami Valley Drive shall be provided subject to approval by the City Planning Department.
10. All walkways in front of parking stalls shall have a minimum width of six and one-half (6.5) feet.
11. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
12. Adequate covenants for the detention basin shall be recorded to provide for its shared use and future private maintenance subject to approval by the City Attorney.
13. An easement shall be established for the detention basin to allow emergency access by the City.
14. Fire hydrants shall be located within four hundred (400) feet of all designated building access points subject to approval by the Sugarcreek Township Fire Department.
15. A final exterior lighting plan including a ground level light plot shall be subject to approval by the City Planning Department.
16. The dumpster enclosure shall match the architecture of the proposed building subject to approval by the City Planning Department.
17. The landscaping plan shall be modified to provide minimum intersection sight distance at all intersections subject to approval by the City Planning Department.
18. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinance.
19. No sign depicted shall be approved as a part of this application.
20. The west elevation be redesigned to express a similar pattern of windows to be consistent with the other elevations.

21. The narrow stone band that is located below each of the windows shall be run horizontally around the entire building.

Further, the Planning Commission approved the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and is visually compatible with the surrounding buildings. Specifically, the Planning Commission approved the flat roof.

Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

Centerville Medical Office Building - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted for the Centerville Medical Office Building to be located in the Cornerstone South project on future Miami Valley Drive west of Possum Run Road. The zoning on the property is Office Planned Development, O-PD. The request is seeking approval of a proposed medical office building on the site to be located directly west of the LifeCare Hospital facility previously discussed at this meeting extending west to the Hope United Methodist Church fronting on Wilmington Pike.

Shared detention will exist between this property and the LifeCare Hospital as well as a joint access drive to connect both properties together for vehicular circulation. The building is positioned back into the lot with parking to the front, sides and rear of the property. The landscaped islands located in the parking area meet the landscaping requirement. The building will be constructed of brick, E.I.F.S., and stone panels. A central main atrium area with a curvilinear roof and a drop-off area will have a canopy that emulates that curvilinear roof. The remainder of the building will have a flat roof. The building elevations meet the minimum architectural design requirements in the Zoning Ordinance.

Mr. Feverston stated the lighting plan has been submitted and staff has determined the bulb output is very bright and has some hot spots.

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

1. A record plat shall be submitted establishing this lot, public right-of-way for Clyo Road and Miami Valley Drive, and all necessary utility and access easements subject to approval by the City Council.
2. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
3. The proposed entrance drive shall align with the proposed public street across from Miami Valley Road and modified to provide a vehicle stacking area, a minimum of sixty (60) feet in length, perpendicular to Miami Valley Drive subject to approval by the City Engineer.
4. All proposed curbs shall be ODOT type 4-C or type 6 curbs.

5. The parking area in the northeast corner of the site shall be shifted west to maintain the required parking/paving setback.
6. All parking lot landscape islands shall have a minimum width of nine (9) feet and modified to incorporate a compound radius similar to the landscape island situated in the northwest corner of the site subject to approval by the City Engineer.
7. A sidewalk connection from the main building entrance to Miami Valley Drive shall be provided subject to approval by the City Planning Department.
8. All walkways in front of parking stalls shall have a minimum width of six and one-half (6.5) feet.
9. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
10. Prior to issuance of any building permit, the applicant shall demonstrate that all requirements of the City's Flood Damage Prevention Ordinance are met subject to approval by the City Engineer.
11. Adequate covenants for the detention basin shall be recorded to provide for its shared use and future private maintenance subject to approval by the City Attorney.
12. An easement shall be established for the detention basin to allow emergency access by the City.
13. Fire hydrants shall be located within four hundred (400) feet of all designated building access points subject to approval by the Sugarcreek Township Fire Department.
14. The exterior lighting plan shall be modified in the following manner subject to approval by the City Planner:
 - a. Place all light poles within landscape areas;
 - b. Limit the output of each parking lot fixture to a maximum of 250 watts;
 - c. All parking lot fixtures shall be down directed with a flat lens; and
 - d. The flood lights intended to wash the building with light shall be limited to a maximum of 175 watts and shielded from view.
15. The dumpster enclosure shall match the architecture of the proposed building subject to approval by the City Planning Department.
16. The landscaping plan shall be modified to provide minimum intersection sight distance at the entrance drive subject to approval by the City Planning Department.

17. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code or Ordinances.
18. The Planning Commission shall approve the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and is visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the flat roof and the arched roof over the center atrium.
19. No sign depicted shall be approved as a part of this application.

Mr. Clark asked if Condition #10 was intended to address the dry detention area on the southeast corner of the property as described by Mr. Harmon.

Mr. Feverston stated that was the intent of to address the southwest corner of the site. The southeast corner of the property has an existing swale that handles the runoff of the existing farm field. There is not much more that can be accomplished on the southeast corner of the Medical Office site.

Mr. Spitler stated the it is yet to be determined whether there are designated wetlands on the property. There is a floodplain that exists and calculations will determine what will be required on the site.

Mr. Ray Roll, Bear Creek Capital, stated it is their feeling the Medical Office building and the LifeCare Hospital compliment each other concerning the use and architectural design, and the two (2) sites work well together creating a good first step for the success of the Cornerstone South development. There is a wetlands delineation on this site which will be addressed.

Mr. Steve Kelly, Bear Creek Capital, stated the lighting plan by a previous contractor will be reworked with a team they have developed to assure the lighting throughout the development remains consistent and uniform on all the individual sites. The all aspects of the floodplain will be addressed for the entire site as a whole to be consistent with the future development at the bridge crossing.

MOTION: Mr. Gammell moved to approve the Planning Commission Special Approval application submitted for the Medical Office Building to be located on future Miami Valley Drive west of Possum Run Road subject to the following conditions:

1. A record plat shall be submitted establishing this lot, public right-of-way for Clyo Road and Miami Valley Drive, and all necessary utility and access easements subject to approval by the City Council.
2. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

3. The proposed entrance drive shall align with the proposed public street across from Miami Valley Road and modified to provide a vehicle stacking area, a minimum of sixty (60) feet in length, perpendicular to Miami Valley Drive subject to approval by the City Engineer.
4. All proposed curbs shall be ODOT type 4-C or type 6 curbs.
5. The parking area in the northeast corner of the site shall be shifted west to maintain the required parking/paving setback.
6. All parking lot landscape islands shall have a minimum width of nine (9) feet and modified to incorporate a compound radius similar to the landscape island situated in the northwest corner of the site subject to approval by the City Engineer.
7. A sidewalk connection from the main building entrance to Miami Valley Drive shall be provided subject to approval by the City Planning Department.
8. All walkways in front of parking stalls shall have a minimum width of six and one-half (6.5) feet.
9. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
10. Prior to issuance of any building permit, the applicant shall demonstrate that all requirements of the City's Flood Damage Prevention Ordinance are met subject to approval by the City Engineer.
11. Adequate covenants for the detention basin shall be recorded to provide for its shared use and future private maintenance subject to approval by the City Attorney.
12. An easement shall be established for the detention basin to allow emergency access by the City.
13. Fire hydrants shall be located within four hundred (400) feet of all designated building access points subject to approval by the Sugarcreek Township Fire Department.
14. The exterior lighting plan shall be modified in the following manner subject to approval by the City Planner:
 - a. Place all light poles within landscape areas;
 - b. Limit the output of each parking lot fixture to a maximum of 250 watts;
 - c. All parking lot fixtures shall be down directed with a flat lens; and
 - d. The flood lights intended to wash the building with light shall be limited to a maximum of 175 watts and shielded from view.
15. The dumpster enclosure shall match the architecture of the proposed building subject to approval by the City Planning Department.

16. The landscaping plan shall be modified to provide minimum intersection sight distance at the entrance drive subject to approval by the City Planning Department.
17. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code or Ordinances.
18. No sign depicted shall be approved as a part of this application.

Further, the Planning Commission approved the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and is visually compatible with the surrounding buildings. Specifically, the Planning Commission approved the flat roof and the arched roof over the center atrium.

Mr. Leonard seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

Mr. Feverston stated Council approved the Major Use Special Approval application for Cornerstone North at their last meeting. The Council expressed their appreciation to the Planning Commission members for hard and detailed work involved in the project.

Mr. Clark stated Council has expressed a desire for the use of green materials in future development projects. In order to become familiar with new building materials available, staff is to make a presentation to the members in the near future.

There being no further business, the meeting was adjourned.

Paul Clark