

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, February 12, 2008

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

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Brunner; Mr. Jim Briggs; Mr. Jim Durham; Mr. Jeff Gammell. Absent: Mr. Mark Leonard. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Ryan Lee, Planner; Mr. John Sliemers, Assistant City Engineer.

Motion to Excuse:

MOTION: Mr. Briggs moved to excuse Mr. Leonard from the Work Session as he gave prior notice to staff. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

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

Mr. Lee reviewed the revised architectural design options submitted for Lebanon Citizens National Bank (LCNB) to be located at 9505 Dayton-Lebanon Pike. The Planning Commission Special Approval application was tabled at the last meeting to give the applicant the opportunity to revise the design elements as well as the orientation of the building structure on the site. The members voiced concern with the drive-thru banking area to be located on the north elevation extending the vehicle stacking along the front of the building being visible from Dayton-Lebanon Pike and the lack of four (4) sided architecture primarily on the north and west elevations. He stated the architect for the applicant has submitted two (2) separate options for consideration by the Planning Commission.

Option A rotates the building at a forty-five (45) degree angle so the main entrance is on axis to the intersection of the access road onto Dayton-Lebanon Pike. The orientation position the drive-thru windows and ATM toward the northwest corner of the site which reduces its visibility from Dayton-Lebanon Pike and, although some of the stacking will possibly spill over, it allows the entrance position to the south of the site and not have a parking field along Dayton-Lebanon Pike. The south and east elevation remain the same as on the original proposal, however the west elevation now includes false bricked windows with shutters, lintels, and seals made of brick coursing.

Option B is primarily what the members reviewed in the original application with the only change being a shift of the canopy further to the west on the north elevation. A security entrance door has been relocated from the west elevation to the north elevation. Two (2) alternatives have been shown to the west elevation in Option B. The first is completely void of any architectural elements in lieu of additional landscaping. The second would be the same as contained in Option A with the false bricked windows.

Mr. John Fibelo, architect of the project, stated they remain concerned with the security issue of the canopy area being visible from Dayton-Lebanon Pike, however, it has been repositioned in both option schemes. He stated Option B is more compromising on the internal operation of the banking facility and felt Option A, by turning the building on an angle relieves the visibility issue to the roadway and promotes the front door entrance more to Dayton-Lebanon Pike, better fit their needs.

Mr. Steve Wilson, Chairman and CEO of LCNB, stated there would be very few times during the week when stacking of the drive-thru would occur. He stated even though they would like to service that many customers having three (3) lanes filled under the canopy and three (3) vehicles behind those being serviced would be a rare occasion.

Mr. Briggs asked if the ATM was separate from those three (3) lanes.

Mr. Wilson stated the ATM would be accessed through an additional lane indicated on the plan without any stacking. He stated he understood the concern of the members relating to the visual affect of the canopy along Dayton-Lebanon Pike, however, the bank's concern is with that of security during the 24-hour period for banking deposits and ATM usage. He stated this particular location backs up to a wooded area and having no visibility does give them concern.

Mr. Durham stated there are many banking facilities throughout the community with drive-thru canopies more secluded than the one in question that do not have known security issues. He stated he felt the appearance of the development is critical to the streetscape and the canopy should be located on the west elevation. Based on the two (2) options now provided, he stated he preferred Option A with the building placed on an angle. Although Option A would provide a very good appearance to northbound traffic, however, the appearance from southbound traffic will remain as a drive-thru and vehicle stacking. He stated Create The Vision incorporated the standards of bringing buildings to the street and keeping vehicles visually away from the street.

Mr. Gammell asked if the applicant had any statistics on the placement of night depositories and ATM's and the risk of their security.

Mr. Wilson stated they are not concerned with security of the equipment, but rather the security of their customers utilizing them especially during evening hours. He stated they do many things with lighting to provide not only a deterrent to theft, but give customers the feeling of security as they utilize the facility. Mr. Wilson stated he did not think there was a large danger to customers in this location, but they wanted to be as prudent in their planning as possible.

Mr. Brunner stated there are existing banking facilities along South Main Street with the drive-thru areas on the north and south elevations.

Mr. Briggs stated that given the options proposed, Option A is more suitable for this site.

Mr. Gammell stated he remained concerned with the visual appearance of the stacking lines along Dayton-Lebanon Pike. He indicated he preferred the angled building with a relocation of the canopy to the southwest. He stated he understood that would create a total redesign of the site and the interior layout of the facility which would be an unacceptable issue to the applicant.

Mr. Fibelo stated one feature they wanted to accomplish was the absence of front yard parking to allow the presence of the building to maintain the goal of urban planning contained in the standards of Create The Vision. The majority of the time there will be a building with no parking in front and a canopy on the side having little or no vehicles utilizing that space on the site.

Mr. Durham stated that issue of the lack of front parking is certainly worth noting. He suggested the building be angled slightly, perhaps five (5) to ten (10) degrees more to get the canopy more out of view from southbound traffic. That would maintain a view of Dayton-Lebanon Pike to the customers to achieve the perception of safety when using the facility during the 24-hour period.

Mr. Wilson stated turning the building an extra five (5) degrees will not be very dramatic from Dayton-Lebanon Pike, but if a more significant rotation would be made it will make the building appear odd.

Mr. Durham stated if the building was turned an additional five (5) to six (6) degrees, he would be inclined to vote for approval of the angled building as it will make significant difference to southbound traffic.

Mr. Briggs asked the dimension of distance between Dayton-Lebanon Pike and the angled canopy area.

Mr. Fibelo stated the dimension is approximately eighty (80) feet.

Concerning the west elevation architectural elements, Mr. Durham asked if Spandrel glass could be used on the faux windows rather than just a brick material.

Mr. Fibelo stated Spandrel glass can be used depending on the wall thickness as that location is where the pre-manufactured safe unit will be situated. Spandrel glass can be used on the window where the lounge is located.

The members agreed the elements to be included in the final design of the building are to include Spandrel glass to be used on the west elevation, adding a base to the building, and turning the building as far as architecturally possible on the site.

Mr. Fibelo stated the revision to the plan will be submitted for review at the next meeting of the Planning Commission.

COMMUNICATIONS

Mr. Lee stated an application had been filed for an expansion to Tower Heights Middle School and will be reviewed at the next meeting.

Mr. Clark stated Council will most likely change the Ordinance concerning LED signs to regulate them rather than prohibit them as recommended by the Planning Commission. The members felt the regulation to prohibit the LED signs as recommended by the City Attorney should be adopted. It was, therefore, their desire not to have the proposed Ordinance returned to the Planning Commission for future consideration and Council should proceed as they desire.

There being no further business, the meeting was adjourned.

Paul Clark