

CENTERVILLE PLANNING COMMISSION

Regular Meeting

Tuesday, March 25, 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. Jeff Gammell; Mr. John Palcher. Absent: Mr. Jim Durham. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scott Liberman, City Attorney.

Mr. Clark introduced Mr. John Palcher appointed by Council as the newest member of the Planning Commission.

Motion to Excuse:

MOTION: Mr. Briggs moved to excuse Mr. Durham from the meeting as he gave notice of his absence at the last meeting. 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 February 26, 2008, as written. Mr. Brunner seconded the motion. The motion was approved unanimously 6-0.

UNFINISHED BUSINESS

Tim Donut USA - Variance/Planning Commission Special Approval

Mr. Feverston stated the Variance and Planning Commission Special Approval applications at the request of Tim Donut USA will remain on the table until the April 29th Regular Meeting. The applications were placed on the table to allow time to modify the variances requested. A revised Variance application was submitted to the City last week which has modified the variances as well as a request for an additional variance. A revised site plan was also submitted that incorporated some of the changes staff recommended to the applicant. After a more detailed review of the applications has been completed, staff will prepare their recommendation.

NEW BUSINESS

Voss Chevrolet - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted for Voss Chevrolet located at 100 Loop Road. The zoning on the approximate 14.5 acre property is Business Planned Development, B-PD, which is a combination of the Voss Chevrolet, Voss Dodge and Voss Body Shop site. The request is to construct a 4900 sq. ft. addition to the Voss Chevrolet building to expand the existing showroom on the east side of the building. Relocation of the existing easternmost driveway further to the east is also requested as part of this

application. Mr. Feverston stated the Washington Township Fire Department has reviewed this application and has expressed concern about the travel lane extending around the building to allow fire apparatus proper clearance in an emergency situation. It is the Fire Department's recommendation that the travel lane be modified to address the access situation and the new gate system be accessible to emergency equipment. He stated a facade change is proposed for the Voss Chevrolet building to modernize the appearance of the building by painting the brick, changing some of the facades on the existing building, and relocating the entrance. The entire site is completely paved where the building addition will be located so there will be no issues with regard to stormwater drainage or grading issues for the site. The building will be principally white and the main center portion will be blue. Mr. Feverston stated that Loop Road is an eclectic area of architecture and the proposed improvements and expansion to Voss Chevrolet fits in with the surrounding buildings in the area.

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

1. The driveway behind the proposed expansion shall be modified to provide for minimum turning radius of emergency fire apparatus access subject to approval by the City Engineering Department.
2. 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 in accordance with Section 20, C. of the Zoning Ordinance. Specifically, the Planning Commission must approve the flat roof.
3. The parapet walls shall be of sufficient height to screen all roof-mounted mechanical equipment from view to adjacent properties and Loop Road subject to approval by the Planning Department.
4. No signage shall be approved as part of this application.
5. A landscape island having a dimension of nine (9) feet in width and twenty (20) feet in length shall be installed on each side of the proposed curb-cut onto Loop Road to maintain vehicular intersection sight distance from this driveway subject to approval by the City Engineering Department.
6. Any new or the relocation of an existing security gate shall be subject to approval by the Washington Township Fire Department.

Mr. Briggs asked how the modification of the driveway will be designed to provide access for fire equipment.

Mr. Feverston stated engineering templates will be used to approximate the turning radius of vehicles, including fire apparatus that will most likely be design as angles rather than sharp turns.

Mr. Palcher asked if the dumpster area would impact the travel of the fire equipment.

Mr. Feverston stated the location of the dumpster is considered by the Fire Department as an existing condition and they are not concerned.

Mr. Greg Stout, representing Voss Chevrolet, stated the purpose of the request is to expand the showroom and the facility enhancement will play an important role in attracting customers and providing a dealership atmosphere that is competitive in the marketplace for better display of vehicles as well as a better facility for sales and service areas. The image enhancement was suggested by General Motors (GM) for the presentation of the available products. Mr. Stout stated they had no objection to the conditions as recommended by staff.

Mr. Brunner asked if the design and colors were those in accordance with the standards of GM.

Mr. Stout stated the design and colors were recommended by GM.

Mr. Clark stated in the middle of the new proposal, the Chevrolet sign appeared to be distinctly as part of the building wall.

Mr. Feverston stated even though the sign is offset, the sign was tied into the building wall at the soffit. It creates the entry foyer to the building.

Mr. Clark asked about the base, body and cap elements not being part of the proposed design.

Mr. Feverston stated it was staff's opinion that since the project was only a building addition, the design elements should tie into the existing design which is void of the base, body and cap elements. The design, as proposed, seems to fit in well with the buildings in the surrounding area along Loop Road.

Mr. Clark asked if the building materials on the new north elevation would be brick.

The Construction Manager for Voss Chevrolet stated the back of the building had not yet been designed.

The members agreed they did not want exposed concrete block on the back building wall. The design should be approved by the Planning Department staff.

MOTION: Mr. Brunner moved to approve the Planning Commission Special Approval application submitted for Voss Chevrolet, 100 Loop Road, for a building addition and the relocation of the easternmost driveway subject to the following conditions:

1. The driveway behind the proposed expansion shall be modified to provide for minimum turning radius of emergency fire apparatus access subject to approval by the City Engineering Department.

2. The parapet walls shall be of sufficient height to screen all roof-mounted mechanical equipment from view to adjacent properties and Loop Road subject to approval by the Planning Department.
3. No signage shall be approved as part of this application.
4. A landscape island having a dimension of nine (9) feet in width and twenty (20) feet in length shall be installed on each side of the proposed curb-cut onto Loop Road to maintain vehicular intersection sight distance from this driveway subject to approval by the City Engineering Department.
5. Any new or the relocation of an existing security gate shall be subject to approval by the Washington Township Fire Department.
6. The design of the north wall on the building addition shall be subject to approval by the Planning Department.

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 in accordance with Section 20, C. of the Zoning Ordinance. Specifically, the Planning Commission approved the flat roof.

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

COMMUNICATIONS

Mr. Feverston stated the draft copy of the complete Unified Development Ordinance (UDO) received by the members at this meeting was a project taken on by the staff in August, 2007. The consultant, ACP, did not give the City product wanted and, therefore, the project became a project totally done by staff. It incorporates the recommendations and comments of Council, the Planning Commission, the Property Maintenance Task Force, and staff members wanted included in the document. He stated Mr. Lee had worked diligently on this project over the last several months in order to present it to Planning Commission.

The members determined the first work session to review the document would be held on Tuesday, April 8th, beginning at 7:00 P.M. Mr. Gammell stated he would be out of town that date.

Mr. Clark advised the members an Appeal application had been filed by Mr. Patrick Hansford concerning the Planning Commission's decision on the Tower Heights Middle School project. The public hearing for the Appeal will be held on April 7th.

Mr. Clark stated Council reappointed Mr. Durham to another term on the Planning Commission.

Mr. Palcher gave a brief review of his background and expressed his pleasure in being appointed as a member of the Planning Commission.

There being no further business, the meeting was adjourned.

