

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, May 27, 2008

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

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Brunner; Mr. Jim Briggs; Mr. Jeff Gammell; Mr. Jim Durham; Mr. John Palcher; Mr. Mark Leonard. Also present: Mr. Steve Feverston, City Planner; Mr. Scott Liberman, City Attorney; Mr. Doug Spitler, City Engineer.

NEW BUSINESS

Fairhaven Church - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted for Fairhaven Church, 637 East Whipp Road, requesting an expansion of the existing church for a new 6,880 sq. ft. welcome center, a 4,318 sq. ft. drop-off canopy and 314 seat multi-purpose room. The zoning on the property is R-1c, Single-Family Residential, in which a church is a permitted use.

The welcome center and drop-off canopy will be constructed as an aluminum and glass store front. The multi-purpose room will be constructed to match the existing brick and metal roofing materials. The two (2) access points on East Whipp Road and one (1) on Marshall Road will be maintained. Mr. Feverston stated Montgomery County Sanitary Engineering has indicated in their comments submitted to the City, the public water main will be required to be looped.

Mr. Spitler stated the proposed parking lot extends into the northern detention basin and a modification to the existing storm sewer will be necessary.

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

1. The main drive situated between the Church and the parking lot shall have a maximum width of 30 feet and the channelizing islands be modified to define the travel paths and accommodate fire apparatus subject to approval by the City Engineering Department.
2. The proposed drop-off driveway and channelizing island shall be modified to provide for one-way vehicular circulation subject to approval by the City Engineering Department.
3. All new or rebuilt channelizing islands shall incorporate raised curbs subject to approval by the City Engineering Department.

4. A sidewalk shall be constructed on the west side of the main driveway to connect the proposed sidewalk at the drop-off area to the public sidewalk on Whipp Road subject to approval by the Planning Department.
5. The existing stormwater detention system shall be modified to bring the Fairhaven Church property into compliance with the City Stormwater Drainage Control Ordinance subject to approval by the City Engineering.
6. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department for the proposed development showing drainage calculations incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
7. A final exterior lighting plan for proposed building and parking lot shall be subject to approval by the City Planning Department.
8. A final Landscape Plan shall be subject to approval by the City Planning Department.
9. 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 for the proposed welcome center and multi-purpose room additions. A gable or hip roof for the multi-purpose room would better maintain a unified design for the building and visually compatible with the single-family homes to the north. The parapet for any flat roof must be designed to mask all rooftop mechanicals.
10. The building color for the welcome center and drop-off canopy shall be compatible with the existing building. Brick, matching the existing building, shall be introduced into the design of the welcome center and drop-off canopy subject to approval by the Planning Department.
11. The exterior walls for the multi-purpose room shall be modified to provide windows, false windows or a visual pattern of windows using relief in the masonry that emulates the window pattern of the existing building.
12. The welcome center addition shall be extended or otherwise modified to provide logical termini at each end of the addition.

Senior Pastor David Smith introduced members of the Church staff that were in attendance. He stated the proposed expansion to their facility was designed to present a greater sense of community to the overall area. He stated the proposal reflects their goals to expand the existing facility and reach out to the next generation. The new building addition will provide junior ministry education space.

Mr. Steve Ludwig, Chairman of the Governing Board, stated the Church provides services to over 3,000 regular attendees. He stated over \$6 million dollars was raised which is a significant investment in the project and the community.

Mr. Mike Ruetschle, Ruetschle Architects, presented a computer animation of the interior and exterior building improvements to explain how the architecture was driven in the proposed design. The 7,000 sq. ft. welcome center will contain a "whale" slide for youngsters. The multi-purpose room was designed with a mezzanine which will provide a small conference area for various Church groups. He stated the flat roof to be used over the stage area appeared to be architecturally long. He stated he would prefer not to construct it with a gabled roof to enhance the length of the roof, however, it could be done. Mr. Ruetschle stated the welcome center was also designed with a flat roof to better express the roof lines and building walls in the complex. Further, the curtain wall is proposed to be constructed with full glass to create an open feeling.

Mr. Gammell asked if the mechanicals would be located on the flat roof.

Mr. Ruetschle stated the mechanicals would be located on the roof in the deepest section of that structure. Screening will be provided on the welcome center. The mechanicals for the stage units will be located on the west ground area of the building.

Mr. Durham stated the mechanicals should not be an issue as they will be lost due to the 22 ft. height of the welcome center.

Mr. Ruetschle stated there are mature evergreen trees located on the east property line abutting the residential properties.

Mr. Clark asked for discussion concerning the proposed pillars to be used.

Mr. Durham stated the contemporary pillars are providing a new look to the existing building.

Mr. Clark stated the larger columns proposed would provide a break in the welcome center's glass frontage.

Mr. Durham stated felt the Church was going in a different direction and simple columns seem to be integrated well into the architecture in attempting to reflect colonial elements in the original building which has a variety of mixed styles. He stated the original brick on the existing building will show through the proposed glass.

Mr. Briggs stated the base brick would tie into the existing base because it will be visible through the glass.

Mr. Gammell stated he was satisfied with the architecture design of the welcome center.

Mr. Durham stated the north end of the welcome center does not need to connect to the building, however, he asked why the south end was designed as shown.

Mr. Ruetschle stated the height of the welcome center will exceed the height of the gable wall. Based on the construct ability of tearing off the old canopy and maintenance, the design to end the wall at that point seemed to be logical.

Mr. Durham agreed with staff that the south end should be modified to provide a more logical end.

Mr. Gammell and Mr. Durham felt the south end of the welcome center and drop-off area should be extended approximately 10 ft. to the south to give it more elegance and continuity.

Mr. Ruetschle agreed to extend the drop-off canopy, but felt the logical end to the vestibule was appropriate.

The members felt the drop-off canopy and welcome center were appropriate for the facility. They agreed, however, the stage area in the multi-purpose room addition should have a gable roof, faux windows, and 4-sided architecture to blend with the existing architecture.

Mr. Ruetschle proposed the use of a different brick material and the installation of landscaping for the addition.

Mr. Durham stated the Planning Commission requires faux windows to provide an element in the walls to visually break the building mass. He stated, in this case, the City is working with a non-profit organization and the addition to the building are located away from a public street.

Mr. Feverston suggested the use of recessed brick to emulate windows through relief of the building walls.

Mr. Durham stated some type of relief should be used on the building walls, but the Planning Commission should be flexible as to how that relief would be achieved.

MOTION: Mr. Durham moved to approve the Planning Commission Special Approval application submitted for Fairhaven Church, 637 East Whipp Road, subject to the following conditions:

1. The main drive situated between the Church and the parking lot shall have a maximum width of 30 feet and the channelizing islands be modified to define the travel paths and accommodate fire apparatus subject to approval by the City Engineering Department.
2. The proposed drop-off driveway and channelizing island shall be modified to provide for one-way vehicular circulation subject to approval by the City Engineering Department.
3. All new or rebuilt channelizing islands shall incorporate raised curbs subject to approval by the City Engineering Department.
4. A sidewalk shall be constructed on the west side of the main driveway to connect the proposed sidewalk at the drop-off area to the public sidewalk on Whipp Road subject to approval by the Planning Department.
5. The existing stormwater detention system shall be modified to bring the Fairhaven Church property into compliance with the City Stormwater Drainage Control Ordinance subject to approval by the City Engineering.
6. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department for the proposed development showing drainage calculations incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
7. A final exterior lighting plan for proposed building and parking lot shall be subject to approval by the City Planning Department.
8. A final Landscape Plan shall be subject to approval by the City Planning Department.
9. The parapet for any flat roof must be designed to mask all rooftop mechanicals subject to approval by the City Planning Department.
10. The exterior walls for the multi-purpose room shall be modified to provide windows, false windows or a visual pattern of windows using relief in the masonry that emulates the window pattern of the existing building.
11. The welcome center drop-off canopy shall be extended or otherwise modified to provide logical terminus at the south end of the addition subject to approval by the City 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. Specifically, the Planning Commission approved the flat roof for the proposed welcome center as it is architecturally consistent and harmonious. The multi-purpose room additions shall have a pitched roof either to match the white gable or wrap it in terner metal to better maintain a unified design for the building and be visually compatible with the single-family homes to the north subject to approval by the City Planning Department. The standing seam metal roof must be the same style and color as used on the existing building.

Mr. Briggs seconded the motion. The motion was approved unanimously 7-0.

COMMUNICATIONS

Mr. Feverston stated Council approved Record Plans for The Highlands at Yankee Trace, Sec. 2, The Links at Yankee Trace, Sec. 1-C (Replat), Miami Valley Hospital, and the Street Vacation for South Metro Parkway.

The Public Hearing for the Landmark Designation of property located at 7665 Clio Road has been scheduled for the June 16th Council Meeting. Mr. Feverston the Board of Architectural Review heard the case in May and recommended the Landmark Designation not be approved. He stated unless the Historical Society discovers factual data concerning any historic significance regarding the house, it will most likely be demolished.

A Planning Commission Work Session was scheduled to discuss Article 9 of the Unified Development Ordinance (UDO). Mr. Clark stated if an application is submitted by Kroger for the June 24th meeting, he directed staff to forward those plans to the members for discussion at the June 10th the Work Session.

There being no further business, the meeting was adjourned.

Paul Clark