

CENTERVILLE PLANNING COMMISSION

Work Session

Tuesday, February 27, 2007

Mr. Clark called the meeting to order at 6:30 P.M.

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Briggs; Mr. Jim Brunner; Mr. Jeff Gammell; Mr. Mark Leonard; Mr. Jim Durham.. Absent: Mrs. Carolyn Meininger. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scott Liberman, City Attorney; Mr. Doug Spitler, City Engineer.

Bethany Lutheran Village - Building Architecture

Mr. Richard Kieley, one of the architects for Bethany Lutheran Village reviewed the proposed architecture for the project. He stated their intent is to utilize building materials that are used throughout the existing campus.

He stated the 3-story Independent Living apartment building will be constructed above the parking garage. It will have 4-sided architecture constructed of 70% brick material and 30% asphalt shingles with standing seam metal accents at the corners of the building to add interest.

Mr. Durham was concerned with the starkness of the wall of the parking garage and since that building will be at the gateway of the project, felt it should have more of a residential character. He asked if consideration had been given to incorporating brick into the wall.

Mr. Kieley stated that the use of brick on the wall would be too costly and felt the use of landscaping on the stucco wall would soften its appearance.

The Village Center building will be constructed of 80% brick and 20% stucco.

Mr. Gammell asked about the window styles as they appear to all be display windows.

Mr. Kieley stated they are display windows on the ground level and smaller windows with more of a residential style on the upper portion of the elevation.

Mr. Durham asked if any consideration had been given to using a variety of standing seam metal roofs on the Village Center building because of the different roof pitches used on the building.

Mr. Kieley stated they felt the asphalt shingles would create more of a residential character.

The memory support building is proposed to have 25% brick and 75% stucco with architectural banding to establish a relationship with the existing grade of the property.

Mr. Kieley stated the existing tower will be updated to incorporate brick panels with accents at the top and base of the building.

Mr. Durham asked if they considered to use a parapet to scale down the massive roof.

Mr. Kieley stated that due to the building and maintenance costs, they felt the proposal was the best solution.

Mr. Durham asked if the scale of the building is the reason the proposed building height.

Mr. Kieley stated the scale of the building did drive its height. He stated they want this building to have the appearance of the gateway to the overall project so it must make the proper architectural statement.

Mr. Durham stated he did not feel the parking garage was consistent with the other architectural elements on the site. He asked the grade change in that area.

Mr. Kieley stated the grade change was sixteen (16) feet.

Mr. Durham stated you can still see it from the cottages. He stated it needed to be broken up with some brick elements to be consistent with the 75% brick building to which it is adjacent. The use of brick on the wall would give a more residential character. He suggested to reduce the amount of brick to be used on the building and apply it to the wall.

Mr. Kieley stated they could give consideration to use brick on the wall with a reduction of brick on the building.

The memory building will be constructed of 25% brick and 75% stucco with architectural banding to establish a relationship with the grade of the property. The existing tower will incorporate inset panels with accents at the top and base of the building to utilize the different building materials utilized in the project.

Mr. Durham stated if more brick could be introduced into the memory building it would be helpful, but is not necessary.

Mr. Kieley stated expanding an existing building with no brick elements is difficult.

Mr. Durham requested the architecture of the parking garage and the independent living building come back to the members for review of revised architecture plans and the remainder of the architecture be approved at the regular meeting.

The Highlands at Yankee Trace (Parcel 31) - Planning Commission Special Approval Amendment

Mr. Jim Sullivan and Mr. Jim Kiefer, Great Traditions, and Mr. Charlie Simms, Simms Development, were present to review their revised plans to the members for The Highlands at Yankee Trace. Mr. Sullivan stated Simms Development had now been selected to complete the project which is an extension of Legendary Way east of Paragon Road. The number of units has decreased from 70 to 66 units. The size of the units will range between 1840 to 2400 square feet and will be priced in the range of \$225,000 to \$300,000.

Mr. Durham suggested flexing some of the angles of the units as they front on the street to give the project more streetscape character. He indicated he was very pleased with the revisions to the plan.

Mr. Simms stated a couple of double front facing garages could be incorporated into the unit styles to visually break up their appearance.

The consensus of the Planning Commission was that would be appropriate.

There being no further discussion, the Work Session was adjourned.

Paul Clark