

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, October 23, 2007

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

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

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of October 9, 2007, as written. Mr. Durham seconded the motion. The motion was approved unanimously 6-0.

UNFINISHED BUSINESS

Cornerstone of Centerville/North Parcel - Major Use Special Approval

Mr. Feverston stated four (4) members of the Planning Commission were able to participate in an on-site inspection of the property proposed to be developed by Bear Creek Capital for the Cornerstone of Centerville/North project. The purpose was to allow the members to inspect the existing treeline on the property. The applicant has requested the application remain on the table to allow time for modifications to be completed. Their intent is to have revisions submitted for a Special Meeting on November 13, 2007.

Mr. Clark stated the members attending the inspection reviewed extensive areas as to how lanes of traffic accessing the site would affect the setbacks and the preservation of trees in those areas. The Landscape Architect shared many ideas of the preservation of groupings of trees and adding enhancements to those areas along Wilmington Pike similar to the areas along Reed Hartman Highway in the Cincinnati area. The Architect was comfortable in providing suggestions as to how trees would remain on the site and land development being incorporated into the natural setting.

Mr. Gammell stated he felt the members gave the architects enough feedback to revise the plans with enhancements to the tree landscaping and the topography on the site.

Mr. Durham stated with those issues in mind, there will be radical impact on the land planning that has been done to date. In order to develop the existing site, consideration will be required to be given to the trees to be preserved, the shifting of building placement, access drive locations, etc.

Mr. Briggs stated his impression was the architects would take the feedback back and revise the plans to incorporate the site limitations into their proposal. He stated he felt the inspection was valuable to the members as it gave them an incite as to what issues the developers are facing.

Heartland Federal Credit Union - Planning Commission Special Approval

Mr. Gammell excused himself from the meeting due to a potential conflict of interest.

MOTION: Mr. Durham moved to remove the Planning Commission Special Approval application for Heartland Federal Credit Union from the table. Mr. Briggs seconded the motion. The motion was approved unanimously 5-0.

Mr. Feverston reviewed the Special Approval application for Heartland Federal Credit Union proposed to be located on the northeast corner of Whipp Road and Old Whipp Court. The zoning on the 1.162 acre parcel is Office-Service, O-S. The request is to construct a 4,250 sq. ft. credit union building. The north and west elevations will be situated adjacent to residential uses, business uses to the south, and Wilmington Pike to the east. The application was tabled in order to allow the applicant to modify the elevations to reflect more of a residential character to the adjoining residential properties.

The revised elevations have incorporated a full hip roof into the building as well as on the canopy structure. Only a small portion of a flat roof remains on the east elevation and the plum colored panels are used on the south and east elevations branding the building with use of their corporate color. Other building materials include the use of brick and split-faced block element on the lower portion of the building. Gables have been added to the architectural design to provide a more residential appearance. It is the understanding of staff that all mechanicals will be located in the basement of the building rather than on the roof area.

The site plan has not changed significantly and the detention area remains on the west corner of the site at the intersection of Whipp Road and Old Whipp Court. Staff felt the landscape islands along Old Whipp Court should be modified to better define the escape lane around the drive-thru window area. A retaining wall on the western edge of the site should be approved by staff as to the building materials to be used in its construction and how vehicles will maneuver around in order to avoid any contact with the wall

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

1. All driveway approaches shall be constructed to City specifications and a street-cut permit obtained by the applicant.
2. The final design of the northern drive and intersections onto Old Whipp Court shall be subject to the City Engineering Department.
3. A sidewalk easement shall be provided along Old Whipp Court for the proposed sidewalk subject to approval by the City Planning Department.
4. Final design of the proposed retaining wall shall be subject to approval by the City Planning Department. A minimum of thirty (30) inches clearance shall be provided between parking stalls and the retaining wall.

5. Two (2) existing catch basins, one (1) on Whipp Road and the other on Old Whipp Court shall be a "Type C" catch basin having a bike-friendly grate subject to approval by the City Engineering Department.
6. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
7. 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 following:
 - a. The flat roof portion of the building;
 - b. The number and combination of building materials and colors proposed including the brown/beige and tan colored brick on one-half (1/2) of the building, plum colored composite panels on the other half, aluminum trim and glass storefront;
 - c. The parapet walls shall be raised to screen all roof-mounted mechanical equipment from view to adjacent properties and public rights-of-way.
8. An exterior lighting plan including a ground-level light plot shall be subject to approval by the City Planning Department.
9. No signage shall be approved as part of this application.
10. All landscaping shall be planted in accordance with Section 20, A. 7 of the Zoning Ordinance.
11. A performance bond or other construction guarantee shall be posted by the developer for all landscaping and screening improvements required by the Zoning Ordinance subject to approval by the City Engineering Department. 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 Ordinances.

Mr. Brunner stated the modification staff suggested to the landscape islands was not part of the proposed staff conditions.

Mr. Durham suggested language be drafted by Mr. Feverston to address the internal modification to the landscape islands concerning the traffic circulation through the site.

Mr. Jim Sprower, Heartland Federal Credit Union, stated the modified plan addresses the information and suggestions given by the Planning Commission members and has incorporated them into the revised proposal. He stated the mechanicals will be located in the basement of the building rather than on the roof structure. He stated it is their feeling the new design will blend with the surrounding area and will work well for their operation needs.

Mr. Brunner asked if they agreed with the design change of the landscape islands.

Mr. Brad Judge, Project Engineer, stated the only consideration they would like to the modification of the landscape islands would be to trim the islands to work properly on the site.

Mr. Durham stated the applicant had done an outstanding job in addressing the concerns and suggestions of the Planning Commission. The modifications have provided a residential appearance to the existing single-family residences located north and west of the site. Even though the plum colored panels remain as part of the architecture, he stated he understood it was the corporate color and its location on the building was sensitive to the residential properties.

MOTION: Mr. Briggs moved to approve the Planning Commission Special Approval application submitted for Heartland Federal Credit Union subject to the following conditions:

1. All driveway approaches shall be constructed to City specifications and a street-cut permit obtained by the applicant.
2. The final design of the northern drive and intersections onto Old Whipp Court shall be subject to the City Engineering Department.
3. A sidewalk easement shall be provided along Old Whipp Court for the proposed sidewalk subject to approval by the City Planning Department.
4. Final design of the proposed retaining wall shall be subject to approval by the City Planning Department. A minimum of thirty (30) inches clearance shall be provided between parking stalls and the retaining wall.
5. Two (2) existing catch basins, one (1) on Whipp Road and the other on Old Whipp Court shall be a "Type C" catch basin having a bike-friendly grate subject to approval by the City Engineering Department.
6. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
8. An exterior lighting plan including a ground-level light plot shall be subject to approval by the City Planning Department.
9. No signage shall be approved as part of this application.
10. All landscaping shall be planted in accordance with Section 20, A. 7 of the Zoning Ordinance.
11. A performance bond or other construction guarantee shall be posted by the developer for all landscaping and screening improvements required by the Zoning Ordinance subject to approval by the City Engineering Department. 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 Ordinances.

12. The driveway and landscape islands situated on the northern portion of the site shall be modified to provide a defined driveway and access through this portion of the site and to Old Whipp Court subject to approval by the City Engineer.

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 must approved the following:

- a. The flat roof portion of the building;
- b. The number and combination of building materials and colors proposed including the brown/beige and tan colored brick on one-half (½) of the building, plum colored composite panels on the other half, aluminum trim and glass storefront.

Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Mr. Gammell returned to the meeting at this time.

Centerville Mill - Record Plan

Mr. Feverston reviewed the Record Plan submitted for Centerville Mill located at 7845 Cloy Road. The zoning on the 5.104 acres properties is Light Industrial, I-1. The request is to consolidate two (2) existing lots into one (1) lot. The owner of the property, Mr. Will Wilson, has purchased a property located on Compark Road he wishes to combine with his existing Centerville Mill property. Mr. Feverston stated there is a sanitary sewer easement where the current lot lines exist of which the property owner is aware.

Staff recommended approval of the Record Plan as submitted.

Mr. Durham asked why the property owner is requesting to replat these lots.

Mr. Brad Judge, representing the property owner, stated Mr. Wilson will purchase the property on Compark Road for an additional storage facility for their ongoing operation. Mr. Judge stated it is his understanding the purpose of consolidating the lots is to reduce the number of tax duplicates and it is also a condition of the purchase to do so.

Mr. Durham stated he questioned the purpose of the Record Plan because creating one (1) lot will establish a property with two (2) frontages on different streets.

Mr. Feverston stated the City will actually have more control with the overall property in terms of the zoning requirements for any change of development on the property.

MOTION: Mr. Durham moved to recommend approval of the Record Plan for Centerville Mill to Council as requested. Mr. Brunner seconded the motion. The motion was approved unanimously 6-0

Bob Ross Hummer - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted for Bob Ross Hummer to construct a drive through display canopy to the existing Bob Ross GMC Truck Facility located at 85 Loop Road. In addition, the applicant is requesting a renovation of the existing concrete block building. The zoning on the property is Business Planned Development, B-PD.

The canopy will be installed over an arched roof on the north elevation, but the existing entryway will not be changed. The building will be painted with a pallet of colors including whites, grays and slate.

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

1. The Planning Commission shall approve the architectural design of the proposed building canopy 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 curvilinear roof style.

Mr. Durham asked staff's opinion as to the compatibility of the proposal to the surrounding buildings on Loop Road.

Mr. Feverston stated the building has similar architectural features as those of the Saab dealership and with the eclectic style of buildings on Loop Road, this is the only place it would be compatible.

Ms. Wendy Morgan Elliott, LJB Architects representing the applicant, stated the design is specific in branding the facility and modifications have been made with the Hummer people to make the building meet the standards of the City. The canopy will have a standing seam metal gray roof and the building will be painted over the existing EIFS siding material. The new columns to support the canopy will be a light color stone veneer material.

Mr. Durham asked if the Planning Commission had any authority to require 4-sided architecture on a building modification project.

Mr. Feverston stated the authority of the Planning Commission would only pertain to the areas to be modified on the building.

Mr. Durham stated although this particular building will not have any visual impact to the area from the south elevation, this an issue that should be implemented into the new Unified Development Ordinance (UDO) for future projects. He stated the request by Hummer is a good design and will fit well in the area.

Mr. Gammell agreed the loophole of requiring 4-sided architecture to existing buildings being modified should be addressed in the new UDO.

Mr. Clark stated the elevations and rendering submitted were not the same and asked which one reflected the correct proposal.

Ms. Morgan Elliott stated the architecture will be similar to the rendering with the columns as shown and a slight relocation to the canopy will be necessary.

MOTION: Mr. Durham moved to approve the Planning Commission Special Approval application submitted for Bob Ross Hummer, 85 Loop Road, subject to the following condition:

1. The color rendering labeled "Exterior Prospective" is the architecture approved for the project.

The Planning Commission approved the architectural design of the proposed building canopy 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 curvilinear roof style.

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

COMMUNICATIONS

Mr. Feverston stated a draft ordinance from the Property Review Task Force had been prepared to be incorporated in the Zoning Ordinance and was made available to the Planning Commission at this meeting to be set for public hearing at a future meeting.

The members agreed to discuss the draft ordinance in a Work Session to be held prior to the regular meeting on November 27, 2007, with the members of the Property Maintenance Task Force.

Mr. Briggs stated he would not be in attendance at the November 27, 2007, meeting.

Mr. Clark thanked Mrs. Meininger for her years of service to the City in role of Planning Commissioner and a member of the Create The Vision Task Force. She has elected not to be reappointed due to family responsibilities.

The members agreed that given the number of changes expected to be made to the Cornerstone of Centerville/North Parcel project based on the discussion during the site inspection, they wanted to give the applicant's adequate time to consider all the elements needed to be incorporated into the plan. It was, therefore, their decision not to scheduled a November 13th work session.

There being no further business, the meeting was adjourned.



