

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, January 31, 2006

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

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Briggs; Mr. Jim Brunner; Mr. Jeff Gammell; Mr. James Durham; Mrs. Carolyn Meininger. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scott Liberman, Legal Counsel; Mr. Doug Spitler, City Engineer.

Approval of minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of December 13, 2005, as written. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0-1 with Mrs. Meininger abstaining.

NEW BUSINESS

Miami Valley Hospital - Record Plan

Mr. Feverston reviewed the Record Plan submitted for Miami Valley Hospital to be located north of Clyo Road west of Wilmington Pike. The zoning on this 98.032 acre site is Business Planned Development, B-PD. The purpose of the proposed Record Plan is to consolidate the property into a single lot and reserve utility easements for construction of the hospital facility. Public rights-of-way are also established on this plan to provide for the future widening of Wilmington Pike and Clyo Road.

Staff recommended approval of the Record Plan as requested.

Mr. Chris Schaeffer, Mr. Tom McCrate and Ms. Joann Ringer were in attendance representing Miami Valley Hospital.

MOTION: Mr. Briggs moved to recommend approval of the Record Plan for Miami Valley Hospital to Council as submitted. Mrs. Meininger seconded the motion. The motion was approved unanimously 6-0.

The Links at Yankee Trace, Sec. 1-B (Replat) - Record Plan

Mr. Feverston reviewed the Record Plan submitted for the Links at Yankee Trace, Section 1-B, located on the northeast corner of Paragon Road and Legendary Way. The zoning on the property is R-1c, Single-Family Residential. The request is to replat Lots 1-3 into 2 lots to allow for double units rather than triplex units.

Staff recommended to approve the Record Plan subject to the following condition:

1. The original plat that was approved depicted Reserve Area "E" as split into three (3) areas: Area "G" is for the golf cart path, and Areas "E" and "J" are the lawn areas on either side of the cart path. The replat shall depict the split Reserve Area "E" as shown on the previously approved Record Plat for the Links at Yankee Trace.

Mr. Ned Shepard, 586 Legendary Way, asked for clarification on the Reserve Areas configuration.

Mr. Feverston stated the Reserve Areas are to depict those areas as recorded on the original plan.

Mr. Clark asked if the buildings would have side entry garages.

Mr. Jim Kiefer, Great Traditions, stated the buildings will have side entry garages on the lots in question.

MOTION: Mr. Durham moved to recommend approval of the Record Plan (Replat), for The Links at Yankee Trace, Sec. 1-B, to Council subject to the following condition:

1. The original plat that was approved depicted Reserve Area "E" as split into three (3) areas: Area "G" is for the golf cart path, and Areas "E" and "J" are the lawn areas on either side of the cart path. The replat shall depict the split Reserve Area "E" as shown on the previously approved Record Plat for the Links at Yankee Trace.

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

DayAir Credit Union - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted for DayAir Credit Union proposed to be located on Dayton-Lebanon Pike south of Sheehan Road and north of the existing Spa Gallery facility and south of Ritters Frozen Custard. The zoning on the 1.18 acre parcel is B-1, Neighborhood Business which allows the request to construct a 4,000 sq. ft. credit union facility. The preliminary grading plan submitted shows a detention basin located on the south side of the site which will drain through a series of catch basins, the parking lot and ultimately out to the public sewer system. The landscape plan indicates the minimum requirements will be satisfied showing the existing treeline along the west property line will remain.

The proposed all brick building proposes the use of different color and texture of brick material to create the base, body and cap on the structure. The main entry feature is glass with an arched roof over this entry. The proposed architecture plays off features contained on surrounding building designs. The drive-thru feature is located on the west elevation at the rear of the building.

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

1. The northern and western access drives shall be curbed subject to approval by the city Engineering Department.
2. All curbing shall be full depth curbs subject to approval by the City Engineering Department.
3. All sidewalks shall be six and a half (6.5) feet in width where adjacent to parking stalls.
4. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department. A catch basin shall be installed at the intersection of the north private drive and Dayton-Lebanon Pike subject to approval by the City Engineering Department.
5. The final design of the parking lot driveway accessing the north private drive shall be subject to approval by the City Engineering Department. This driveway shall align across from the Ritters Frozen Custard drive and shall not exceed twenty-four (24) feet in width.
6. 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 and curvilinear roof styles as well as the roof color.
7. Roof-mounted mechanical equipment shall be shielded from view to adjacent properties and public rights-of-way subject to approval by the City Planning Department.
8. A final exterior lighting plan shall be subject to approval by the City Planning Department.

Mr. Michael LeValley, architect for the project, stated they agreed with the majority of the recommended staff conditions. He stated they would prefer to have the sidewalks be a five (5) foot width with parking blocks positioned in front of the curbing. The driveway accessing the north private drive can be shifted to align with the Ritters driveway, however, the proposed driveway width is required to allow proper stacking for vehicles entering the drive-thru area. The design of the building is driven by the specific areas in the lobby area providing different services to clients as the credit union will operate unlike a typical bank. The glass on the front of the building provides a break in the mass and the blue metal arched roof feature provides the cap element.

Mr. Durham stated he felt the proposed architecture of the building provides a lot of great elements. The standards in the Zoning Ordinance require architectural design to be compatible with surrounding buildings. The issues of this proposal include the contemporary nature of the overall facade, the arched roof, and the blue standing seam metal roof material. Mr. Durham supported the overall presentation of the building architecture and the arched roof element. The issue of a blue standing seam metal roof material, however, does not fit in with the surrounding residential character of the neighborhood. He stated because of the residential character of the immediate area, the roof color should be a natural color of green or brown.

Mr. Briggs asked the height of the building.

Mr. LeValley stated the overall height is approximately twenty (20) feet.

Mr. Gammell agreed the blue roof color would not be compatible with the area. He stated the building needed to offer additional architectural elements on the south and west elevations.

Mr. Durham suggested false windows on the west elevation to provide some relief.

Mr. LeValley stated they may be able to introduce some high window openings to provide natural light to enter the building.

Mr. Gammell asked if there is a possibility of wrapping the glass around the building where the employee workroom is located on the south elevation.

Mr. LeValley stated it would be possible to create a similar design.

Mr. Briggs stated he did not object to the proposed roof color and would support it.

Mr. Brunner stated he would prefer the building have a pitched roof to be more traditional in character with the rest of the corridor in that area.

Mrs. Meininger stated she thought the proposed building was a beautiful piece of architecture, however, was uncertain about the blue roof color.

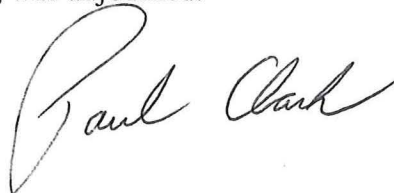
Mr. Bill Burke, Vice-President of DayAir Credit Union, stated he felt the review process was very interesting and looks forward to locating in Centerville. He stated they would like to leave the issue of the driveway width open and work with staff to make it acceptable.

MOTION: Mr. Durham moved to approve the Planning Commission Special Approval application submitted for DayAir Credit Union to be located on Dayton-Lebanon Pike subject to the following conditions:

1. The northern and western access drives shall be curbed subject to approval by the city Engineering Department.
2. All curbing shall be full depth curbs subject to approval by the City Engineering Department.
3. All sidewalks shall be approved by the Planning Department and Engineering Department.
4. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department. A catch basin shall be installed at the intersection of the north private drive and Dayton-Lebanon Pike subject to approval by the City Engineering Department.
5. The final design of the parking lot driveway accessing the north private drive shall be subject to approval by the City Engineering Department.
6. 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. The roof color is subject to approval by the Planning Department.
7. Roof-mounted mechanical equipment shall be shielded from view to adjacent properties and public rights-of-way subject to approval by the City Planning Department.
8. A final exterior lighting plan shall be subject to approval by the City Planning Department.
9. Additional windows shall be placed in various locations on the building including the northwest corner, the south facade in the employee lounge, and the south facade in the workroom, and backstage area on the west elevation, subject to approval by the City Planning Department.

Mr. Gammell seconded the motion. The motion was approved 5-1 with Mr. Brunner voting no.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "Paul Clark".

