

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, March 28, 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; and Mrs. Carolyn Meininger. Absent: Mr. Jim Durham. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scot Liberman, City Attorney; Mr. Doug Spitler, City Engineer.

Excuse Absent Members:

MOTION: Mr. Brunner moved to excuse Mr. Durham from the meeting. Mr. Briggs seconded the motion. The motion was approved unanimously 5-0.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of February 28, 2006, as written. Mr. Brunner seconded the motion. The motion was approved unanimously 4-0-1 with Mr. Gammell abstaining.

PUBLIC HEARINGS - BOARD OF ZONING APPEALS

Centerville City Schools (Centerville High School) - Variance of Building Height

Mr. Feverston reviewed the Variance application for Centerville City Schools requesting a building height variance for Centerville High School, 500 East Franklin Street. The zoning on the sixty (60) acre parcel is R-1d, Single-Family Residential, which allows a school as a permitted use. The specific request is to permit a building height of fifty-two (52) feet rather than the forty-five (45) feet maximum building height standard in the Zoning Ordinance.

The applicant has demonstrated in their application that there exist practical difficulties with the current height regulations imposed by the Zoning Ordinance that would deprive the applicant reasonable use of the property. Mr. Feverston stated the school building, after improvements, would remain several hundred feet from adjoining properties.

Staff recommended approval of the Variance application as requested.

Mr. Clark opened the public hearing.

Mr. William Hollenkamp, Levin-Porter Associates and representing the applicant, was present to answer any questions of the Planning Commission members concerning the Variance request.

There being no other speakers, Mr. Clark closed the public hearing.

MOTION: Mr. Gammell moved to approve the Variance application submitted by Centerville City Schools, for Centerville High School, 500 East Franklin Street, requesting a building height of fifty-two (52) feet. Mrs. Meininger seconded the motion. The motion was approved unanimously 5-0.

PUBLIC HEARINGS - PLANNING COMMISSION

Yankee Trace Development Corporation - Rezoning from Washington Township Agriculture, WT-A to Centerville R-1c, Single-Family Residential

Mr. Feverston reviewed the Rezoning application submitted by Yankee Trace Development Corporation for a 1.214 acre parcel of vacant land located south of Shawnee Trail and west of Sheehan Road. This property was annexed to the City in order to be incorporated into the Yankee Trace Golf Community. The current zoning on the property is Washington Township Agriculture and the proposed zoning is Centerville R-1c, Single-Family Residential

Staff recommended the rezoning of the property to R-1c, Single-Family Residential, be approved based on its consistency with the Centerville Comprehensive Plan.

Mr. Clark opened the public hearing. There being no speakers, Mr. Clark closed the public hearing.

MOTION: Mr. Briggs moved to recommend approval of the Rezoning application submitted by Yankee Trace Development Corporation for a 1.214 acre parcel of vacant land located south of Shawnee Trail and west of Sheehan Road from Washington Township Agriculture to Centerville R-1c, Single-Family Residential, to Council. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

JDL Castle Corporation - Planning Commission Special Approval (Minor Modification)

Mr. Feverston reviewed the Planning Commission Special Approval application submitted by the JDL Castle Corporation requesting a Minor Modification to the approved plan for the Federal Bureau of Investigation office building to be located on the west side of Clio Road at Millerton Drive. The specific request is to eliminate the parking garage and construct a single-story office building. The zoning on the 3.6 acre property is a combination of Light Industrial, I-1, and Industrial Planned Development, I-PD.

The building will be shifted back further on the site and relocating the lower level employee parking to the back edge of the property and the visitor parking along Clio Road, and eliminating the southernmost curb cut. Window bars are a requirement of federal buildings and, therefore, will be an element incorporated into the window design.

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

1. The applicant shall provide four (4) additional parking spaces on the site subject to approval by the City Planning Department.
2. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
3. Fire hydrants shall be located within four hundred (400) feet of all designated building access points as measured along actual fire apparatus routes of travel.
4. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
5. A detailed exterior lighting plan shall be subject to approval by the City Planning Department.
6. The design of the security fence shall be subject to approval by the City Planning Department.

Mrs. Meininger stated she thought the elimination of parking along the street was something the City was trying to promote in Create the Vision.

Mr. Feverston stated the Zoning Ordinance permits front yard parking and requires ten (10) feet as a minimum parking and paving setback from the Clyo Road at this time and, therefore, rear parking cannot be required.

Mr. Liberman stated the Create the Vision Comprehensive Plan is a guideline to design standards to address the specific requirements desired in an Ordinance. Until those standards are in place, the City cannot require anything other than existing standards and requirements.

Mr. Chris Schaffer, Schaffer Engineering and representing the applicant, stated the Federal Government now emphasizes intruder deterrents and is how all of their sites are designed. The common elements incorporated into one of their site designs is a building setback of a minimum of one hundred (100) feet from the right-of-way, security fencing to surround the employee parking area, and windows within eighteen (18) feet of the ground to have either steel bars spaced six (6) inches apart or other acceptable intruder deterrent method. Mr. Schaffer stated something will be selected that will have an appropriate appearance and not that of a jail facility. The southernmost curb cut has been eliminated as the visitors to the building will be very limited and the employees will not require full access.

Mrs. Meininger suggested adding a condition of approval to require the applicant to submit the window design to staff for their approval.

MOTION: Mrs. Meininger moved to approve the Minor Modification to the Planning Commission Special Approval application submitted by JDL Castle Corporation for a professional office building on Clyo Road subject to the following conditions:

1. The applicant shall provide four (4) additional parking spaces on the site subject to approval by the City Planning Department.
2. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
3. Fire hydrants shall be located within four hundred (400) feet of all designated building access points as measured along actual fire apparatus routes of travel.
4. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
5. A detailed exterior lighting plan shall be subject to approval by the City Planning Department.
6. The design of the security fence shall be subject to approval by the City Planning Department.
7. The final window design shall be approved by the City Planning Department.

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

Centerville City Schools (Centerville High School) - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted by Centerville City Schools for Centerville High School, 500 East Franklin Street, for a 74,351 sq. ft. expansion to the 395,993 sq. ft. existing building. The zoning on the 59.9 acre parcel is R-1c, Single-Family, in which a school is a permitted use. The project will be constructed in two (2) phases, the first to be an academic addition and the second, an auditorium addition.

A new front entrance will be created as part of Phase 1 as well as modifications to provide front pavilions. Phase 2 will include modifications to the parking area at the rear of the building as the auditorium is constructed. Building materials will be used that common to the existing school structure. The proposed metal panels to be used are designed to emulate a stone surface and a glass facade on the main entrance to the auditorium will be used.

The current detention basin is located on the south edge of the western parking field will be paved over for the expansion of the parking area to maintain the same number of parking spaces for the facility. The detention basin will be relocated to the southeast corner of the site.

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

1. The final design of all parking areas and landscape islands shall be subject to approval by the City Engineering Department.
2. Landscape islands shall be installed along the southern edge of the student parking areas subject to approval by the City Engineering Department.
3. The landscape areas that separate the parking lots from the east and west drives shall have a minimum width of five (5) feet from back to back of each curb subject to approval by the City Engineering Department.
4. A final grading and stormwater drainage plan shall be subject to approval by the city Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
5. The Planning Commission shall approval the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and are visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the use of flat roofs, and the use of metal panels as a siding material.
6. A final exterior lighting plan shall be subject to approval by the City Planning Department.

Mr. Clark commented the existing school building is constructed with a flat roof.

Mr. William Hollencamp, Levin Porter Associates, stated the plans have been revised to meet the staff recommendation. He stated the metal panel is to be used on the upper portion of the auditorium portion of the building so denting will not be an issue.

Ms. Judy Wenzler, 255 East Franklin Street, asked if the removal of the existing landscaping in the front of the building will be salvaged as she would be interested in taking some of those plantings if they are available.

Mr. Hollencamp stated some of the landscaping will be salvaged, it will not be possible to save all of it. New landscaping will be installed when construction is complete.

Mrs. Meininger voiced her concern as to being assured the number of parking spaces provided would service the school building in the future.

Dr. Gary Smiga, Superintendent of Centerville City Schools, stated the existing parking area exceeds the requirement and will continue to do so. If parking has to be limited to student drivers according to grade at some point in time, it can be done although it has never been an issue.

MOTION: Mr. Briggs moved to approve the Planning Commission Special Approval application submitted by Centerville City Schools for Centerville High School, 500 East Franklin Street, subject to the following conditions:

1. The final design of all parking areas and landscape islands shall be subject to approval by the City Engineering Department.
2. Landscape islands shall be installed along the southern edge of the student parking areas subject to approval by the City Engineering Department.
3. The landscape areas that separate the parking lots from the east and west drives shall have a minimum width of five (5) feet from back to back of each curb subject to approval by the City Engineering Department.
4. A final grading and stormwater drainage plan shall be subject to approval by the city Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
5. A final exterior lighting plan shall be subject to approval by the City Planning Department.

Further, the Planning Commission approved the architectural design of the proposed building assuring the materials, shape, massing and architectural features create a unified design on the premises and are visually compatible with the surrounding buildings. Specifically, the Planning Commission approved the use of flat roofs and the use of metal panels as a siding material.

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

Centerville City Schools (Kindergarten Village) - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted by Centerville City Schools for Kindergarten Village located at 6450 Marshall Road. The zoning on the 5.87 acre parcel is R-1c, Single-Family Residential, in which a school is a permitted use. The request is to expand the existing 44,645 sq. ft. building with a 16,940 sq. ft. addition.

The ring driveway around the building will be removed and the parking area in the front of the building will be widened to better accommodate bus traffic.

Mr. Feverston stated the west elevation will have the most substantial changes to the building. Wing-type walls will be added to the building to be constructed of an all glass material projecting out from the main building on an angle. He stated the proposed architecture has been designed to resemble the design of the new kindergarten and first grade building to be located on Paragon Road by incorporating some of the same architectural elements into each building.

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

1. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
2. A final exterior lighting plan shall be subject to approval by the City Planner. All exterior fixtures including wall-mounted fixtures shall have down-directed illumination. The proposed wall pack fixtures are prohibited.
3. 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 are visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the use of a flat roof.
4. No sign depicted shall be approved as a part of this application.

Mr. Briggs asked if the glass additions to the building had a base element.

Mr. Clark asked why screening was not required for the rooftop mechanicals.

Mr. Feverston stated staff did not feel a base should be required as part of the addition to a building that did not have a base on the original building as it was not required at that time. Mechanicals were not required to be screened, as well, at the time the original building was constructed.

Mr. Mark Wiseman, Levin Porter Associates, stated the existing building materials will match those used to construct the addition to the school facility. The proposed architecture for this building addition incorporates some of the same elements as those to be used in the construction of the new K-1 building on Paragon Road so there will be no significant difference to label the buildings as "old" versus "new" school buildings.

Mr. Clark stated he was still disturbed with the rooftop mechanicals not being screened and hoped the school district would be a good neighbor and provide some type of visual screen.

MOTION: Mrs. Meininger moved to approve the Planning Commission Special Approval application submitted by Centerville City Schools for Kindergarten Village, 6450 Marshall Road, subject to the following conditions:

1. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
2. A final exterior lighting plan shall be subject to approval by the City Planner. All exterior fixtures including wall-mounted fixtures shall have down-directed illumination. The proposed wall pack fixtures are prohibited.
3. No sign depicted shall be approved as a part of this application.

Further, the Planning Commission approved the architectural design of the proposed building assuring the materials, shape, massing and architectural features create a unified design on the premises and are visually compatible with the surrounding buildings. Specifically, the Planning Commission approved the use of flat roofs and the use of metal panels as a siding material.

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

COMMUNICATIONS

Mr. Feverston stated that no appeal application had been filed concerning The Highlands project approved at the last regular meeting and, therefore, the project would go forward.

There being no further business, the meeting was adjourned.

A handwritten signature in blue ink, appearing to be "John D. ...", is written across the bottom of the page.