

CENTERVILLE PLANNING COMMISSION

Regular Meeting

Tuesday, August 29, 2006

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

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

Motion to Excuse:

MOTION: Mr. Durham moved to excuse Mr. Leonard from the meeting as he gave prior notice to staff. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Special Meeting minutes of August 8, 2006, with the addition of Mr. Scott Liberman, City Attorney, listed as present at that meeting. Mr. Gammell seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

Speedway/SuperAmerica - Variance of Front Yard Setback Requirement/Sign Variance

Mr. Feverston reviewed the Variance application submitted for the Speedway/SuperAmerica facility located at 5495 Wilmington Pike on the northwest corner of Whipp Road and Wilmington Pike. The zoning on the 1.48 acre parcel is B-2, General Business. The two (2) variances requested include a front yard building setback of forty-three and one-half (43.5) feet rather than the required fifty (50) feet; and wall signage to be located on three (3) building frontages rather than the permitted one (1) building frontage. These variances would apply to the proposed canopy structure to replace the existing canopy on the site. A portion of the proposed canopy would be located within the front yard setback requirement and the proposed signage for the canopy is to be located on the west, south, and east sides of the canopy.

Staff has reviewed both the front yard building setback variance and the sign variance requests and found there to be no practical difficulty or hardship associated with the physical layout of the property. The staff recommendation, therefore, to deny both variance requests.

Mr. Clark opened the public hearing.

Mr. Art Collins, Tri-Tech Corporation representing the applicant, stated Speedway has certain corporate identification for their facilities located on a corner lot that they are seeking to implement. He stated the canopy setback was generated from a scenario that currently exists on the site with people parking in front of the building to enter the convenience store even though it is not a designated parking area. This creates a circulation problem and by moving the canopy out further from the building and relocating the dumpsters, parking could be provided in front of the store to allow parking and alleviate the circulation problems.

Mr. Lee Hall, 2591 Old Whipp Court, stated the Speedway Corporation has provided, in accordance with the approval for their facility, an excellent screen to the adjoining residential area. He stated that staff had already pointed out there is no practical difficulty to warrant a variance. He stated the potential of another gas station locating on the northeast corner of Wilmington Pike and Whipp Road is possible and felt the zoning standards should be maintained. The existing facility is well maintained and has continued a very nice appearance for the surrounding properties. He requested Planning Commission deny the variance requests.

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

Mr. Durham and Mr. Gammell agreed there was no basis for either of the variances.

MOTION: Mr. Durham moved to approve the Variance request for a front yard building setback requirement submitted for Speedway/SuperAmerica, 5496 Wilmington Pike. Mr. Brunner seconded the motion. The motion was denied unanimously 0-6.

MOTION: Mr. Durham moved to approve the Variance request for multiple sign locations submitted for Speedway/SuperAmerica, 5496 Wilmington Pike. Mr. Brunner seconded the motion. The motion was denied unanimously 0-6.

#### NEW BUSINESS

##### Speedway/SuperAmerica - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted by the Tri-Tech Corporation for Speedway/SuperAmerica located at 5496 Wilmington Pike. The zoning on the 1.48 acre parcel is B-2, General Business. The request is to replace the existing canopy, cooler addition to the building, and the relocation of the dumpster enclosure.

The proposed canopy will have a false mansard roof and brick columns to match that used on the existing building. The height of the proposed canopy will be 17 feet, 9 inches which is 2 feet, 6 inches higher than the existing canopy. Staff's main concern is the proposed lighting underneath the canopy structure as it is two (2) to four (4) times what the City permits for this kind of facility. The light levels are estimated to be over fifty (50) foot candles under the canopy. Staff recommends that no hot spot exceeds twenty-five (25) foot candles.

Mr. Feverston stated that Mr. Durham pointed out to staff that a pitched roof must be added to the cooler addition to make it compatible to the existing architecture of the existing building.

Mr. Feverston stated that on the south edge of the parking lot a portion of the grass lawn will be removed in one (1) of the three (3) detention areas on the site. The City Engineer wants assurance that the removal of that lawn area will not affect the detention capacity on the overall site.

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

1. Should the Planning Commission deny the requested building setback variance, the applicant shall submit a revised site plan detailing how the proposed canopy is placed on the site subject to approval by the Planning Department.
2. The brick canopy columns, cooler addition, and dumpster enclosure shall match the architectural details of the existing building subject to approval by the City Planning Department. Specifically, the brick soldier course bands shall be replicated on all new wall faces and canopy columns. A roof shall be constructed on the cooler addition which replicates the roof on the existing convenience store facility.
3. The final design of the canopy shall be subject to approval by the city Planning Department. Specifically, the proposed canopy fascia shall match the brown fascia of the existing building s well as provide an architectural cap as required by the Zoning Ordinance.
4. All curbing shall be full depth curbs subject to approval by the City Engineering Department.
5. The proposed bollards at the telephone station shall be removed.
6. A final grading and stormwater drainage plan showing drainage calculations shall be subject to approval by the City Engineering Department to demonstrate that the volume of the existing detention basins are maintained.
7. A revised exterior lighting plan shall be subject to approval by the City Planning Department. The proposed light fixtures for the canopy are unacceptable as they create excessive glare off premises and the lamps produce excessive light on the site.

Mr. Durham stated that he felt the Planning Commission should review a revised site plan showing the placement of the canopy as well as the architectural design of the cooler addition.

Mr. Art Collins, Tri-Tech Corporation representing the applicant, stated a revised plan was in the process of being generated to address the conditions outlines in the staff recommendation. He submitted a concept of that revised plan to the members for their input. He stated that by rotating the canopy and gas dispensers to align with the building the front yard setback requirement could be maintained and some parking still provided in front of the building.

Mr. Durham asked why the canopy had to be increased in height.

Mr. Collins stated the height standard throughout the country had been increased based on overall situations, however, he felt the height for this location could be modified.

Mr. Durham stated this facility abuts residential zoning and the Speedway corporate offices has been very sensitive to provide screening and excellent maintenance of the screening to address the concerns of the neighbors. He stated that to continue to protect the neighbors from the impact of the facility, the height of the canopy should be the lowest height possible addressing the safety factors needed to accommodate the vehicles it services.

When asked by Mr. Clark, Mr. Collins agreed to table the Special Approval application until a revised plan is available for the members to consider.

MOTION: Mr. Durham moved to table the Planning Commission Special Approval application submitted for Speedway/SuperAmerica located at 5496 Wilmington Pike. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

