

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, November 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; Mrs. Carolyn Meininger; Mr. Mark Leonard; Mr. Jim Durham.. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scott Liberman, City Attorney.

Approval of Minutes:

MOTION: Mr. Gammell moved to approve the Planning Commission minutes of the October 24, 2006, with the following change:

On Page 2, 1st sentence should read "Mr. Feverston stated there had been no variances concerning a side yard setback variance for this type of project in the Pelbrook Farm neighborhood."

Mr. Brunner seconded the motion. The motion was approved 6-0-1 with Mr. Durham abstaining.

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of the October 24, 2006, Work Session, as written. Mr. Brunner seconded the motion. The motion was approved 6-0-1 with Mr. Durham abstaining.

PUBLIC HEARINGS

An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio to Make It Applicable To The Area Of Sugarcreek Township Annexed To The City.

Mr. Liberman explained the amendment to the Zoning Ordinance simply made three (3) changes to the text of the document to include referencing Greene County along with Montgomery County now that annexation of land to the City located in Greene County has become effective.

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

MOTION: Mr. Durham moved to recommend approval of the Ordinance Amending the Zoning Ordinance making it applicable to the area of Sugarcreek Township annexed to the City of Centerville to Council. Mr. Briggs seconded the motion. The motion was approved unanimously 7-0.

NEW BUSINESSSessler Medical - Record Plan

Mr. Feverston reviewed the Record Plan submitted by Sessler Medical which is seeking consolidation of two (2) lots into one (1) single lot located on Centerville Business Parkway north of Clio Road. The zoning on the 1.1412 acres of land is Industrial Planned Development, I-PD. The purpose of the request is to construct a medical office on the site.

Staff recommended approval of the Record Plan as requested.

MOTION: Mr. Durham moved to recommend approval of the Record Plan for Sessler Medical creating one (1) lot to City Council. Mr. Briggs seconded the motion. The motion was approved unanimously 7-0.

Sessler Medical - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted by Sessler Medical seeking approval to construct an 8,200 sq. ft. medical office building at 6627 Centerville Business Parkway. The zoning on the 1.1412 acre parcel is Industrial Planned Development, I-PD. There is an existing treeline that separates this parcel from the adjacent Steeplechase Apartment complex located to the west.

The proposed elevations satisfy the minimum requirements for the architectural design of the building. The building will be of brick construction with a pitched roof that has louvers facing the roadway. Concrete banding is featured through the building with the exception of the west elevation. Staff recommends that the banding be extended from the south elevation around the west elevation to make the design uniform. The east and west elevations provide offsets to break up the building wall mass. Parking has been located along the front of the site with one (1) access point to Centerville Business Parkway.

Stormwater drainage was provided to the entire Centerville Business Park development and this particular project will only require tying into that system. The City Engineer would like a slight modification to be made to the catch basin location to prohibit any water retention on the street surface itself causing safety issues.

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

1. All sidewalks shall be six and a half (6.5) feet in width where adjacent to parking stalls.
2. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations incorporating erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
3. Final design of the access drive shall be subject to the City Engineering Department.

4. 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 base of the building shall continue along the west elevation wall.
5. A final exterior lighting plan shall be subject to approval by the City Planning Department.
6. A final landscaping plan shall be subject to approval by the City Planning Department.

Mr. Durham asked if the banding be required as recommended by staff to be used on the west elevation.

Mr. Feverston stated the additional banding can be required as it provides an element of the four (4) sided architecture and consistency is a requirement in the Zoning Ordinance.

Mr. Jim Alt, architect for the project and representing the applicant, stated they have no objection to the recommended conditions of staff and will provide the extension of the banding as discussed by the Planning Commission.

Mr. Durham stated he felt the building was very well designed and simply wanted to clarify what the Planning Commission could require in terms of architectural features.

Mrs. Meininger asked if the established treeline would remain intact.

Mr. Alt stated there may be some modification to adjust the massing of the scrub growth in order to introduce newer and more formal landscaping between the rear building wall and the edge of the treeline.

Mr. Leonard asked if the requirement of the banding extension should be contained in a separate condition or reflected in Condition #4.

Mr. Feverston stated Condition #4 could simply be modified.

MOTION: Mr. Leonard moved to approve the Planning Commission Special Approval application submitted for Sessler Medical subject to the following conditions:

1. All sidewalks shall be six and a half (6.5) feet in width where adjacent to parking stalls.
2. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations incorporating erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
3. Final design of the access drive shall be subject to the City Engineering Department.

4. All banding on the east, south and north elevations shall be continued on the west elevation to create four (4) sided architecture.
5. A final exterior lighting plan shall be subject to approval by the City Planning Department.
6. A final landscaping plan shall be subject to approval by the City Planning Department.

Specifically, 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. Specifically, the base of the building shall continue along the west elevation wall.

Mr. Briggs seconded the motion. The motion was approved unanimously 7-0.

Study Areas J and K

Mr. Feverston stated the revisions incorporated into Study Areas J and K have been completed with the exception of a conceptual plan or graphics as contained in the other Study Areas within the Comprehensive Plan. Those elements are only described verbally, however, if the members wish it can be incorporated into the amended document.

The members felt conceptual plans and graphics were not necessary as this parcel is expected to develop in the near future. The other Study Areas are considered to develop in a slower time frame.

Mr. Clark stated he would like Study Areas J and K to be placed on the next agenda for formal action to be taken after the members had more time to review the revised documents.

COMMUNICATIONS

Mr. Feverston stated some future agenda items will include Caribou Coffee on South Main Street, Hummer on Loop Road, and a lot split on Westpark Road.

There being no further business, the meeting was adjourned.

