

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, April 26, 2005

Mr. Clark called the work session to order at 7:45 P.M.

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Briggs; Mr. Jeff Gammell; Mr. Joe Weingarten. and Mrs. Carolyn Meininger (where noted). Absent: Mr. James Durham and Mr. Jim Brunner. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scott Liberman, Legal Counsel.

Motion to Excuse:

MOTION: Mr. Weingarten moved to excuse Mr. Durham and Mr. Brunner from the meeting as each gave notice to staff. Mr. Briggs seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes:

MOTION: Mr. Weingarten moved to approve the Planning Commission Regular Meeting minutes of March 29, 2005, as written. Mr. Briggs seconded the motion. The motion was approved 3-0-1 with Mr. Gammell abstaining.

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of April 12, 2005, as written. Mr. Clark seconded the motion. The motion was approved 2-0-2 with Mr. Gammell and Mr. Weingarten abstaining.

MOTION: Mr. Briggs moved to approve the Planning Commission Special Meeting minutes of April 12, 2005, as written. Mr. Clark seconded the motion. The motion was approved 2-0-2 with Mr. Gammell and Mr. Weingarten abstaining.

PUBLIC HEARINGS

An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Amend Section 21, Off-Street Parking And Loading Areas That Apply To The Minimum Number Of Parking Spaces For A Day Care In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code.

Mr. Feverston reviewed the proposed Ordinance which would decrease the number of parking spaces required for day care facilities. At the time Primrose Day Care was reviewed by the Planning Commission, it was determined the City's requirement was excessive. Staff researched the parking requirements of several other cities and determined to use the same standard as that of the City of Toledo which is "one (1) space per six (6) persons at capacity or one (1) per four hundred (400) square feet, whichever is greater".

Mr. Clark asked if another tenant would occupy that building space at some point in the future, how would the parking be calculated.

Mr. Feverston stated the proposed requirement for day care facilities is basically the same as those for office uses and should not create any problem in reuse of properties.

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

MOTION: Mr. Weingarten moved to recommend approval of the Zoning Ordinance Amendment concerning Parking Requirements for Day Care Facilities to Council. Mr. Briggs seconded the motion. The motion was approved unanimously 4-0.

UNFINISHED BUSINESS

Tim Horton's Restaurant - Consideration of Architectural Elevations

Mr. Feverston stated this project was approved as part of a larger project previously approved for Morris Furniture located south of Whipp Road and west of Wilmington Pike. The zoning on the property is Business Planned Development, B-PD, on which a restaurant is a permitted use. The Planning Commission approved the site plan for this project with various conditions, one of which was submittal of the proposed building elevations. The applicant is seeking approval of these building elevations as a result of the condition of the Special Approval application that building elevations must be specifically approved by the Planning Commission.

The building will be constructed primarily of a brick material with a soldier course banding to help delineate the base, a EIFS cap that extends around three (3) sides of the building, and the rear portion of the building includes a stainless steel cooler.

Mr. Feverston reviewed a building elevation used for a Tim Horton's Restaurant in Troy, Ohio, pointing out the use of EIFS on the parapet of that building did not extend on all sides which better meets the City's requirements for architectural design.

Staff recommended approval of the architectural elevations subject to the following conditions:

1. The Planning Commission must specifically approve the flat roof.
2. The EIFS banding and parapet shall be modified to reflect the design of the Troy, Ohio store as depicted in the photograph attached to this recommendation subject to approval by the Planning Department.
3. The cooler shall be faced with brick to match the building subject to approval by the Planning Department.

4. All roof top mechanicals shall be screened from view subject to approval by the Planning Department.

Mr. Weingarten stated he was concerned about using just the word "screened" from view because screening could be a chain link fence with a venetian blind material behind it. He felt the condition should contain language that would be more forceful to require a complete visual block of the roof mechanicals on the structure.

Mr. Feverston stated the language was left somewhat open because screening could simply be raising the parapet or it could be screening the actual pieces of equipment.

Mr. Weingarten stated if only a brick wall is constructed to screen the cooler on the back wall, the building will not have four-sided architecture. He suggested the EIFS be extended to reflect the design used on the front of the building to the rear wall as well.

Mr. Feverston stated some insets could be added to the rear elevation on the brick wall, a lintel or sill to emulate a window, etc., to provide more detail and architectural interest as well.

MOTION: Mr. Weingarten moved to approve the Architectural Elevations for Tim Horton's Restaurant to be located along Wilmington Pike south of Whipp Road subject to the following conditions:

1. The EIFS banding and parapet shall be modified to reflect the design of the Troy, Ohio store as depicted in the photograph attached to this recommendation subject to approval by the Planning Department. EIFS banding and symmetry shall be used on all sides of the building to ensure four-sided architecture.
2. The cooler shall be faced with brick to match the building at a height to completely screen the cooler; a soldier course shall be added at the ground level as well as the top; and a lintel of a matching brick material shall be incorporated into the design on the rear building wall subject to approval by the Planning Department.
3. All roof top mechanicals shall be screened from view subject to approval by the Planning Department.

In addition, the Planning Commission specifically approved the use of a flat roof.

Mr. Briggs seconded the motion. The motion was approved unanimously 4-0.

Mrs. Meininger arrived at this time.

NEW BUSINESSDayton Korean Baptist Church - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted for the Dayton Korean Baptist Church located at 5051 Wilmington Pike. The zoning on the property is R-1c, Single-Family Residential, on which a church is a permitted use. The request is to construct an 11,359 sq. ft. expansion to the existing church and additional parking.

Existing driveway cuts will be utilized although the northernmost curb cut is proposed to be expanded to provide full movement vehicular access. A significant amount of parking will be installed to the rear of the church building with a reconfiguration of parking in the front of the church. Berming will be provided along the side and rear property lines of the church to help screen the church to the adjacent residential properties. A detention basin will be located in the northern portion of the site. In addition to the screening provided by the mounds and trees proposed on the site, a fence is being shown on the site plan which the City will not obligate the applicant to install since the church use is existing.

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

1. The northern access drive shall either be maintained as a one-way entrance or realigned with Brown Road if access is intended to be two-way subject to approval by the City Engineering Department.
2. The west elevation shall incorporate a projection/recess in the wall plane to distribute the overall mass subject to approval by the City Planning Department.
3. The dumpster enclosure shall be brick to match the proposed building addition subject to approval by the City Planning Department.
4. All roof top mechanicals shall be screened from view subject to approval by the Planning Department.
5. 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.
6. A final Landscaping Plan shall be subject to approval by the Planning Department.
7. 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.

8. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
9. A detailed exterior lighting plan shall be subject to approval by the City Planning Department.

Mr. Don Highlander, architect for the project, stated the Church has approximately 160 people attending services and the proposed expansion will not only provide additional space to a growing congregation, but will also provide easier access to persons with limited physical capabilities. He stated the dimension of ninety-eight (98) feet on the west elevation is correct as indicated on the site plan and, therefore, will meet the architectural standards contained in the Zoning Ordinance so projection/recess elements in the building wall will not be necessary.

Mr. Weingarten asked if the mechanicals will be mounted on the roof.

Mr. Highlander stated the mechanicals will be ground mounted, however, screening will be provided to buffer those units.

MOTION: Mr. Weingarten moved to approve the Planning Commission Special Approval application submitted for the Dayton Korean Baptist Church, 5051 Wilmington Pike, subject to the following conditions:

1. The northern access drive shall either be maintained as a one-way entrance or realigned with Brown Road if access is intended to be two-way subject to approval by the City Engineering Department.
2. The west elevation shall incorporate a projection/recess in the wall plane to distribute the overall mass subject to approval by the City Planning Department.
3. The dumpster enclosure shall be brick to match the proposed building addition subject to approval by the City Planning Department.
4. All roof top mechanicals shall be screened from view subject to approval by the Planning Department.
5. 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.
6. A final Landscaping Plan shall be subject to approval by the Planning Department.

7. 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.
8. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
9. A detailed exterior lighting plan shall be subject to approval by the City Planning Department.
10. A perimeter fence shall not be required.

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

JDL Castle - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted by JDL Castle for a Federal professional office building to be located on the west side of Clyo Road at Millerton Drive. The approximate 3.5 acre property is zoned primarily Light Industrial, I-1, with a small portion zoned Industrial Planned Development, I-PD. The applicant is requesting approval to construct a new 18,000 sq. ft. office building on the site. The northern curb cut to the facility will be a right-in/right-out access with employee parking situated on the northern portion of the site. The office building will be a two-story building with a parking garage on the main level and office area on the second level. The southern edge of the site is the visitor and guest parking area. Extensive landscaping is proposed around the entire perimeter of the site with two (2) stormwater detention areas located underground under each of the parking lots. The proposed elevations satisfy all the design guideline requirements contained in the Zoning Ordinance.

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

1. 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 shall be visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the flat roof.
2. The center median in Clyo Road, adjacent to south access drive, shall be modified to allow proper turning maneuvers subject to approval by the City Engineering Department.
3. 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.

4. 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.
5. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
6. A detailed exterior lighting plan shall be subject to approval by the City Planning Department.
7. The design of the security fence shall be subject to approval by the City Planning Department.

Mr. Briggs asked where the mechanicals would be located.

Mr. Brice Sherbourne, representing the applicant, stated the mechanicals will be roof-mounted, however, the parapet will be sufficient enough to screen them from all road elevations.

Mr. Weingarten asked if the Planning Commission had to approve the flat roof.

Mr. Feverston stated a flat roof requires specific approval from the Planning Commission, however, staff had no objection to the flat roof proposed as there are several buildings in the immediate area that have that same roof style.

Mr. Weingarten asked if what was shown on the windows on the first floor were bars.

Mr. Sherbourne stated the garage elevations have a bar element, however, they would be willing to work with staff to adjust those elements and retain the security requirements. He stated it could be possible to use reveals rather than windows in some instances, however, the air circulation necessary could be accomplished on the side and rear elevations to be less objectionable to the surrounding areas. Mr. Sherbourne stated he felt this could be accomplished, but the final acceptance must be given by the Department of Justice. He suggested they provide cut sheet materials that have been pre-approved by the Department of Justice so they could have some clarity on the subject of acceptable materials and design that are very stringent.

Mr. Weingarten suggested locating the bar windows on the rear elevation to avoid their visibility from the street.

Mr. Sherbourne stated he felt that would be acceptable to the Department of Justice. He stated on the Planning Commission's willingness to approving the proposal with that as a condition, he stated he would communicate that immediately. He stated they would be willing to substitute the front elevation showing the openings with the rear elevation which shows them as opaque features that have the appearance of a window penetration, but are not glass.

Mr. Briggs asked what brick and banding colors were being proposed.

Mr. Sherbourne stated they were willing to work with colors that are used currently within the streetscape or other areas of Centerville that the members desired. The panels contain detail in the medallions and some reveal points that are an architectural feature.

MOTION: Mr. Briggs moved to approve the Planning Commission Special Approval application submitted by JDL Castle for a professional building subject the following conditions:

1. 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 shall be visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the flat roof.
2. The center median in Clyo Road, adjacent to south access drive, shall be modified to allow proper turning maneuvers subject to approval by the City Engineering Department.
3. 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.
4. 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.
5. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
6. A detailed exterior lighting plan shall be subject to approval by the City Planning Department.
7. The design of the security fence shall be subject to approval by the City Planning Department.
8. The Planning Department shall approve panels on the six (6) front elevation openings in a design similar to that shown on the rear and both side elevations, and the bar windows are permitted in the rear elevations substituted as the architect and applicant require.

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

There being no further business, the meeting was adjourned.

