

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, December 13, 2005**

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. Absent: 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.

Excuse Absent Members:

MOTION: Mr. Gammell moved to excuse Mrs. Meininger from the meeting as she gave prior notice to staff. 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 November 29, 2005, as written. Mr. Gammell seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of November 29, 2005, as written. Mr. Gammell seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Buckeye Ecocare - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted by Chris Hinkel of Dryden Builders for Buckeye Ecocare, 1851 South Metro Parkway, requesting approval to construct a 4,900 square foot building addition to the south side of the existing structure. The zoning on this 1.94 acre parcel is Industrial Planned Development, I-PD.

As a condition of the original approval for the Buckeye Ecocare facility, screening of the building with pine trees and a berm were required along South Metro Parkway to help shield the back of the building as the front entrance faces I-675. The building materials used on the back of the existing building are a combination of split-face block as a base material and metal siding as the main body material of the building. There is a loading area on the west side of the building. The grass area on the south side of the building will be removed for the building expansion and the driveways will be redesigned to allow better turning maneuvering. The original approved plan for this facility indicated this grass area for a future building expansion. The purpose of the building expansion is to locate the equipment and vehicles in an enclosed structure.

The architecture of the existing building will not change with the expansion. Two (2) additional overhead doors will be situated on the east elevation and one (1) additional door on the west elevation.

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

1. The Planning Commission must approve the architectural design of the building to ensure that the form, massing, materials, and colors are compatible with the surrounding buildings and create a unified design on the premises. Specifically, the Planning Commission must approve the use of metal siding.

Mr. Chris Hinkle, Dryden Builders, stated the proposed building expansion is consistent with the original application previously approved by the Planning Commission. He stated they located the overhead doors on the east and west elevations rather than having them along South Metro Parkway. The existing berm with the mature tree plantings has worked very well. The floor level of the expansion will actually be two (2) feet lower than the existing floor to blend with the existing grade on the asphalt areas, but the roof line will be the same height. One (1) existing wallpack light will be relocated to the south elevation. All materials to be used on the expansion will be consistent with the existing building.

Mr. Briggs asked if the expansion would be used solely for the storage of equipment.

Mr. Mark Grunkemeyer, Buckeye Ecocare, stated the expansion would be used solely for equipment storage.

MOTION: Mr. Briggs moved to approve the Planning Commission Special Approval application for Buckeye Ecocare, 1851 South Metro Parkway, specifically approving the metal siding as well as the architectural design of the building ensuring the form, massing, materials, and colors as compatible with the surrounding buildings creating a unified design on the premises. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

#### COMMUNICATIONS

Mr. Feverston stated staff had been working with Tim Horton's Restaurant on a revised application for a facility to be located along Wilmington Pike on the Morris Furniture site

Staff is also working with John Koverman and the Karras family for development of the 4-plex units to complete the Springbrooke Condominiums project.

Great Traditions expressed their appreciation to the Planning Commission for the work session held in December for The Links at Yankee Trace and hope to have an application submitted for the January, 2006, meeting.

There being no further business, the meeting was adjourned.

