

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, March 9, 2004**

Mr. Clark called the meeting to order at 7:35 P.M.

Attendance: Mr. Paul Clark, Chairman; Mr. James Durham; Mr. Joe Weingarten; Mr. Jim Briggs; Mrs. Carolyn Meininger; Mr. Jim Brunner. Absent: Mr. John Carr. Also present: Mr. Steve Feverston, City Planner.

Approval of minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of February 10, 2004, as written. Mr. Weingarten seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of February 18, 2004, as written. Mr. Weingarten seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Briggs moved to approve the Planning Commission Special Meeting minutes of February 18, 2004, as written. Mr. Weingarten seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Bob Ross Motors - Planning Commission Special Approval

Mr. Feverston stated correspondence had been received from Lockwood, Jones and Beals, engineering firm for the Bob Ross Hummer project, requesting their application be tabled until March 30<sup>th</sup> in order for grading issues to be resolved.

The applicant has waived the time period for review of the project.

MOTION: Mr. Durham moved to table the Planning Commission Special Approval application as requested. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

Centerville Place, Phase 2 - Modification of Building Materials

Mr. Feverston stated correspondence had been received from The Architectural Group, architects for the Centerville Place, Phase 2, project located on South Main Street. They have requested to modify the building materials on the northern tenant space as follows:

1. Brick masonry will be used in lieu of the Arriscraft stone. The brick will match that already used on the North Retail Center in size, shape and texture.
2. The brick used will be a color that has been used previously on the South Retail Center. A second color of brick, used for masonry accents, may also be incorporated into the final design.
3. The door and window locations will remain as originally submitted. The size and shape of the openings will also remain unchanged.
4. The parapet height and detailing will remain unchanged.

When asked for a staff recommendation concerning the proposal, Mr. Feverston stated staff felt the proposal compliments the center and creates a balanced appearance.

Mr. Durham stated the modification is what the Planning Commission wanted originally and felt it was appropriate.

Mr. Clark asked if the awnings would be used on this space as they have been used throughout the center.

Mr. Will Kaly, The Architectural Group, stated the motif will be carried out throughout the remainder of the center although there will be no awning structure used over the entrance door.

The members indicated that based on their comments, staff should approve the modification accordingly.

#### R. T. Dodge Company

Mr. Feverston stated a Planning Commission Special Approval application has been filed for a building addition for the R. T. Dodge Company located at 55 Westpark Road. He stated the proposed building addition is positioned at the rear of the building and will extend in height approximately ten (10) feet above the existing roof line. The building materials proposed are metal and metal panels. The applicant is seeking input from the Planning Commission on this proposal as to if they feel it will fit into the neighborhood and if it would be approved.

Staff recommended to the applicant they stay with building materials that would be compatible with the surrounding buildings constructed primarily of brick with concrete block on the rear wall. The Zoning Ordinance requires a base, body and cap to be compatible with the existing building. Metal is not a siding that has been used in this area of the City.

Mr. Durham agreed this building will be fully visible from Franklin Street and should continue the use of established building materials in the surrounding area.

The members agreed with staff's recommendation that the addition to the building should be brick and concrete block based on its visibility to Franklin Street and residential areas to the west. The use of metal on the addition would be more pronounced with the increase in height to the building.

#### St. Leonard Center

Mr. Feverston stated representatives of St. Leonard Center have been discussing signage options to identify the entire 240 acre site situated on the southeast corner of Centerville Station Road and Clio Road. The development will have three (3) entrances according to the approved master plan. The sign proposal is to replace the existing 4 ft. by 8 ft. entrance sign face and add a changeable copy sign to that structure as well. Additional signage is proposed at the southeast corner of the site and the future entrance across from along Centerville Station Road at Raintree Road. The ordinance allows one (1) ground-mounted sign for the entire project to be 32 sq. ft. per side/64 sq. ft. total sign area with a maximum sign height of 6 ft. Mr. Feverston stated the site has approximately 7,500 feet of frontage along Centerville Station and Clio Roads, and staff felt it was appropriate to allow additional identification signage based on its size. Similarly, the Planning Commission has granted variances for other large parcels for shopping centers and churches.

Mr. Durham stated he would be reluctant to approve any variance for the project until a complete sign package is submitted for review by the Planning Commission. At the time the southeast corner is developed with commercial uses, additional signage will be requested. Further, signage at the Centerville Station Road entrance is not practical as it would be located directly across the street from residential uses. He indicated signage across from residential areas should be directional signs with the Center's logo rather than large identification signs.

Mrs. Meininger stated she would not like ground-mounted sign at the corner of the intersection.

Mr. Weingarten stated Yankee Trace had numerous signs within the development.

Mr. Feverston those signs are permitted to identify the different areas within the overall development.

Mr. Tim Dressman, Director of St. Leonard Center and Steering Committee member, has indicated to staff that since this project is a subject of a Study Area incorporated into the proposed comprehensive plan, they want St. Leonard Center presented with the concept envisioned for this site.



Mr. Durham stated more creative signage could be designed by incorporating the signage into landscaped areas with mounding, etc., and making the signs more residential in character.

The members stated St. Leonard Center should not rush a variance application to the Planning Commission until a complete signage package is considered.

Mr. Feverston stated Appeal applications have been filed for the community/recreation building for Bethany Commons as well as the sign for Uno's Pizzeria. These hearings will be heard by Council on March 15<sup>th</sup>.

The members stated some of the design elements had not been completed as approved by the Planning Commission.

Mr. Feverston stated Zoning Inspection is aware of that issue and is working with the business owner to remedy the omission.

There being no further business, the meeting was adjourned..

*Paul Clark*