

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, March 30, 2004

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

Attendance: Mr. Paul Clark, Chairman; Mr. James Durham; Mr. Joe Weingarten; Mrs. Carolyn Meininger; Mr. Jim Brunner. Absent: Mr. Jim Briggs. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer.

Motion to Excuse:

MOTION: Mr. Weingarten moved to excuse Mr. Briggs from the meeting as he gave written notice to the Planning Department. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

Approval of Minutes:

MOTION: Mr. Weingarten moved to approve the Planning Commission Regular Meeting minutes of March 9, 2004, as written. Mrs. Meininger seconded the motion. The motion was approved unanimously 5-0.

OLD BUSINESS

Bob Ross Motors - Planning Commission Special Approval

MOTION: Mr. Durham moved to remove the Special Approval application for Bob Ross Motors from the table. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

Mr. Feverston reviewed the Special Approval application submitted for Bob Ross Motors, 85 Loop Road, seeking approval to construct a 8,800 sq. ft. auto dealership building. The zoning on the 1.022 acre parcel is Business Planned Development, B-PD, in which a use of this kind is permitted. Twenty-two (22) parking spaces are proposed for this development, 11 on-site spaces and 11 off-site spaces, to satisfy the parking requirement. This site is surrounded by car dealership uses to the east, west and south, and the Epiphany Lutheran Church to the north.

Staff has worked with the applicant over a year on the design of this building. The building includes a flat roof, arched roof, and burnished oversized CMU for the building body. The Planning Commission must specifically approve the use of these materials.

A landscape architect, hired by the applicant, walked the site and determined there are two (2) significant trees along the north property line that are diseased or dead. Replacement trees must be installed for those trees removed in addition to the required amount of landscaping for the project.

A test track will run along the north and east sides of the of the building. The building will be fully suppressed and, therefore, the Fire Department will not require access around the entire building. The dumpster location is positioned on the northwest corner of the property.

Staff recommended to approve the Special Approval application subject to the following conditions:

1. Final grading and stormwater drainage plans 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. No grading work shall occur north of the parking lot retaining wall.
2. A construction phasing schedule shall be submitted subject to approval by the City Engineering Department. The retaining wall shall be constructed either prior to or in conjunction with any backfilling of the site subject to approval by the City Engineering Department.
3. All trees greater than six (6) inches in caliper and located north of the retaining wall shall be maintained on the site and may be credited toward satisfying the landscaping requirements.
4. A performance bond or other construction guarantee shall be posted by the developer for all landscaping improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code or Ordinances.
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 final exterior lighting plan shall be subject to approval by the City Planner.
7. The dumpster shall be screened using materials consistent with proposed building materials subject to approval by the Planning Department.
8. 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 are visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the flat roof, arched roof, and burnished oversized CMU for the building body.
9. The proposed color for the arched roof shall be of a darker color subject to approval by the Planning Department.

10. All roof-mounted mechanical equipment shall be screened subject to approval by the Planning Department.
11. The use of an outdoor speaker system shall be prohibited.
12. Deliveries and waste collection shall be limited to the hours between 8:00 AM and 7:00 PM., Monday through Friday; and, 8:00 AM to 12:00 noon on Saturday.
13. No sign depicted shall be approved as a part of this application.

Ms. Wendy Morgan-Elliott, architect from Lockwood, Jones and Beals, stated the prototype of the Hummer dealership was changed to fit the site and apply the standards of the City. She stated the architecture elements of the project are expressed very well, but do not overpower the vehicles since that is the subject of the sale. The building is setback from Loop Road to allow the vehicle inventory to be situated at the front of the building as well as avoid a layer of rock in that area of the site.

Mr. Rob Taylor, Lockwood, Jones and Beals, stated the test track will be a low speed test track to demonstrate obstacles that can be handled by the Hummer vehicles. The retaining wall on the north end of the site is eighteen (18) feet at its highest point being constructed of a solid pattern. Ivy will be planted to climb the wall and provide a more natural screen. Landscaping will be installed along the north property line as well. Stormwater will drain through underground piping and the discharge will be less than it was in its original state fifty (50) years ago.

Mrs. Meininger asked who would park their vehicles across the street.

Ms. Janell Ross, CEO of Bob Ross Motors, stated employee parking will be at that location.

Mr. Weingarten stated there is a severe dip on the test track and asked how water detention would be affected.

Mr. Taylor stated there is an inverted detention area on the northeast corner of the site that will alleviate any drainage problems in the track area.

Mr. Bob Surdyk, 1124 Green Tree Drive and member of Epiphany Lutheran Church, asked if the hours of operation would be regulated by the City since outdoor church services are held in an area abutting the Hummer site.

Mr. Feverston stated the City does not regulate business hours.

Ms. Morgan Elliott stated in conversations with the Pastor of the Church they have reassured him the dealership would not be open for business on Sundays. Also, the test track will be blocked with inventory vehicles when the dealership is closed.

MOTION: Mr. Weingarten moved to approve the Planning Commission Special Approval application submitted for Bob Ross Motors, 85 Loop Road, subject to the following conditions:

1. Final grading and stormwater drainage plans 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. No grading work shall occur north of the parking lot retaining wall.
2. A construction phasing schedule shall be submitted subject to approval by the City Engineering Department. The retaining wall shall be constructed either prior to or in conjunction with any backfilling of the site subject to approval by the City Engineering Department.
3. All trees greater than six (6) inches in caliper and located north of the retaining wall shall be maintained on the site and may be credited toward satisfying the landscaping requirements.
4. A performance bond or other construction guarantee shall be posted by the developer for all landscaping improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code or Ordinances.
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 final exterior lighting plan shall be subject to approval by the City Planner.
7. The dumpster shall be screened using materials consistent with proposed building materials subject to approval by the Planning Department.
8. The proposed color for the arched roof shall be of a darker color subject to approval by the Planning Department.
9. All roof-mounted mechanical equipment shall be screened subject to approval by the Planning Department.
10. The use of an outdoor speaker system shall be prohibited.
11. Deliveries and waste collection shall be limited to the hours between 8:00 AM and 7:00 PM., Monday through Friday; and, 8:00 AM to 12:00 noon on Saturday.

12. No sign depicted shall be approved as a part of this application.

The flat roof, arched roof, and burnished oversized CMU for the building body were specifically approved.

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

NEW BUSINESS

R. T. Dodge Company - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted by Ferguson Construction for the R. T. Dodge Company located at 55 Westpark Road. The request is to construct a 6,075 sq. ft. building addition on the .921 acre parcel zoned I-1, Light Industrial. The parking requirement of 28 spaces has been satisfied with the proposed 28 parking spaces.

This portion of the City's industrial area was constructed between 1960-1970 of primarily the same building materials which consists of brick buildings with the rear building walls of concrete block. The proposed addition is proposed to be a metal panel exterior. The building will be extend beyond the existing side building walls on the north and south elevations. The building addition will also be higher than the existing building. The north building elevation will have matching brick to the top of the existing building, across the doors on the front of the building and wrapping around the south elevation. The west elevation will be constructed entirely of a metal panel and the metal will be located above the brick wrap on the south elevation of the building.

The building will be fully suppressed, therefore, the Fire Department does not require access around the entire building for fire apparatus. Trailers currently on the site are used primarily for storage and will be removed after construction of the addition is complete.

Mr. Feverston stated there are no other metal buildings on Westpark Road and, therefore, staff did not feel the metal was an appropriate building material. The building is most visible from Franklin Street and it does not have the same architecture theme as used in the adjacent industrial area.

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

1. Final grading and stormwater drainage plans shall be subject to approval by the City Engineering Department.
2. A final screening plan for the western edge of the property shall be subject to approval by the City Planning Department.

3. A final exterior lighting plan shall be subject to approval by the City Planning Department. All proposed wall fixtures shall be down-directed and properly shielded to eliminate glare.
4. The building shall be faced with brick on all four (4) elevations to match the existing building subject to approval by the City Planning Department.
5. A cornice, having a height of at least eight (8) percent approximately two (2) feet, of the overall building height, shall be installed on the top edge of all four (4) building walls subject to approval by the Planning Department.
6. All roof-mounted mechanical equipment shall be screened, subject to approval by the Planning Department.

Mr. Bill Davis, Ferguson Construction, stated the amount of brick material had been increased from 400 sq. ft. in their original design to 1100 sq. ft. on the design submitted for review. The brick was extended on the south elevation at the height of the existing building. He stated they looked at other industrial areas and found their request is not any different than many existing pre-engineered buildings in the City.

Mrs. Meininger asked if cost was the determining factor as to why brick was not proposed by the applicant. She asked if an alternative material could be used rather than metal. She questioned the requirement of appropriate building materials.

Mr. Feverston stated the Zoning Ordinance requires compatible building materials to the immediate area of a proposed development. The approved materials include brick, block or stone.

Mr. Durham stated the architecture of the entire building has to be cohesive. The proposal is not cohesive on the east side with the wood shake material above the front facade.

Mr. Jeff Seaborg, Ferguson Construction, stated cost is certainly a factor. He stated because this is industrially zoned land, it should be expected to contain industrial architecture.

Mr. Durham stated it was his opinion a variance would be required to allow the building to be constructed as proposed since it not cohesive to the surrounding area..

Ms. Jane Versard, consulting architect from The Oregon Group, stated the owner is making improvements to the site in terms of constructing a building addition to remove the storage trailers along the west property line abutting the residential use. Cost to construct the west elevation in brick or block would be significant, but a lot of screening and landscaping can be installed to soften the overall look of the addition.

Mr. Durham stated he did not want to impede the applicant from remaining located in the City, but the issue is that the building must be cohesive to the surrounding area. He stated Ms. Versard made a good point that the removal of the trailers would be a visual improvement as well as the dock doors would no longer exist. He suggested tying the building materials together in appearance by possibly utilizing some of the metal on the front facade rather than the existing wood shake on the mansard style roof.

Mr. Brunner agreed the building materials need to be tied together on the overall building.

Mr. Weingarten stated the building addition should be constructed with the appearance it was an original portion of the building.

Mrs. Meininger stated she agreed the architectural elevations should be revised to reflect the comments of the Planning Commission.

MOTION: Mr. Durham moved to table the Special Approval application for the R. T. Dodge Company, 55 Westpark Road, until a Special Meeting which was scheduled for April 13, 2004. Mrs. Meininger seconded the motion. The motion was approved unanimously 5-0.

Silvercreek Estates, Sec. 6 - Release of Sidewalk Bond

The sidewalk bond for Silvercreek Estates, Sec. 6, was recommended to be released by the City Engineer, as the homes are either complete or under construction.

MOTION: Mr. Weingarten moved to approve the release the sidewalk bond for Silvercreek Estates, Sec. 6, as recommended by the City Engineer. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

Estates of Silvercreek, Sec. 2 - Release of Sidewalk Bond

The sidewalk bond for the Estates of Silvercreek, Sec. 2, was recommended to be released by the City Engineer, as the last home is under construction with the builder being responsible for sidewalk installation.

MOTION: Mr. Weingarten moved to approve the release of the sidewalk bond for the Estates of Silvercreek, Sec. 2, as recommended by the City Engineer. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

There being no further discussion, the meeting was adjourned.

A handwritten signature in cursive script that reads "Paul Clark". The signature is written in dark ink and is located in the bottom right corner of the page.

