

**CENTERVILLE PLANNING COMMISSION**  
**Work Session**  
**Tuesday, April 13, 2004**

Mr. Clark called the meeting to order at 5:10 P.M.

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

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. This project was tabled at the last regular meeting pending revisions to tie in the existing building materials with those to be used on the proposed addition. The site plan remains unchanged from the original application.

The east and south elevations have been revised showing an extension of the brick material across the south elevation. The east elevation removes the existing wood shake shingles on the mansard-style roof and replaces it with the metal panel to be used on the addition.

Staff recommended approval of the revised 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 brick building base shown principally on the south and east building walls shall be added to the west and north building walls subject to approval by the City Planning Department.
5. A cornice, having a height of at least eight (8) percent (approximately 2 feet) of the overall building height, shall be installed on the top edge of all four (4) building walls of the addition subject to approval by the City Planning Department.

6. All roof-mounted mechanical equipment shall be screened, subject to approval by the City Planning Department.

Mr. Brunner asked if the color of the metal changed.

Mr. Bill Davis, Ferguson Construction, stated the metal color now is shell gray rather than white and the brick color will match the existing brick material.

Mr. Durham stated the brick color will most likely be close, however, the existing brick is weathered so there will be a slight color difference.

Mr. Seaborg stated the brick materials will be separated so any color change will not be apparent.

Mr. Durham asked if the doors on Westpark Road could be the same color as the metal building material so there is less contrast.

Ms. Versard stated the doors would have to be painted creating a maintenance problem.

Mr. Davis asked if dark brown doors would be acceptable. He stated an additional improvement to the project is there are no doors located on the west elevation.

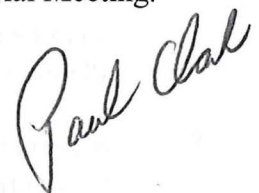
The members agreed dark brown doors would be the best choice of what is available.

Mr. Durham stated he would like to see the building base continued on the west and north elevations.

Mr. Davis stated the grade on the site is such that it would be possible to continue the base at the same height and would essentially be nonexistent at some points on the building. He stated there is concrete curbing that could be continued along those elevations and be painted.

The members agreed the continuation of the base should not be required based on the inconsistency of the height.

There being no further discussion, the Work Session was adjourned to a Special Meeting.

A handwritten signature in cursive script, appearing to read "Paul Clark", is located in the bottom right corner of the page.