

CENTERVILLE PLANNING COMMISSION

Regular Meeting

Tuesday, October 26, 2004

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

Attendance: Mr. Paul Clark, Chairman; Mr. James Durham; Mr. Jim Briggs; Mr. Joe Weingarten; Mrs. Carolyn Meininger; Mr. Jeffrey Gammell. Absent: Mr. Jim Brunner. Also present: Mr. Steve Feverston, City Planner; Mr. Scott Liberman, Legal Counsel.

Motion to Excuse:

MOTION: Mr. Durham moved to excuse Mr. Brunner from the meeting as he gave prior notice to staff of his absence. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

UNFINISHED BUSINESS

Home Occupation Ordinance Amendment

MOTION: Mr. Durham moved to remove the Home Occupation Ordinance Amendment from the table. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

Mr. Feverston gave the members an update of the revisions being considered for the Home Occupation Ordinance. The members made the following suggestions to be considered for inclusion in the ordinance:

1. The number of employees not living at the residence shall be limited to one (1) per day, or a number to be determined by Council. This shall be regulated by defining that specific number as the number of persons engaged in the business operation at any one (1) time.
2. Storage of any hazardous, toxic or combustible materials other than those used for household purposed shall be prohibited.
3. Unfinished basements shall be included as usable space permitted for home occupation.
4. Tutoring as a home occupation shall read as no more than two (2) persons shall receive tutorial instruction at any one (1) time.

MOTION: Mr. Durham moved to table the Home Occupation Ordinance Amendment. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESSSpa Gallery - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted by Construction Managers of Ohio for the Spa Gallery proposed to be located on Dayton-Lebanon Pike immediately north of the existing Goddard School. The zoning on the .979 acre parcel is B-1, Neighborhood Business, and would permit the construction of an 8,000 sq. ft. retail building at this location. Twenty-nine (29) parking spaces are proposed which satisfies the parking requirement of twenty-seven (27) spaces. The building will be primarily of brick construction and a manufactured HardiPlank type siding.

Additional screening will be added to the existing tree line along the west property line which will be preserved. The south end of the building will be possibly used by the Goddard School as they desire more business space. Employee parking and a loading dock will be situated on the west side of the building.

In order to satisfy the safety concerns of the Washington Township Fire Department access was provided on the north side of the parcel. Staff has suggested that drive be eliminated and replaced with a stub to connect to the north parcel when it is developed in the future.

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

1. The southern and western access drives shall be curbed subject to approval by the City Engineering Department.
2. The drive on the northern side of the building shall be eliminated and the building shifted to the north approximately five (5) feet subject to approval by the City Planning Department.
3. The front parking lot driveway shall be extended to the north property line for future connection with the final design subject to approval by the City Engineering Department.
4. The driveway from the rear access road shall be reduced in width and shifted to align with the loading area subject to approval by the City Engineering Department.
5. Fire hydrants shall be located within four hundred (400) feet of all designated building access points subject to approval by the Washington Township Fire Department.
6. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
7. A final exterior lighting plan shall be subject to approval by the City 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 is visually compatible with the surrounding buildings.
9. A final landscaping plan shall be approved by the City Planning Department.
10. A performance bond or other construction guarantee shall be posted by the developer for all landscaping and screening improvements required by the Zoning Ordinance subject to approval by the City Engineering Department. 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.

Mr. Durham stated an access easement would need to be established to require the property owner to the north to allow access through that property.

Mr. Weingarten stated the blank wall on north elevation needs to have some relief and suggested windows or faux windows be required.

Mrs. Meininger asked why staff suggested an alternative site plan.

Mr. Feverston the alternative site plan eliminates much of the asphalt on the site and provides the applicant some flexibility to shift the building on the site.

Mr. Briggs stated he felt increasing traffic volume onto the parcel to the north would not necessarily be a good idea. He stated the original site plan with separate access points would provide the best solution.

MOTION: Mr. Durham moved to approve the Planning Commission Special Approval application submitted for The Spa Gallery, to be located on Dayton-Lebanon Pike, subject to the following conditions:

1. The southern and western access drives shall be curbed subject to approval by the City Engineering Department.
2. The driveway from the rear access road shall be reduced in width and shifted to align with the loading area subject to approval by the City Engineering Department.
3. Fire hydrants shall be located within four hundred (400) feet of all designated building access points subject to approval by the Washington Township Fire Department.
4. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
5. A final exterior lighting plan shall be subject to approval by the City Planning Department.

6. 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 is visually compatible with the surrounding buildings.
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9. The window pattern shall be reversed to install the small windows at the top to create a consistent pattern with the transom.
10. The parking lot be reworked to provide the proper turning radius layout subject to approval by the City Engineer.
11. The horizontal siding located on the gables shall be a durable material that simulates natural cedar.
12. An additional triple window or faux window shall be installed on the section of blank brick wall on the north elevation subject to the approval of the Planning Department.

Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

OTHER BUSINESS

Review of Board of Zoning Appeals Function/Planning Commission Procedure

The members reviewed the issues of rezoning and variance applications, and if review of those applications should be held in a separate meeting from standard applications seeking approval of development plans. The majority of the members felt the Zoning Appeals applications could be held in a separate meeting, however, the Planning Commission would meet directly following. They also directed staff to discuss with Council the idea of having separate meetings of their tasks involving the Board of Zoning Appeals and those of the Planning Commission.

There being no further business, the meeting was adjourned.

Paul Clark