

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, April 8, 2003**

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

Attendance: Mr. James Durham, Chairman; Mr. Patrick Hansford; Mr. Joe Weingarten; Mr. Jim Briggs; Mr. Robert St. Pierre; Mr. Paul Clark (where noted); Mr. Rand Oliver (where noted). Absent: Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner.

Approval of Minutes:

MOTION: Mr. St. Pierre moved to approve the Planning Commission Regular Meeting minutes of March 25, 2003, as written. Mr. Briggs seconded the motion. The motion was approved unanimously 4-0-1 with Mr. Hansford abstaining.

COMMUNICATIONS

Mr. Feverston stated video tapes were available from the Create the Vision Speaker Series featuring Ron Fleming for any interested member wanting to view the program.

The next public Create the Vision meeting will be held on Wednesday, April 23, 2003, at the High School to begin at 7:00 P.M. The purpose of the meeting is to discuss the major goals gathered at the previous public meetings.

Mr. Clark arrived at this time.

A Variance application has been filed for property located on the corner of Park East Court and Centerville Station Road fence height. The public hearing will be held at the next regular meeting.

Voss Dodge - Request of Roof Cap Color

Mr. Feverston explained that Mr. Richard Beatty, representing Voss Dodge, had submitted correspondence this date requesting approval of color for the roof cap on the new body shop located at 90 Loop Road. Last year, at the time of the original approval, earth tone colors were approved for the brick and split face block building materials. The applicant is seeking approval for a slate gray color for the roof cap which will be constructed with a turned metal material.

Mr. Oliver arrived at this time.

Mr. Durham recalled the color selection was to be staff approved and asked Mr. Feverston what staff's choice of color was according to the color chart submitted with the letter of request.

Mr. Feverston stated staff selected the Slate Gray color, however, felt it should be reviewed by the Planning Commission as well.

The members concurred with the selection of Slate Gray for the roof cap color as they considered it an earth tone color.

NEW BUSINESSBossi Investments - Planning Commission Special Approval

Mr. St. Pierre removed himself from the meeting at this time due to a possible conflict of interest.

Mr. Feverston reviewed the Special Approval application submitted by Bossi Investments for property located at 70 Westpark Road. The zoning on the 2.82 acre parcel is I-1, Light Industrial. The request is to construct a 6,308 sq. ft. building addition on the north side of the existing facility and expand the parking area on the east and west sides of the addition. Six (6) parking spaces are required for the addition and the applicant has satisfied the requirement proposing 15 spaces.

There are currently two (2) buildings on the site. The existing building to which the addition is proposed, is constructed entirely of split face concrete block. The applicant is proposing split face concrete block for the base, smooth regular concrete block for the body, and a metal cap for the top of the building. There will be overhead doors on three (3) sides of the addition as well as some man doors.

The front building is constructed of fluted block and brick. The back building is constructed entirely of split face block. The surrounding buildings in the area are constructed of a combination of brick, fluted block, and split face concrete block.

The detention basin at the rear of the property will have to be expanded to accommodate the building expansion on the property.

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

1. The final design of the parking layout shall be subject to approval by the City Engineering Department. A hard surface pavement shall be provided to the rear of the building to accommodate the storage of vehicles and equipment.
2. The Fire Department is recommending a drive or turnaround be provided to the east side of the development to accommodate a fire engine. The final design shall be subject to approval by the City Engineering Department.
3. 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 and the use of smooth-face concrete block for the building body and metal for the building cap.
4. The final building colors shall be subject to approval by the City Planning Department.
5. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.

6. A final lighting plan shall be subject to approval by the City Planning Department.
7. A final landscaping plan shall be subject to approval by the City Planning Department.
8. 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 of Ordinances.

Mr. Ron Bossi, applicant, objected to the requirement for turnaround in the parking lot for emergency equipment stating there is not adequate space to provide one. He stated there are many buildings in the City and Township that do not provide access to the rear of the building. The building architecture in the area is widely mixed and the requirement for building color to be approved by staff should not be a factor since the building is to be the concrete block natural color. Mr. Bossi asked what type of exterior lighting is required since a lighting plan is required. Concerning the landscape requirement, he stated the area along Westpark Road does not have landscaping bordering overhead garage doors.

Mr. Durham stated the parking lot landscaping is a requirement of the Zoning Ordinance. The Planning Commission, in most cases, allows staff to work out the details of specific tree/plant types and areas.

Mr. Feverston stated if exterior lighting is used on the site, the types of fixtures, bulbs, and their locations must be approved by staff. If no lighting is to be installed, the requirement for a lighting plan would not be required.

Mr. Durham stated access to the overhead doors on the addition as well as a turnaround can be accomplished by working with staff. If the decision of staff is not favorable to the applicant, it can be appealed to the Planning Commission.

Mr. Hansford stated he agreed with staff that a hard surface should be required to allow proper access to those overhead doors on the addition. He stated the turnaround requirement should be determined by the City Engineer. He stated the flat roof for the addition is appropriate ; and, further, to maintain the consistency of the building, split face concrete block should be used on the addition in its natural color.

Mr. Durham agreed the building addition should be constructed entirely with split face block to match the existing building.

MOTION: Mr. Hansford moved to approve the Planning Commission Special Approval application submitted by Bossi Investments, for a building addition located at 70 Westpark Road, subject to the following conditions:

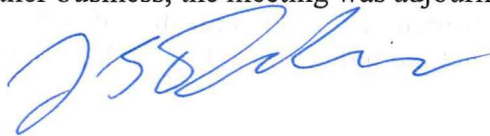
1. The final design of the parking layout shall be subject to approval by the City Engineering Department. A hard surface pavement shall be provided to the rear of the building to accommodate the storage of vehicles and equipment.

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3. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
4. A final lighting plan shall be subject to approval by the City Planning Department.
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6. 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 of Ordinances.

Specifically, the Planning Commission approved the flat roof and the use of split face concrete block, natural in color, for the entire building addition.

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

There being no further business, the meeting was adjourned.

A handwritten signature in blue ink, appearing to be "J. Briggs", is written below the text.