

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, August 12, 2003

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

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

Motion to Excuse:

MOTION: Mr. Weingarten moved to excuse Mr. Durham and Mr. Hansford as each gave notice of their absence prior to the meeting. Mr. Briggs seconded the motion. The motion was approved unanimously 4-0.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of July 29, 2003, as written. Mr. Brunner seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Mr. Feverston stated the ordinances to shift all required internal landscaping in vehicle storage parking areas to the perimeter of the parcel to provide more screening as well as protect vehicles from environmental issues; and, to increase the maximum ground floor area of a building from 5,000 to 10,000 square feet in O-S and B-1 zoning districts, will be the subject of public hearings at the August 26, 2003, Planning Commission meeting.

NEW BUSINESS

Fifth Third Bank - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Fifth Third Bank by Rick Posey of K4 Architecture. The new banking facility is proposed to be located on an outlot of Centerville Place Shopping Center, Phase 2, along South Main Street. The zoning on this 1.203 acre parcel is Business Planned Development, B-PD. The request is to construct a 4,200 square foot bank with four (4) drive-up teller bays and one (1) drive-up ATM. The architectural design meets the minimum design requirements of the Zoning Ordinance and is similar in design to their existing facility immediately south of this future location.

The required 34 parking spaces is satisfied with 35 proposed spaces as is the requirement of 25 stacking spaces, 5 spaces for each teller or ATM window, which is the number proposed.

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

1. The north drive shall align with the car wash drive subject to approval by the City Engineering Department.
2. The access drive west of the property shall be curbed subject to approval by the City Engineering Department.
3. Final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
4. A final exterior lighting plan shall be subject to approval by the City Planning Department.
5. A final landscaping plan shall be approved by the City Planning Department.
6. 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 of Ordinances.
7. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
8. No sign shall be approved as a part of this application.

Mr. Rick Posey, K4 Architecture, stated he had the opportunity to review the staff recommendations and found each acceptable. He stated he had building material samples of brick color and stone, and dimensional roof shingles available should the members want to review what is proposed.

Mr. Clark asked if the realignment of the curb cut along the north property line would result in the loss of a parking space.

Mr. Posey stated shifting the curb cut should result in the loss of one (1) parking space on the east side, but add one (1) parking spaces on the west side.

Mr. Brunner stated with the future development on the outlots remaining in the shopping center, the site layout should address possible traffic congestion created at the access points. He stated the Wendy's restaurant in the shopping center generates a large volume of traffic especially at lunch time when it can affect the traffic flow on South Main Street.

Mr. Hoffman stated the traffic flow into the banking facility will cross over only one (1) lane of traffic rather than two (2) lanes as is the case at the Wendy's restaurant. He stated the type of business proposed for the site in question will have a more even flow of traffic volume rather concentrated times as is the case with fast-food restaurants. He stated the owner of the shopping center does have the ability to paint striping in the entrance drive to separate traffic turning into Wendy's or incoming traffic to the shopping center, however, they have chosen not to do the striping. Mr. Hoffman stated the traffic signal at Spring Valley Road also assists traffic exiting the shopping center to travel north on Main Street.

Mr. Clark asked if this development provided an opportunity to move the proposed building forward to help create the streetscape edge.

Mr. Feverston stated moving the building forward to create a streetscape edge is primarily focused on the downtown area within the Architectural Preservation District (APD). The street edge has been established in this area of South Main Street with greater front yard setbacks and this development is consistent with those setbacks as proposed for this project.

MOTION: Mr. Weingarten moved to approve the Planning Commission Special Approval application submitted for Fifth Third Bank, 925 South Main Street, subject to the following conditions:

1. The north drive shall align with the car wash drive subject to approval by the City Engineering Department.
2. The access drive west of the property shall be curbed subject to approval by the City Engineering Department.
3. Final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
4. A final exterior lighting plan shall be subject to approval by the City Planning Department.
5. A final landscaping plan shall be approved by the City Planning Department.
6. 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 of Ordinances.
7. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.



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

Mr. Brunner seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.