

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, September 30, 2003**

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

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

Excuse Absent Members:

MOTION: Mr. Hansford moved to excuse Mr. Clark from the meeting as he gave prior notice to staff. Mr. Briggs seconded the motion. The motion was approved unanimously 5-0.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of August 26, 2003, as written. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

COMMUNICATIONS

Mr. Feverston introduced Mr. Lee to the members stating he had been hired to fill the Planner I position.

A joint officials meeting of the City and Township will be held on October 1<sup>st</sup> to review the progress of work thus far for the Create the Vision project.

Esther Price Candies will be filing an application for a front yard setback variance to allow construction of a new building at 269 North Main Street. The purpose of the variance is to redefine the streetscape along North Main Street as an entrance into the Architectural Preservation District (APD).

Mr. Durham stated an amendment to the Zoning Ordinance should be considered to allow front yard setbacks in the APD that encourage buildings to be located closer to the street.

Mr. Feverston stated an application for a second swimming pool facility at Yankee Trace will be submitted in the near future. The facility is proposed to be constructed in an established reserve area at the corner of Yankee Trace Drive and Vintage Green Drive and will provide offices for the Homeowners Association and a game room as well as the pool.

RETS is proposing a parking lot expansion to accommodate the increase in student enrollment.

NEW BUSINESSUno Chicago Bar & Grill - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Uno Chicago Bar & Grill to be located at 9496 Dayton-Lebanon Pike (formerly Frisch's Restaurant). The zoning on the 1.9069 acre parcel is B-1, Neighborhood Business.

The proposal includes minor changes to the parking lot including the elimination of the drive-up window, and re-striping of the parking lot. The proposed restaurant/bar requires 101 parking spaces which is satisfied with the 113 spaces shown on the site plan. An expansion in the northwest corner of the parking lot would require additional fill and reconstruction of a retaining wall in that area. The architect has indicated that area would not be changed as indicated on the plan.

The building elevations shown on Sheets A3.0 and A3.1 are the final building design. The parapet on the front building wall will be increased in height for the wall sign and will have a solid back. The color images have been provided to show building color only. The plans shown the existing brick and split-face block will not be painted or otherwise changed. There is a tile band on the upper portion of the building walls that will be painted taupe. The sign area for the proposed wall signs appear to be slightly larger than permitted by ordinance.

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

1. The final layout of the parking lot shall be subject to approval by the City Engineering Department.
2. The parking lot shall not be expanded in the northwest corner.
3. Signs shall not be approved as a part of this application.
4. The proposed fence for the outdoor seating area be constructed flush with the existing columns to provide for a walkway area in front of the building.

Mr. Ted Donnell, Axis Architecture, stated he is in agreement with all the conditions recommended by staff and his company is in the process of revising the site plan to address those conditions.

Mr. Hansford suggested an additional condition be placed in the motion that the building elevations be approved are those depicted on Sheets A3.0 and A3.1.

MOTION: Mr. Hansford moved to approve the Special Approval application submitted for Uno's Chicago Bar & Grill subject to the following conditions:

1. The final layout of the parking lot shall be subject to approval by the City Engineering Department.
2. The parking lot shall not be expanded in the northwest corner.
3. Signs shall not be approved as a part of this application.
4. The final layout and location of the metal fencing enclosing the exterior dining area be subject to approval by the City Planning Department.
5. The building elevations being approved for this application are the elevations depicted on Sheets A3.0 and A3.1.

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

There being no further business, the meeting was adjourned.

*Paul Clark*

