

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, October 28, 2003

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

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

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of September 30, 2003, as written. Mr. Weingarten seconded the motion. The motion was approved 4-0-1 with Mr. Clark abstaining.

PUBLIC HEARINGS

Esther Price Candies - Variance of Front Yard Building Setback

Mr. Feverston reviewed the Variance application submitted by Jim Day, owner of Esther Price Candies, requesting a variance of the front yard building setback for property located at 269 North Main Street. The 1.022 acre parcel is located in the Architectural Preservation District (APD). The proposal is to construct a new building with twenty (20) feet of front yard setback and the requirement, in this, is sixty (60) feet.

Mr. Feverston explained front yard building setback in the APD is determined by averaging the existing front yard of the closest lot occupied by a principal building on each side of that lot. The front yards of building vary throughout the APD. The intent is to locate both new buildings and additions to existing buildings in a manner than is an average setback to the buildings adjacent to it and maintain the overall character of that portion of the APD as outlined in the Design Review Criteria.

The following points were included in the staff analysis:

1. The property is currently undeveloped. The small residence (converted in an engraving and trophy shop in the 1980's) that stood on this property was demolished in August of 2003.
2. There re moderate to severe slopes 11% to 21% on the rear one-third of the property as well as along the northern property line having slopes as great as 60%.

3. The most developable portion of the site for a building is the flat area towards North Main Street and within the required building setback.
4. Off-street parking is permitted only in the rear yard of a business in the APD.
5. The combination of building setback, slope limitations, and parking location creates practical difficulties on this property for reasonable use of this property.
6. The requested building setback is the minimum setback necessary to reasonably develop this property.
7. Recently, the City Council, Planning and Comprehensive Plan Steering Committee have independently discussed building setbacks in the APD generally and the Council and Planning Commission have discussed specific properties including the subject property. All discussions have focused on place-making; including the concept of re-establishing the pedestrian scale environment downtown and establishing a street edge throughout the APD and accomplishing this, in part, by shifting the location of buildings toward the street. This sentiment has been that the concept of place-making is a desirable goal and placing buildings closer to the street edge should be encouraged.
8. The Planning Commission has directed the Planning Department to draft an amendment to the Zoning Ordinance that modified the front yard building setback for the purpose of re-establishing the pedestrian scale environment of the downtown and to establish a street edge throughout the APD.

Based on the aforementioned points, staff recommended approval of the Variance request.

Mr. Hansford asked what the setback was for the medical building south of the site in question.

Mr. Feverston stated the setback for the medical building is approximately thirty (30) feet according to the approved plan.

Mr. Clark opened the public hearing.

Mr. Ken Seidl, architect for the project, stated he had done the All-Seal building on West Franklin Street with a setback of twenty (20) feet. At that time, the Planning Commission indicated they would support a variance to move the building forward to re-establish the streetscape. He stated this building being the first building entering the APD from the north would re-establish the streetscape as did All-Seal. Mr. Seidl stated the site has many challenges in terms of topography issues, although the proposal is what they feel is most appropriate for the APD.

There being no other speakers, Mr. Clark closed the public hearing.

Mr. Hansford stated he did not understand how it was determined the setback for this project should be twenty (20) feet. He stated he did not feel there was adequate information given to the members to determine if this is the minimum variance required to develop the site.

Mr. Feverston stated staff referenced what structures were around this site and to move the proposal building as far as possible to re-establish the street edge, but not create a sight distance problem.

Mr. Seidl stated there is a possibility of a vehicular connection from the back of their parking area to properties to the south in order to utilize the traffic signal at Bradstreet Road. If the building is pushed back, the proposed number of parking spaces could not be accomplished to provide any future access connection.

Mr. Hansford asked how many parking spaces were required for the development.

Mr. Seidl stated eighteen (18) spaces were required, however, they are proposing twenty-four (24) to provide the number of spaces necessary based on customer traffic at their other locations.

Mr. Brunner asked what the building setback was on the Graeter's/City Barbeque site.

Mr. Feverston stated the building setback on the northeast corner of Main and Franklin Streets ranges from five (5) to seven (7) feet. He stated that other municipalities seem to use the same averaging concept in determining front yard building setbacks; however, a street edge, in most cases, has already been established.

MOTION: Mr. Weingarten moved to approve the Variance application submitted for Esther Price Candies, 269 North Main Street, as requested. Mr. Briggs seconded the motion. The motion was approved 5-1 with Mr. Hansford voting no.

NEW BUSINESS

Yankee Trace Swim Center - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for the Yankee Trace Swim Center to be located on the southeast corner of Vintage Green Way and Yankee Trace Drive. The zoning on the property is R-1c, Single-Family Residential, and is part of the residential lifestyle community previously approved by City Council. The request is to construct a swimming pool and a community building which would also provide office space for the Homeowners Association. Twenty-five (25) parking spaces are proposed for this facility which satisfies the parking requirement. Mounding and landscaping will be provided to screen the parking area to Yankee Trace Drive. The proposed building fits in well with the residential area as it proposes a 4-sided architecture.

The proposed community recreation area conforms with the Major Use Special Approval Plan approved by Council which stated that as the Yankee Trace Residential Community expands, a need for additional recreational facilities and/or parkland may become necessary for the southeastern portion of the development east of Yankee Street.

The Planning Commission approved the Residential Cluster Development Plan for Parcel 28 in April, 2002, subject to the condition that the subject property (Reserve 28-A) be designated for a recreational facility and the final design of any recreational facility other than parkland or open space shall be subject to approval by the Planning Commission.

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

1. Additional canopy trees and shrubbery shall be planted along the eastern edge of the property to conceal to pool area and parking lot from adjoining neighbors and street subject to approval by the Planning Department.
2. Additional landscaping shall be installed in Reserve Area BT to conceal the driveway entrance to the parking lot subject to approval by the Planning Department.

Mr. Jim Kiefer and Mr. Gary Menchhofer, representing Great Traditions, were present for the review of the project.

Mr. Menchhofer stated the proposal was an improved version of what the developer was required to provide. It is their hope to install the pool shell yet this year. He stated this quality structure will be constructed by Bob Rhoads Construction Company.

MOTION: Mr. Durham moved to approve the Special Approval application submitted by Yankee Trace Development, Inc., to construct a swimming pool and community building on the southeast corner of Vintage Green Way and Yankee Trace Drive subject to the following conditions:

1. Additional canopy trees and shrubbery shall be planted along the eastern edge of the property to conceal to pool area and parking lot from adjoining neighbors and street subject to approval by the Planning Department.
2. Additional landscaping shall be installed in Reserve Area BT to conceal the driveway entrance to the parking lot subject to approval by the Planning Department.

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

The Tile Shop - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for The Tile Company to be located at 261 East Alex-Bell Road adjacent to Bed, Bath & Beyond. The zoning on the property is Business Planned Development, B-PD, which permits the proposed retail use within the shopping center. The request is to remodel and create a new entrance to the existing tenant space. Building colors will be identical to the existing structure.

This proposal also includes minor changes to the landscape bed in front of the building. A portion of the landscape bed would be shifted from in front of the entrance to the left side. There will be no other changes to the sidewalk or parking area. Work has begun on the interior remodeling.

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

1. The base of the proposed dryvit entry and "columns" shall be brick to match those of Bed, Bath & Beyond.
2. The coping as labeled on the plans shall have the same profile as Bed, Bath & Beyond.
3. A profile band in the dryvit shall be created above the glass store front and below the coping to match the design of Bed, Bath & Beyond.

Mr. Leigh Burham, The Tile Shop, stated they would like the dryvit material to be maintained behind the logo on their wall sign although it could be recessed.

Mr. Brunner suggested a pedestrian walk be created in the landscape bed for customers entering the store from the eastern parking area.

MOTION: Mr. Briggs moved to approve the Special Approval application submitted by The Tile Shop, 261 East Alex-Bell Road, subject to the following conditions:

1. The base of the proposed dryvit entry and "columns" shall be brick to match those of Bed, Bath & Beyond.
2. The coping as labeled on the plans shall have the same profile as Bed, Bath & Beyond.
3. A profile band in the dryvit shall be created above the glass store front and below the coping to match the design of Bed, Bath & Beyond.

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

Architectural Preservation District - Revision of Front Yard Setback Requirement

Mr. Lee reviewed an outline prepared by staff concerning the front yard setback requirements in the Architectural Preservation District (APD). This is an issue the Planning Commission directed staff to research based on the proposal to re-establish the streetscape in the APD suggested by the Steering Committee members of the joint Comprehensive Plan for the City and Township.

Mr. Weingarten stated historical structures would not be altered in terms of their setbacks and any redevelopment should be compatible in terms of re-establishing the streetscape. He requested staff prepare a map showing the existing front yard building setbacks of all buildings within the APD.

After discussion, the members requested staff to review the front yard setbacks throughout the APD to determine the various front yard setbacks.

Election of Vice Chairman

MOTION: Mr. Hansford moved to nominate Mr. Briggs as Vice Chairman of the Planning Commission. Mr. Weingarten seconded the motion. The motion was approved unanimously 6-0.

Mr. Briggs stated he felt Mr. Durham was best suited for the position and, respectfully, withdrew his name from consideration.

MOTION: Mr. Briggs moved to appoint Mr. Durham as Vice Chairman of the Planning Commission. Mr. Weingarten seconded the motion. The motion was approved 4-0-2 with Mr. Durham and Mr. Hansford abstaining.

COMMUNICATIONS

Mr. Feverston stated a request had been received from Geotech Engineering for a work session concerning an outlot in Centerville Place Shopping Center to be developed as an Applebee's Restaurant. The purpose of the work session would be to discuss architectural standards and parking requirements for the proposed restaurant.

The members felt staff could meet with Geotech Engineering and give them all the appropriate information for development of the site.

The regular meeting of November 25th was canceled as many of the members will be unavailable due to the Thanksgiving holiday.

There being no further business, the meeting was adjourned.