

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, January 8, 2002

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

Attendance: Mr. James Durham; Chairman; Mr. Patrick Hansford; Mr. Rand Oliver; Mr. Jack Kindler; Mr. James Briggs; Mr. Joseph Weingarten. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer; Mr. Christopher Pozzuto, Economic Development Administrator.

Approval of minutes:

MOTION: Mr. Oliver moved to approve the Planning Commission Meeting minutes of the December 11, 2001, Planning Commission Meeting, as written. Mr. Weingarten seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

Watson's of Cincinnati - Conditional Use/Planning Commission Special Approval

Mr. Feverston reviewed the Conditional Use and Special Approval applications submitted by Watson's of Cincinnati seeking approval of a 65,400 sq. ft. retail store with an outdoor pool display area to be located east of Whipp Road and west of Wilmington Pike. The zoning on the 7.467 acre parcel is Business Planned Development, B-PD, and is part of an overall Master Plan previously approved by City Council.

Mr. Feverston explained the Conditional Use application is required for an outdoor display area and the Special Approval application is required for approval of the site plan.

An entrance driveway to the site will align with Old Whipp Court. This portion of the development site requires 295 parking spaces which is the number of spaces proposed by the applicant. All parking is provided primarily to the northern portion of the site and at the front of the building. The loading dock area is on the south side of the rear portion of the building. A masonry wall will screen this area from properties to the west.

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

1. The Planning Commission shall approve the architectural design of the proposed building to assure the form, massing, and materials create a unified design that is compatible with the surrounding properties. Specifically, the building elevations shall be modified to reflect the following:
 - A. The base of the building shall be clearly distinguishable from the body through at least three (3) of the following changes: color, material, profile or texture.

Mr. Sofer stated the buffer area will remain and additional landscaping will be provided to screen the loading dock area from the properties to the west. He stated they will work with the City to maintain their property to provide a nice appearance to their customers as well as the surrounding area.

When questioned by Mr. Price, Mr. Durham stated the wall screening will be constructed of brick.

Mr. Price asked how the exterior lighting will affect the surrounding properties.

Mr. Feverston stated a lighting plan must be submitted with fixture information and locations to be used on the site. Lighting must not disperse onto other properties and must be down-directed fixtures to avoid any spillage to the surrounding properties.

Mr. Price stated the buffer area is a very important element of this plan as the City is known as the "City of trees".

Mr. Treadon stated they were sympathetic to maintaining the buffer area and that was the intent when moving the building ten (10) feet to the east.

Mr. Durham stated that trees will be marked for preservation prior to the start of any construction on the site.

Mr. Weingarten stated he was concerned with the blue roof color proposed for the building as the color should blend with the surrounding residential community.

Mr. Treadon stated the owner of Watson's is willing to work with the City to provide some earth tone colors for the roof structure.

The members of Planning Commission agreed that Planning staff should review and approve the colors and materials for the building.

MOTION: Mr. Hansford moved to approve the Special Approval application submitted by Watson's of Cincinnati subject to the following conditions:

1. The building elevations shall be modified to reflect the following:
 - A. The base of the building shall be clearly distinguishable from the body through at least three (3) of the following changes: color, material, profile or texture.

- B. The rear (south) elevation shall be modified to contain three-dimensional architectural elements which serve to break up the horizontal emphasis of the building. Such elements shall have a height that exceeds the wall height by a minimum of ten percent (10%). Architectural elements shall be distributed in a manner that limits the length of a continuous wall section of uniform height to one hundred (100) feet.
 - C. Walls greater than fifty (50) feet in length shall be divided into bays through the use of columns, projecting ribs, offsets or reveals.
 - D. All building colors shall be subject to approval by the Planning Department including roof color on the main entrance and on the canopy which is to be an earth tone color.
2. All roof-mounted mechanical equipment shall be screened, subject to approval by the Planning Department.
 3. The final design of the outdoor display area shall be subject to approval by the Planning Department.
 4. The final design of intersection of the service road and the entrance to the rear parking area shall be subject to approval by the City Engineering Department.
 5. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
 6. A final grading and stormwater drainage plan shall be approved by the City Engineering Department.
 7. The final landscaping and screening plan for the entire site including the one hundred (100) foot bufferyard shall be subject to approval by the Planning Department. This plan shall include a minor encroachment into the 100 foot bufferyard for purposes of grading and stormwater drainage. A grading limit shall be established within the buffer yard prior to construction. Any disturbed area within the buffer shall be replanted in accordance with the Landscape, Screening and bufferyard Requirements of the Zoning Ordinance, subject to approval by the Planning Department. The proposed wall screening shall be brick to match the architecture of the building.
 8. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard 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.

9. The final location, design, and screening of the dumpster shall be subject to approval by the Planning Department.
10. A final exterior lighting plan shall be subject to approval by the City Planner.
11. No sign depicted shall be approved as a part of this application.
12. Deliveries shall be restricted to the hours between 8:00 AM and 7:00 PM.

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

UNEFINISHED BUSINESS

Yankee Trace, Parcel 28, - Planning Commission Special Approval

MOTION: Mr. Hansford moved to remove the Special Approval application for Yankee Trace, Parcel 28, from the table. Mr. Kindler seconded the motion. The motion was approved unanimously 6-0.

Mr. Feverston reviewed the Special Approval application submitted by The Erpenbeck Company requesting modification of the approved plan for Yankee Trace, Parcel 28. This modification is specifically to reconfigure some of the road layout on the southeast portion of the parcel and modify some of the driveways on the north portion of the Erpenbeck development. Further, approval of the architecture for the four (4) buildings proposed on the southeast portion of the site is requested as those buildings are two (2) and three (3) unit buildings and are not the same design as the "Pinehurst" model that was approved in the original application. The number of units has been reduced by two (2) units for a total of 74 attached units. Revisions to the architecture for those four (4) buildings include a 12/12 roof pitch, no covered patios on the back of the units, and the center gable of each building is to be constructed of brick, as depicted on the revised elevations revised and received December 27, 2001.

Staff recommended approval of the Special Approval application subject to the fourteen (14) conditions specified in the Planning Commission action taken on May 8, 2001.

Mr. Jeff Mike, architect for The Erpenbeck Company, was present for review of the proposal.

MOTION: Mr. Hansford moved to approve the Planning Commission Special Approval application submitted by The Erpenbeck Company for Yankee Trace, Parcel 28, Residential Cluster Development Plan dated received December 7, 2001, and elevations received December 27, 2001, subject to the following:

1. All fourteen (14) conditions placed on the original Special Approval application approved by the Planning Commission on May 8, 2001, shall apply.

2. The final driveway locations to the individual units shall be approved by City staff.

Mr. Briggs seconded the motion. The motion was approved 5-1 with Mr. Durham voting no.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be "J. B. Durham", is centered on the page below the text.

