

**CENTERVILLE PLANNING COMMISSION
WORK SESSION
Tuesday, February 26, 2002**

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

Attendance: Mr. James Durham, Chairman; Mr. Patrick Hansford; Mr. Rand Oliver; Mr. Joe Weingarten; Mr. James Briggs. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer; Mr. Chris Pozzuto, Economic Development Administrator; Mr. Doug Cline, Councilmember.

There are currently two (2) vacancies on the Planning Commission.

LaRosa's Pizzeria - Concept Plan

Mr. Feverston reviewed the proposal by LaRosa's Pizzeria for a dine-in/carryout restaurant located at the northwest corner of Alex-Bell Road (SR 725) and Loop Road. This portion of the shopping center site is owned by Kimco Realty is directly in front of the space currently occupied by Bed, Bath & Beyond. He stated staff recommended this work session to determine if the retro style building and its materials are acceptable to the Planning Commission.

Mr. Feverston stated that there will be no direct access to Loop Road or Alex-Bell Road and access will be provided through the shopping center. A parking easement will be necessary to obtain five (5) additional parking spaces in the shopping center in order to satisfy the parking requirement. The interior parking landscaping must be increased to 8%, however, an additional parking space could be contained in the easement in order to decrease the number of spaces on the site and replace it with landscaping. The overall layout of the concept plan seems to meet the requirements in the Zoning Ordinance.

The architectural design of the building includes three (3) canopy signs which exceeds the number of wall signs permitted. A stone base is proposed in portions of the building, but not in its entirety. Materials shown including corrugated metal panels and E.I.F.S., as well as a flat roof, is proposed which would have to be specifically approved by the Planning Commission. The main heating and cooling units are to be centered on the building.

Mr. Mike LaRosa, Mr. Kevin Burrell, Eric Daniels, and Mr. Pete Buscani were present for review of the concept plan for LaRosa's.

Mr. LaRosa stated they are a family business that wants to locate in the City and become a part of the neighborhood in the same spirit as his father started the business and the way it continues today.

Mr. Eric Daniels, architect, stated the architectural elements to be used in this location replicated the original LaRosa's on Boudinot Avenue in Cincinnati. He stated the corrugated metal panels could be replaced with wood siding and the E.I.F.S. could be done in brick if those

materials were unacceptable to the members. The use of stucco will be in place of the E.I.F.S. material and the border material at the base of the building can be continued on all elevations of the building.

Mr. Daniels stated they would like to have signage on the north elevation of building to identify the restaurant to those customers already in the shopping center.

The members informed the applicants that a second wall sign has been permitted by variance in exchange for a ground sign on other sites in the City.

Mr. Burrell stated it is very important for them to advertise the different aspects of their restaurant with letters on individual canopies to read "dine-in, carryout or delivery" at each appropriate space on the building.

Mr. Durham stated letters on the canopies would be calculated as signage and could not be located on each elevation of the building without a variance to do so which would most likely not be granted.

Mr. Oliver stated he did not object to the stucco material proposed, but felt that a brick base should be used to provide more durability on that portion of the building that will have more maintenance issues.

Mr. Hansford stated he did not object to the flat roof or the metal panels. The freestanding letters on the canopies could be considered architectural elements rather than signage. The overall building design is entertainment architecture which fits in well with the surrounding uses in the shopping center.

Mr. Durham stated the architecture must blend in with all surrounding areas which has many styles and architectural elements.

Mr. Oliver and Mr. Hansford agreed that the architecture of the residential neighborhood to the south would be hard to consider as it was not considered in the development of the shopping center.

Mr. Durham reminded the members that the shopping center was developed prior to architectural standards being included in the Zoning Ordinance.

Mr. Hansford stated the proposed building has architectural elements which break down the mass of the building to play off the residential scale across the street.

Mr. Durham stated corrugated metal has never been permitted anywhere other than the industrial areas.

Mr. Hansford stated corrugated metal is consistent with the metal roof on the shopping center.

Mr. Oliver stated that the use of corrugated metal mimics the canopy of the shopping center. The use of the metal on the proposed restaurant is an architectural only and not structural in nature, and related to the glass block.

The issue of signage was discussed and the members of Planning Commission felt two (2) wall signs could be permitted so that identification could be seen from the roadway as well as one (1) for identification to the existing shopping center. The applicant was directed to work with staff to meet the standards in the Sign Ordinance with the exception of an exchange a ground sign for a second wall sign.

Mr. Weingarten did not agree with the use of corrugated metal panels as it introduces a new building material that could be used throughout the City and he did not feel it was appropriate other than in industrial areas.

Mr. Briggs felt the corrugated metal was appropriate for the design of this particular building.

The representatives of LaRosa's thanked the members for their input.

Clyo Road Office Park - Minor Amendment

Mr. Feverston reviewed the revised site plan and architectural elevations for the Clyo Road Office Park located on the southwest corner of Alex-Bell Road and Clyo Road. The number of buildings in the development has been reduced from five (5) to seven (7), however, the overall square footage of the buildings will be maintained as originally proposed. The parking area has been simplified and the landscaping has been enhanced. A knee-high wall is to be constructed along the entire perimeter of the property. The design of the buildings will be a Federal, Greek Revival style.

The Planning Commission members felt the revised plan should be considered a major change and, therefore, should go back through the review process. The previous plan had more of a residential feel and the revised plan is more institutional in design.

Mr. Oliver stated he did not feel he could approve the proposed architecture because the Planning Commission promised the residents during the Public Hearing that a residential atmosphere would be maintained on this site and this is no longer the case.

Mr. Hansford stated the O-PD zoning is to create a transition between the zoning classifications and this proposed architecture does not appear to be residential as it was originally approved.

Mr. Durham stated the proposed windows look to be more of a commercial style in nature with a lack of detail as previously approved, however, transition pertains to the use and not the architecture, materials or building footprint.

Mr. Briggs stated the original application indicated that the buildings would be constructed in phases. This new proposal will construct all buildings in one phase. He felt would be another reason to have the application go back through the review process in order to inform the neighborhood in the correct atmosphere.

Mr. Weingarten indicated since the proposal is such a radical change, it should go before the public for their input whether it meets all the standards in the ordinance or not.

The Planning Commission members felt a notice should be sent to those originally notified with a statement giving them an opportunity to look at the plans prior to the meeting.

Mr. Doug Cline, Councilman, was present to introduce himself as Liaison to the Planning Commission. He indicated he would attend regular meetings of the Planning Commission as his scheduled would allow. Mr. Cline is the chairman of the Comprehensive Plan Steering Committee and would be working with issues relevant to Planning Commission's duties.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be "Doug Cline", written in a cursive style.