

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, March 26, 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. Joe Weingarten; Mr. James Briggs. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer; Mr. Chris Pozzuto, Economic Development Administrator.

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

MOTION: Mr. Hansford moved to make the following changes to the minutes of February 26, 2002, Work Session:

Page 2, 7th paragraph should read, "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."

Page 2, 9th paragraph should read, "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."

Page 3, 1st paragraph should read, "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."

Mr. Oliver seconded the motion. The motion was approved 4-1 with Mr. Durham voting no.

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of February 26, 2002, Work Session, as amended. Mr. Hansford seconded the motion. The motion was approved 4-1 with Mr. Durham voting no.

MOTION: Mr. Weingarten moved to approve the Planning Commission minutes of March 12, 2002, Regular Meeting, as written. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

PUBLIC HEARINGS

Franklin Street Baptist Church - Variance of Front Yard Building Setback

Mr. Feverston reviewed the Variance application submitted for Franklin Street Baptist Church, 200 West Franklin Street, requesting a 80 foot front yard building setback, in order to construct an addition to the existing church. The required front yard building setback is 100 feet.

The Planning Department, in analyzing the request, determined the following:

1. In November of 2000, Franklin Street Baptist Church filed a demolition application for the Rufus Pope House, 1 1920's bungalow that was formerly used as a parsonage. The church stated that it was planning a major building expansion and the house was obstructing the proposed parking and traffic circulation layout. The filing of the demolition application triggered the City's Landmark review process.
2. At its December 12, 2002, regular meeting, the Planning Commission concluded that the house formed a visual "edge" along West Franklin Street, thus creating a spatial transition from the commercial strip in Washington Township to Centerville's Architectural Preservation District. The Planning Commission passed a recommendation to the City Council that should the Landmark designation be rejected and the demolition application ultimately approved by Council, alternative ways of establishing the design/scale transition between the non-residential architecture and the residential architecture should be considered. Examples include the placement of an accessory structure such as a pavilion near the street corner, or a landscaping feature incorporating decorative walls and trees, etc. The Planning Commission also stated that it would support a front yard building setback variance to bring the building closer to West Franklin Street.
3. On March 19, 2001, the City Council approved the demolition of the Rufus Pope House as recommended by the Planning Commission.
4. Per the direction given by the Planning Commission, Franklin Street Baptist Church is requesting a variance to pull the new building addition 20 feet closer than the required 100 foot building setback. The proposed building setback would be 80 feet.

Mr. Feverston stated the Rufus Pope House was situated approximately 24 feet back from West Franklin Street and the All Seal building is approximately 30 feet back from West Franklin Street. The requested building setback is an attempt by the applicant to balance the All Seal building the Magsig School which was the intent of the Planning Commission to reestablish the original setback along West Franklin Street.

Staff recommended approval of the Variance application subject to the following condition:

1. The requested Variance shall be limited to the West Franklin Street frontage only.

Mr. Durham opened the public hearing.

Mr. John Cooke, architect representing the applicant, stated he had nothing more to add, but would answer any questions of Planning Commission.

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

Mr. Hansford stated that when All Seal was reviewed, the applicant originally proposed front yard parking. The Planning Commission requested the building be pushed up to the street and the parking be placed in the back of the building and the applicant agreed. The Planning Commission requested the church do the same thing to reestablish the streetscape. This proposal is more of a sea of asphalt and does not hold the street edge.

Mr. Durham stated the proposal does not address the streetscape which would be the basis for granting a front yard setback variance.

MOTION: Mr. Hansford moved to approve the Variance application as requested by Franklin Street Baptist Church for front yard building setback. Mr. Briggs seconded the motion. The motion was denied unanimously 0-5.

Mr. Durham suggested the Special Approval application be tabled until the concerns of Planning Commission could be addressed.

Mr. Cooke agreed to waive the 30-day time period for action on the application.

MOTION: Mr. Briggs moved to table the Planning Commission Special Approval application submitted by Franklin Street Baptist Church, 200 West Franklin Street. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

LaRosa's Pizzeria - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for LaRosa's Pizzeria to be located on the northwest corner of East Alex-Bell Road (SR 725) and Loop Road on an outlot of the existing shopping center. The 1.006 acre parcel is zoned Business Planned Development, B-PD. There are 93 parking spaces required for this development and that number has been proposed. As part of the discussion in work session, the applicant has established a base and cap around the building to satisfy the requirements of the Zoning Ordinance. The metal panels proposed in the concept plan have been changed to tongue and groove wood siding. The dumpster and grease collector will be located at the rear of the building and screened with fencing.

Access to the facility will be made internally through the existing shopping center with no additional curb cuts to Alex-Bell Road or Loop Road. Parking lot landscaping has been achieved to satisfy the 8% landscaping requirement. The City will work with the applicant to better establish the turning radii and access points into the site.

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

1. The Planning Commission shall approve the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and are visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the flat roof and the use of stucco as a siding material.
2. A cross-access easement or lease agreement shall be recorded that allows shared parking between the LaRosa's site and the shopping center, subject to approval by the City Attorney.
3. The parking area shall be modified to satisfy the required interior landscaping, subject to approval by the Planning Department.
4. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
5. 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.
6. A final exterior lighting plan shall be subject to approval by the City Planner.
7. The final design, location, and screening of the dumpster and grease collector area shall be subject to approval by the Planning Department.
8. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
9. No sign depicted shall be approved as a part of this application.

Mr. Hansford asked and was informed the screening material for the dumpster would be consistent with the building material.

MOTION: Mr. Oliver moved to approve the Special Approval application submitted for LaRosa's Pizzeria to be located on the northwest corner of East Alex-Bell and Loop Roads, subject to the following conditions:

1. A cross-access easement or lease agreement shall be recorded that allows shared parking between the LaRosa's site and the shopping center, subject to approval by the City Attorney.
2. The parking area shall be modified to satisfy the required interior landscaping, subject to approval by the Planning Department.
3. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
4. 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.
5. A final exterior lighting plan shall be subject to approval by the City Planner.
6. The final design, location, and screening of the dumpster and grease collector area shall be subject to approval by the Planning Department. Screening material for the dumpster shall be consistent with the building material.
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 depicted shall be approved as a part of this application.

Further, the Planning Commission approved the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and are visually compatible with the surrounding buildings. Specifically, the Planning Commission approved the flat roof and the use of stucco as a siding material.

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

There being no further business, the meeting was adjourned.

