

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, April 9, 2002

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

Attendance: Mr. James Durham, Chairman; Mr. Rand Oliver; Mr. Joe Weingarten; Mr. James Briggs. Absent: Mr. Patrick Hansford. 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 to Excuse:

MOTION: Mr. Briggs moved to excuse Mr. Hansford from the meeting as he sent written notification of his absence to staff prior to the meeting. Mr. Weingarten seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes:

MOTION: Mr. Weingarten moved to approve the Planning Commission Work Session minutes of March 26, 2002, as written. Mr. Briggs seconded the motion. The motion was approved unanimously 4-0.

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of March 26, 2002, as written. Mr. Weingarten seconded the motion. The motion was approved unanimously 4-0.

PUBLIC HEARINGS

Robert C. Amburgy (Clyo Road Store & Lock) - Variance of Parking Lot Landscaping Req.

Mr. Feverston reviewed the Variance submitted by Robert C. Amburgy for Clyo Road Store & Lock to be located at 7747 Clyo Road. The zoning on the 3.5 acre parcel is split--2.1 acres are zoned Light Industrial, I-1, and 1.4 acres are zoned Industrial Planned Development, I-PD. The applicant is proposing the site to be developed as a self-storage facility. The amount of parking lot landscaping for this project is 8% of the total parking area and the applicant is requesting 5% of the total parking area.

Staff recommended denial of the Variance based on the following:

1. Per the Zoning Ordinance, new parking lots are required to contain interior landscaping equal to eight percent (8%) of total of the parking lot as defined by its perimeter.
2. The applicant is requesting a Variance to reduce the interior landscaping area to five percent (5%) of the total area of the parking lot.

3. Staff does not find a hardship or practical difficulty regarding the site. The granting of the Variance is not necessary for the reasonable use of the property as the site plan could be slightly revised to accommodate the full eight percent (8%) interior landscaping.

Mr. Durham opened the public hearing.

Mr. Skip Schaefer, representing the applicant, stated they did not agree with staff that the entire paved area should be calculated for the landscaping requirement as it is not striped for parking use.

Mr. Feverston stated the driveway aisles are thirty (30) feet wide with the intent that parallel parking spaces in front of each storage unit will allow space for loading and unloading.

Mr. Farquhar stated that one (1) parking space is required for each 1,000 square feet of storage area to calculate the parking area on which the landscaping requirement is based.

Mr. Schaefer stated that should the Variance not be granted, the front office building could be shifted in order to provide the proper landscaping requirement.

Ms. Vickie Ludlow, 7870 Lockport Boulevard, stated she had reviewed the application and the applicant is basing the request on the issue that other property owners did not have to fulfill the landscaping requirement. She felt the requirements and provisions in the current Zoning Ordinance should be satisfied.

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

The members of Planning Commission felt there was no practical difficulty to warrant granting a variance and the applicant should amend the site plan to meet the requirements of the Zoning Ordinance.

MOTION: Mr. Briggs moved to approve the Variance application submitted by Robert C. Amburgy for Cloyo Road Store & Lock. Mr. Weingarten seconded the motion. The motion was denied 0-4.

The Planning Commission concluded that since the Variance was denied and revisions were required to the site plan, the Major Use Special Approval application should be tabled.

MOTION: Mr. Weingarten moved to table the Major Use Special Approval application submitted by Robert C. Amburgy for Cloyo Road Store & Lock. Mr. Briggs seconded the motion. The motion was approved 4-0.

NEW BUSINESSHoliday Inn Express - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Holiday Inn Express to be located along Wilmington Pike west of Morris Home Furnishings. The request is to develop a 74 room hotel on the 1.995 acre parcel zoned Business Planned Development, B-PD. The proposed building is to be constructed of brick and does express a base, body and cap as well as some recesses and projections to satisfy the architectural design requirements. The canopy over the front drop off area will be constructed with brick as well as some E.I.F.S. The rear elevations have reveals on the back to help create some shadow lines and the roof line is stepped up slightly. The parking space requirement of 75 has been satisfied with the proposed 76 spaces.

The main access to the overall site is from Wilmington Pike and Whipp Road with blanket easements for all the sites within this development to gain access to and from each specific site. The applicant is currently working with Watson's to redesign the intersection to accommodate the access point for both facilities. A secondary access point is centered approximately on the Morris Home Furnishings site as well as an access on the extreme southern portion of the site. The interior landscaping requirement of eight percent (8%) has been satisfied as well. The dumpster enclosure location is proposed on the northwest corner of the site which will be constructed of the same brick material as used on the building.

As part of the approved original master plan for this development site, grading was approved to take place in some areas of the bufferyard for stormwater drainage purposes.

Staff recommended to approve the Special Approval application subject to the following conditions:

1. The final design of the driveway located in the northeastern corner of the site shall be subject to approval by the City Engineering Department.
2. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
3. The final landscaping and screening plan for the entire site including the 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. The plan shall also identify existing trees to be preserved and a grading limit shall be established at the drip line of those trees. Landscaping shall be installed in the bufferyard in accordance with the Bufferyard, Landscaping, and Screening Requirements of the Zoning Ordinance, subject to approval by the Planning

Department. Trees preserved on the site may be credited towards satisfying the landscaping and screening requirements of the Zoning Ordinance. A solid-board privacy fence, 6 to 7 feet in height, shall be installed at the eastern edge of the 100 foot bufferyard.

4. A performance bond or other construction guarantee shall be posted by the developer for all landscaping, screening, and 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. 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, including the following:
 - A. The Planning Commission must specifically approve the use of E.I.F.S. as a siding materials.
 - B. Lintels and sills shall be expressed on all building elevations containing windows.
6. The final building colors shall be subject to approval by the Planning Department.
7. The dumpster screening shall be faced with brick to match the building, subject to approval by the Planning Department.
8. An exterior lighting plan shall be subject to approval by the City Planner.
9. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
10. No sign depicted shall be approved as a part of this application.

Mr. Durham and Mr. Oliver agreed the building design is much better than the previous proposal by another developer. They were, however, concerned that the back wall of the building had only four (4) breaks and thought the Ordinance would require more relief than those proposed.

Mr. Feverston stated the reveals are approximately one (1) foot wide and six (6) inches deep, there are recesses on either side of the building, and a split rise in the roof system satisfy the intent of the requirements in the Ordinance.

Mr. Shrimplin stated the Ordinance does not address this type of situation. The only requirement is where there is a continuous wall elevation of uniform height without a pitched roof, some vertical elements are required that have to be placed every so many feet in order to break up the horizontality of the building, but that is for flat roof buildings. The only other requirement that applies to the massing of a building over 10,000 square feet is it must be divided into 50 foot segments using projecting widths, reveals and offsets which is what is proposed on this particular building.

Mr. John Berry, architect, stated there is further relief at the end of the building with the corner set in with a quarter hip roof. The shading of the brick will help with breakage as well. He further assured the members that the air conditioning units would be located inside each room so the exterior wall will be flush.

Mr. Larry Klabon, Morris Home Furnishings, stated he reviewed the plans and the way the property is entered from Wilmington Pike and Whipp Road and, in his opinion, the design forces people to cross over their property in violation of the intent of the emergency access use. This access and parking design does not address all the types of vehicles that may be parking at the hotel (RV's, trucks, vans, etc.), therefore, forcing parking to occur on their property. He felt the use of the land as a hotel development was not a good one as people would wander through the retail areas at all hours of the night.

Mr. Durham stated that the hotel in the B-PD zoning district is a permitted use and the only issues the Planning Commission can address are the design and layout of the site. He stated further that when the Major Use application was approved, it was approved with access and cross easements to be created on the entire site.

Mr. Klabon stated he did not believe there were easements for cross parking created.

Mr. Jim Mouhourtis, Omega Design, stated they worked to make the intersection in question a better access point for all developments on the site by creating a boulevard drive. The secondary access points were located as a result of requests by the Fire Department to allow emergency access to the rear of the building.

Mr. Durham stated the parking issue would be a private matter between the property owners and is not regulated by the City.

Mr. Farquhar stated that adequate parking has been provided by the applicant and we cannot presume that people staying at the hotel will park in other areas on the site. If that becomes an issue, it would be a private one between the property owners. It does not give the City a legal basis to deny the application.

Mr. Durham stated that this being the first hotel in the City, provisions are not included in the Zoning Ordinance for oversized vehicle parking. This does need to be taken into consideration for a change in the Ordinance, but the applicant has satisfied the existing standard.

Mr. Briggs stated that intelligent signage will mediate some of the ingress and egress issues.

MOTION: Mr. Briggs moved to approve the Special Approval application submitted for Holiday Inn Express subject to the following conditions:

1. The final design of the driveway located in the northeast corner of the site shall be subject to approval by the City Engineering Department.
2. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
3. The final landscaping and screening plan for the entire site including the 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. The plan shall also identify existing trees to be preserved and a grading limit shall be established at the drip line of those trees. Landscaping shall be installed in the bufferyard in accordance with the Bufferyard, Landscaping, and Screening Requirements of the Zoning Ordinance, subject to approval by the Planning Department. Trees preserved on the site may be credited towards satisfying the landscaping and screening requirements of the Zoning Ordinance. A solid-board privacy fence, 6 to 7 feet in height, shall be installed at the eastern edge of the 100 foot bufferyard.
4. A performance bond or other construction guarantee shall be posted by the developer for all landscaping, screening, and 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. Lintels and sills shall be expressed on all building elevations containing windows.
6. The final building colors shall be subject to approval by the Planning Department.
7. The dumpster screening shall be faced with brick to match the building, subject to approval by the Planning Department.
8. An exterior lighting plan shall be subject to approval by the City Planner.

9. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
10. No sign depicted shall be approved as a part of this application.

The Planning Commission approved the architectural design of the proposed building assuring the materials, shape, massing and architectural features create a unified design on the premises and are visually compatible with the surrounding buildings. Specifically, they approved the limited use of E.I.F.S., as shown on the building elevations. It was also encouraged that the applicant work with staff to provide some additional visual breakage, if possible, on the rear elevation.

Mr. Weingarten seconded the motion. The motion was approved unanimously 4-0.

NEW BUSINESS

Yankee Trace, Section 25-A - Record Plan (Replat)

Mr. Feverston reviewed the Record Plan for Yankee Trace, Section 25-A which is a replat of Yankee Trace, Section 12, Lot 211 and Yankee Trace, Section 25, Reserve BO. This .736 acre lot is located on the northeast corner of Yankee Trace Drive and Kenworthy Place and is zoned R-1, Single Family Residential. The purpose of this replat is to combine a portion of Reserve Area BO with existing Lot 211 which increases the overall size of this newly created lot.

Staff recommended approval of the Record Plan as requested.

Mr. Jim Kiefer, Great Traditions, was present for the review of the Record Plan.

MOTION: Mr. Weingarten moved to recommend approval of the Record Plan for Yankee Trace, Section 25-A, to Council as submitted. Mr. Briggs seconded the motion. The motion was approved unanimously 4-0.

Yankee Trace, Section 29 - Record Plan (Replat)

Mr. Feverston reviewed the Record Plan for Yankee Trace, Section 29, located on Vintage Lake Court east of Yankee Trace Drive and south of Yankee Trace, Section 20. The zoning on this 6.550 acre parcel is R-1c, Single Family Residential, and approved by City Council as part of a Residential Lifestyle Community. Fourteen (14) lots are proposed for this section of Yankee Trace.

The applicant is resubmitting the Record Plan due to an omission of two (2) lots on the previously approved record plan. The two (2) lots were shown on the Residential Cluster Development Plan that was approved by the Planning Commission.

Staff recommended approval of the Record Plan subject to the following conditions:

1. The record plat shall be modified to show a rear yard building setback of forty (40) feet from the rear lot line or twenty (20) feet from the normal pool of the lake as shown on the engineering plans, whichever is greater.
2. An easement shall be recorded with the record plat that grants the City access through the rear yard of all lots for engineering and emergency service of the lake subject to approval by the City Attorney.
3. Protective covenant(s) shall be placed on the record plat, subject to approval by the City Attorney, that state the following:
 - A. The lake was constructed by the City of Centerville for the purpose of golf course irrigation;
 - B. The lake shall be used solely and exclusively by the City of Centerville.
 - C. The water level may from time to time be low as a result of irrigation; and,
 - D. These covenant(s) shall not be changed, altered or deleted without the approval by the City of Centerville.
4. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
5. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
7. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided prior to any combustible construction.

Mr. Jim Kiefer, Great Traditions, was present for the review of the Record Plan.

Mr. Durham asked if access to Yankee Trace Drive was prohibited on corner lots in the overall development.

Mr. Feverston stated most lots are accessed on an eyebrow or from a side street.

Mr. Durham stated that since this a replat, it seems that this should be corrected to restrict access to Yankee Trace Drive.

Mr. Kiefer stated the only reason the northernmost lot has frontage on Vintage Lake Court is for utility easements and felt there would not be adequate space for a driveway.

Mr. Durham stated the lot should be straightened out with less reserve area to provide space for the access to Vintage Lake Court.

Mr. Kiefer stated that would position the house on that lot to have its rear yard to Yankee Trace Drive.

MOTION: Mr. Oliver moved to recommend approval of the Record Plan for Yankee Trace, Section 29, to Council with the following conditions:

1. The record plat shall be modified to show a rear yard building setback of forty (40) feet from the rear lot line or twenty (20) feet from the normal pool of the lake as shown on the engineering plans, whichever is greater.
2. An easement shall be recorded with the record plat that grants the City access through the rear yard of all lots for engineering and emergency service of the lake subject to approval by the City Attorney.
3. Protective covenant(s) shall be placed on the record plat, subject to approval by the City Attorney, that state the following:
 - A. The lake was constructed by the City of Centerville for the purpose of golf course irrigation;
 - B. The lake shall be used solely and exclusively by the City of Centerville.
 - C. The water level may from time to time be low as a result of irrigation; and,
 - D. These covenant(s) shall not be changed, altered or deleted without the approval by the City of Centerville.
4. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
5. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

7. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided prior to any combustible construction.
8. All access in this section be restricted to Vintage Lake Court.
9. Staff shall work with the applicant to reconfigure, if necessary, Lot 654 to increase the frontage along Vintage Lake Court.

Mr. Weingarten seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to read "J. B. Edman". The signature is written in a cursive style with a long, sweeping horizontal stroke at the end.