

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, April 30, 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; Mr. Patrick Hansford; Mr. Robert St. Pierre. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Chris Pozzuto, Economic Development Administrator.

There is currently one (1) vacancy on the Planning Commission.

Approval of minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of April 9, 2002, as written. Mr. Weingarten seconded the motion. The motion was approved unanimously 5-0-1 with Mr. Hansford abstaining.

MOTION: Mr. Weingarten moved to approve the Planning Commission Regular Meeting minutes of April 9, 2002, as written. Mr. Briggs seconded the motion. The motion was approved unanimously 5-0-1 with Mr. Hansford abstaining.

COMMUNICATIONS

Mr. Feverston informed Planning Commission that Variance and Special Approval applications had been submitted for Voss Dodge which will be scheduled for review on May 14, 2002.

Mr. Feverston that an Appeal application has been received concerning an administrative decision to deny a temporary garden center for Hidden Valley Fruit Farm to locate at Centerville Square Shopping Center.

PUBLIC HEARINGS

Robert C. Amburgy (Clyo Road Store and Lock) - Major Use Special Approval

MOTION: Mr. Briggs moved to remove the Major Use Special Approval application submitted by Bob C. Amburgy for Clyo Road Store and Lock from the table. Mr. Weingarten seconded the motion. The motion was approved unanimously 6-0.

Mr. Feverston reviewed the Special Approval application for Clyo Road Store and Lock, 7747 Clyo Road, requesting approval of the development of a self-storage facility. The zoning on the 3.57 acre parcel is split with two (2) different classifications. The 2.1 acre portion is zoned Light Industrial, I-1, and the remaining 1.4 acre portion is zoned Industrial Planned Development, I-PD. The public hearing for this project is required due to the I-PD zoning on the 1.4 acres.

The surrounding uses of the site include Dayton Wire and Wheel to the west and a switching station to the south. Those buildings are primarily constructed with metal exterior walls. The former Clyo Road Barn to the north is currently vacant, and multi-family and single-family residential is located east of the proposed site.

Four (4) self-storage buildings are proposed for the site, one (1) of which will be a climate controlled building. Additionally, a 1,300 square foot building will be constructed entirely of brick to provide an office and residential quarters for the facility manager. The four (4) storage buildings will be constructed of brick with the exception of the walls on the west elevation. Columns between the overhead doors will be constructed of brick as well. The mechanical equipment for the climate-controlled building will be located along the west elevation and will be screened.

The main entrance to the facility will be directly across from Millerton Drive and a secondary right in/right out access will be provided on the northern portion of the site.

Staff recommended approval of the Major Use subject to the following conditions:

1. A northbound left turn lane on Clyo Road shall be constructed by the developer for the main access drive opposite Millerton Drive, subject to approval by the City Engineering Department.
2. 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 roofs on the storage buildings, and the architecture of the rear elevations shall match the front elevations.
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 final landscaping plan shall be subject to approval by the Planning Department.
5. A performance bond or other construction guarantee shall be posted by the developer for all landscaping and screening 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. 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.

Mr. Durham opened the public hearing.

Mr. Robert Amburgy, applicant, Mr. Skip Schafer, realtor, and Mr. Tom McDougall, land surveyor, were present for review of the application.

Mr. Schafer stated revisions had been made to the original proposal to eliminate the interior landscape variance denied at the previous meeting. The plan now meets all standards required in the Zoning Ordinance. The hours of operation at the facility will be 9:00 a.m. to 5:00 p.m., Monday through Friday; 9:00 a.m. to 4:00 p.m., Saturday; and closed on Sunday. The buildings will be constructed with a light color brick and a darker brick will provide banding around the building. Metal panels are proposed for the walls facing the west elevation that adjoins the metal buildings along that property line. The fence will have four (4) by four (4) inch brick posts at the entrance with wrought iron fencing material extended back approximately forty (40) feet into the site. The remaining fence will be constructed of chain link material. The eight (8) percent interior landscaping requirement was accomplished when the front building was turned to create adequate space. Buildings A, C and D have all overhead doors located on the sides and rear of the buildings. Entry to the site will be made with a card issued to each customer that will be scanned for identity as well as document the date and time of entry.

Mr. Bob Rutkowski, 699 Doe Crossing, stated he drives by this site every day which had a sign on the vacant land indicating it was to be an office development. He stated the proposed storage facility with its fences have no curb appeal. He stated probably ninety (90) percent of the people in the area have no idea the change in the proposed use for this site is under consideration. He suggested projects of this magnitude should be posted with City signage to inform people, and this application should be extended for a period of time.

Mr. Durham explained this site was originally approved for an office development, however, that did not occur. The land has been zoned for industrial development for many years and does permit the proposed use; therefore, the only elements the Planning Commission can address are those of architecture, site layout and landscaping.

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

Mr. Hansford stated he did not object to the metal proposed on the west elevation walls since they abut industrial use buildings that are constructed of metal as well. He stated he did not like the flat roofs, however, a pitched roof would result in the roof structure being higher than the building.

Mr. Amburgy stated the metal walls on the west elevations were selected as metal is more economical than brick. He indicated if that were a problem, brick could be used on the rear elevations.

MOTION: Mr. Hansford moved to recommend approval of the Major Use Special Approval application submitted by Bob C. Amburgy for Clyo Road Store and Lock, 7747 Clyo Road, to Council subject to the following conditions:

1. A northbound left turn lane on Clyo Road shall be constructed by the developer for the main access drive opposite Millerton Drive, 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 showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
3. A final landscaping plan shall be subject to approval by the Planning Department.
4. A performance bond or other construction guarantee shall be posted by the developer for all landscaping and screening 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. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
7. No sign depicted shall be approved as a part of this application.

Further, the Planning Commission approved the architectural design of the proposed buildings assuring the materials, shape, massing and architectural features created a unified design on the premises and are visually compatible with the surrounding buildings. Specifically, the Planning Commission approved the flat roofs on the storage buildings, and the metal material on the rear elevations.

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

Joseph & Irene DeSaro, Sr. - Rezoning from O-S to R-1c

Mr. Feverston reviewed the Rezoning application submitted by Joseph and Irene DeSaro, Sr., for property located at 1054 West Spring Valley Road. The current zoning on the property is Office-Service, O-S, and the request is to change the zoning to R-1c, Single-Family Residential. This property was annexed to the City in 1997 at the request of the property owner and was then required to be zoned with a Centerville zoning classification. After considering uses on adjoining properties and input from the property owner, an O-S zoning was assigned. Areas to the south and north are developed as residential, to the west is a landscape business and storage. The property to the east is primarily residential with a small contractor's office. He stated the area seems to be slowly reversing back to residential uses and Washington Township representatives have indicated their intent is to maintain this property as a residential use once the non-conforming use is removed.

The existing use on the property is single-family residential with a small antique shop to the rear of the property. It is now the desire of the property owner to demolish the existing house and construct a new residence on the property which not a permitted use in an O-S zoning district. The existing residence is considered a non-conforming use which cannot be expanded.

Staff recommended approval of the rezoning request as it is compatible with surrounding land uses in the area. The R-1c zoning classification is the same zoning as Yankee Trace and is comparable with McEwen Woods development across the street.

Mr. Durham opened the public hearing.

Mr. Fred Swigert, resident of West Spring Valley Road, stated he did not care what his neighbors did as long as it did not affect the use of his property which is immediately east of the property in question.

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

The members felt the request was appropriate based on the analysis presented by staff.

MOTION: Mr. Hansford moved to recommend approval of the Rezoning application submitted by Joseph & Irene DeSaro, Sr., to rezone property located at 1054 West Spring Valley Road from O-S to R-1c, to Council. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Mr. St. Pierre left the meeting at this time due to a possible conflict of interest.

Beerman Realty Company (Centerville Place Shopping Center, Phase II) - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted by Beerman Realty Company for the second phase of Centerville Place Shopping Center located directly north of the Kroger store on South Main Street. The proposal is to develop 66,000 square feet of retail space in two (2) separate phases. The first phase will provide 52,000 square feet of which 36,000 square feet will be occupied by SteinMart. The remaining 16,000 square feet will be divided into individual retail spaces. The final phase of the shopping center will provide 14,000 square feet of future retail space. The parking requirement of 297 spaces for both phases has been satisfied with the proposed 300 spaces to be constructed at the time of the first phase.

The building will be constructed with a combination of brick, E.I.F.S. on the sides, and a concrete stone panel system. The front elevation will be primarily brick. The rear elevation will be a smooth concrete block with brick on the lower portion and breaks in the massing have been accomplished as required.

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

1. The final development plans for all areas labeled as future or future outlots shall be subject to approval by the Planning Commission.
2. The final design of all intersections shall be subject to approval by the City Engineering Department.
3. Traffic calming devices shall be used along the drive fronting the proposed building, subject to approval by the City Engineering Department.
4. 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 following:
 - a. The use of flat roofs;
 - b. The use of E.I.F.S. as a siding material; and,
 - c. The use of smooth-face concrete block as a siding material (rear elevations).

5. 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.
6. A performance bond or other construction guarantee shall be posted by the developer for all landscaping and screening 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.
7. A final exterior lighting plan shall be subject to approval by the City Planner.
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. William Kaley, architect and representing the applicant, stated the architectural design of the building was created to give the project a small town feel which he felt they had accomplished.

Mr. Hansford stated the E.I.F.S. material being proposed is used as a highlight material and asked if the rear elevation of Kroger was constructed with a smooth painted concrete block.

Mr. Feverston indicated the entire rear elevation of the existing shopping center was constructed with a smooth concrete block.

MOTION: Mr. Hansford moved to approve the Special Approval application for Centerville Place Shopping Center submitted by the Beerman Realty Company subject to the following conditions:

1. The final development plans for all areas labeled as future or future outlots shall be subject to approval by the Planning Commission.
2. The final design of all intersections shall be subject to approval by the City Engineering Department.
3. Traffic calming devices shall be used along the drive fronting the proposed building, subject to approval by the City Engineering 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 landscaping and screening 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. 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 assuring the materials, shape, massing and architectural features created a unified design on the premises and are visually compatible with the surrounding buildings. Specifically, the Planning Commission approved the following:

- a. The use of flat roofs;
- b. The use of E.I.F.S. as a siding material; and,
- c. The use of smooth-face concrete block as a siding material (rear elevations).

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

There being no further business, the meeting was adjourned.

