

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

Approval of minutes:

MOTION: Mr. Weingarten moved to approve the Planning Commission Regular Meeting minutes of May 28, 2002, with corrections to the typographical errors. Mr. Hansford seconded the motion. The motion was approved 6-0-1 with Mr. Briggs abstaining.

COMMUNICATIONS

Mr. Feverston stated representatives for St. Leonards have indicated they will submit a new phase for the development of the northern portion of their site along Centerville Station Road in the near future.

Mr. Durham suggested a work session should be scheduled prior to the submission of the next phase of development for St. Leonards. The purpose of the work session would be to review the overall Master Plan for St. Leonards with the current members of Planning Commission.

Mr. Oliver indicated he would not be present at the July 30, 2002, Planning Commission meeting.

PUBLIC HEARINGS

City of Centerville - Rezoning from Washington Twp. PD-B to Centerville B-2

Mr. Feverston reviewed the Rezoning application submitted by the City of Centerville for 13.538 acres of property located on the northwest corner of State Route 48 and Alexandersville-Bellbrook Road. This property has been annexed into the City and the effective date of the annexation is July 15, 2002. The existing zoning on the property is Washington Township PD-B, Planned Development Business, and the proposed zoning classification is Centerville B-2, General Business.

Staff recommended the B-2, General Business, zoning classification as it is the most compatible zoning classification as to what currently exists on the site.

Based on the following analysis, staff recommended approval of the rezoning:

1. The land is currently occupied by a restaurant, a lawn care equipment repair and retailer, a vacant house and public, limited access right-of-way. The area to be rezoned is bordered to the north and west by Interstate 675 and the Brighton Gardens Assisted Living Center, to the east by State Route 48 and Cross Pointe Shopping Center, and to the south by West Alexandersville-Bellbrook Road, Southminster Presbyterian Church, and office condominiums.
2. This land has been annexed to the City of Centerville. The effective date of this annexation is July 15th. The Centerville Zoning Ordinance states that the City shall diligently proceed within three (3) months following the effective date of the annexation to assign a zoning district to this land.
3. The Centerville Comprehensive Plan shows this area as General or Highway Service. The rezoning of this land to B-2 would be consistent with the Comprehensive Plan. If rezoned to B-2, the land would be used for commercial purposes.
4. The land is currently zoned Washington Township PD-B, Planned Development Business. All permitted and conditional uses for this zoning district number 111 permitted uses and 3 conditional uses specifically listed in the Washington Township Zoning Resolution.
5. The proposed B-2, General Business, zone allows all of the permitted and conditional uses listed in the WT, PD-B, zone except for a theater (permitted use) and adult entertainment facility (conditional use). Both are listed as conditional uses in the Centerville B-PD, Business Planned Development, zoning district and are prohibited in the B-2 district.
6. The Centerville Gravely and Thirsty Dog business that occupy the subject lands, are permitted uses in a B-2 zoning district.

Mr. Durham opened the public hearing.

Mr. Alan Schaeffer, attorney representing Mr. Everett Schafer, one of the three (3) property owners of the properties in question, indicated he supported the rezoning classification and was in attendance should the members have any questions.

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

Mr. St. Pierre asked if the building on the properties would be permitted as a result of a grandfather use and, also, if a cellular tower existed on this site.

Mr. Feverston stated the existing business uses on the property are permitted in the B-2 zoning classification and the cellular tower would be grandfathered for setback and height.

MOTION: Mr. Briggs moved to recommend approval to Council of Rezoning Application #Z-02-42 to rezone the 13.538 acre parcel located on the northwest corner of State Route 48 and Alexandersville-Bellbrook Road from Washington Township PD-B to Centerville B-2. Mr. Weingarten seconded the motion. The motion was approved unanimously 7-0.

OLD BUSINESS

St. Francis of Assisi Church - Planning Commission Special Approval

MOTION: Mr. Weingarten moved to remove the Special Approval application for St. Francis of Assisi Church from the table. Mr. Hansford seconded the motion. The motion was approved unanimously 7-0.

Mr. Feverston reviewed the Special Approval submitted by St. Francis of Assisi Church located at 6245 Wilmington Pike. The zoning on the 20.42 acre parcel is R-1c, Single-Family Residential, on which a church is a permitted use. A small portion of land zoned O-S, Office-Service, along Clyo Road was purchased by the Church in order to provide access to the new parking area. The applicant is seeking approval of a new 1,060 seat worship space addition and parking lot. The parking requirement of 265 spaces has been satisfied with the proposed 380 spaces to be located on the northern portion of the site.

Council overturned the decision of the Planning Commission and approved the variance requests for the roof height and roof proportion of the architectural design of the building addition. The existing parking area will be removed for construction of the new worship space and the new parking area will be located to the northern portion of the site. An additional driveway will be constructed along Clyo Road to provide direct access to the new parking area.

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

1. The final design of the parking layout shall be subject to approval by the City Engineering Department to assure emergency vehicle access and circulation.
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. The dumpster shall be screened with a brick wall to match the building and include a solid board gate, subject to approval by the Planning Department.
4. A final landscape and screening plan, including required mounding, 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. Gary Spangler, architect, and Mr. Mark Stasiak were present to answer any questions of the members.

Mr. St. Pierre asked if the area of O-S land remaining along Clio Road would be of enough size to be developed.

Mr. Feverston stated the parcel of land purchased by the Church was a separate lot from the other O-S zoned land and is a legal size parcel.

MOTION: Mr. Hansford moved to approve the Special Approval application submitted for St. Francis of Assisi Church, 6245 Wilmington Pike, for a new worship space and parking lot subject to the following conditions:

1. The final design of the parking layout shall be subject to approval by the City Engineering Department to assure emergency vehicle access and circulation.
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. The dumpster shall be screened with a brick wall to match the building and include a solid board gate, subject to approval by the Planning Department.