

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, July 30, 2002**

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

Attendance: Mr. James Durham, Chairman; Mr. Joe Weingarten; Mr. James Briggs; Mr. Patrick Hansford; Mr. Robert St. Pierre; Mr. Paul Clark. Absent: Mr. Rand Oliver. 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.

Motion to Excuse:

MOTION: Mr. Weingarten moved to excuse Mr. Oliver from the meeting as he gave notice of his absence at the last regular meeting. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. St. Pierre moved to approve the Planning Commission Regular Meeting minutes of July 9, 2002, as written. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Acura of Dayton - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Acura of Dayton to be located at 60 Loop Road. The request is to demolish the existing bank building (currently being occupied by a used car dealership) on the site and construct a 15,490 sq. ft. auto dealership building as well as expand the parking lot. The zoning on the 1.534 acre parcel is Business Planned Development, B-PD, on which a car dealership is a permitted use. There are sixty-six (66) parking spaces proposed for this project which satisfies the requirement of twenty-one (21) spaces.

Surrounding the property to the north is Epiphany Lutheran Church, and to the east, west and south by various car dealerships. A heavy treeline exists along the north property line. A private drive is located on the adjoining property to the west and the applicant is attempting to obtain an easement to utilize that private drive with two (2) proposed curb cuts. The applicant has worked with the Fire Department to achieve access to the site from the existing curb cut along Loop Road in order to provide adequate space for movement of emergency equipment around the entire building.

The proposed materials to be used in the construction of the building include E.I.F.S. and Alucobond (a metal product) on the south elevation; and concrete block with E.I.F.S. and Alucobond trim pieces to be used on the east, west and north elevations. The base, body and cap requirements have been satisfied in the design of the proposed building. Five (5) garage doors will be located on the north elevation to provide vehicular access for the service area. The dumpster will be located in the northeast portion of the site.

A retaining wall will be constructed along the north property line and a portion of the east and west property lines. The wall will be a keystone-type retaining wall, approximately six (6) feet at full height, with a drainage system at its base to provide for ground water seepage.

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

1. Prior to the issuance of any permits by the City, an access easement shall be recorded to guarantee vehicular access through the adjacent private driveway located west of the property, subject to approval by the City Attorney.
2. Final grading and stormwater drainage plans shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance. The grade of the north parking lot shall be reduced approximately two (2) feet and no grading work shall occur north of the parking lot retaining wall.
3. A construction phasing schedule shall be submitted subject to approval by the City Engineering Department. The retaining wall shall be constructed either prior to or in conjunction with any backfilling of the site subject to approval by the City Engineering Department.
4. All trees greater than six (6) inches in caliper and located north of the parking lot retaining wall shall be maintained on the site and will be credited toward satisfying the landscaping requirements.
5. The required eight percent (8%) interior landscaping in the proposed parking lot must be provided subject to approval by the Planning Department.
6. A performance bond or other construction guarantee shall be posted by the developer for all landscaping 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. The final design of the parking layout shall be subject to approval by the City Engineering 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. A final exterior lighting plan shall be subject to approval by the Planning Department.
10. The dumpster shall be screened subject to approval by the Planning Department.
11. 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, the use of E.I.F.S., and split-face concrete block for the building body and base.
12. All roof-mounted mechanical equipment shall be screened, subject to approval by the Planning Department.
13. The use of an outdoor speaker system shall be prohibited.
14. Deliveries and waste collection shall be limited to the hours between 8:00 AM and 7:00 PM, Monday through Friday, and 8:00 AM to 12:00 noon on Saturday.
15. No sign depicted shall be approved as a part of this application.

Mr. Walter Beatty, Ricop Construction, stated the applicant is negotiating with the property owner adjoining the west property line to obtain an easement for use of the existing private drive. He stated the issue of emergency access has been accomplished in working with the Fire Department, although the applicant remains working to complete the easement agreement.

Mr. Durham stated if the access to the west is not negotiated, a parking and paving setback along that property line would be required.

Mr. Pete Flaherty, 170 South Village Drive, stated although it has been said the Village South neighborhood is against commercial development on Loop Road that is not the case with this application submitted by Mr. Tom Harrigan for Acura of Dayton. He stated stormwater drainage is always important to the neighborhood and asked if calculations were submitted to the City Engineer and what basis was considered for design of what year storm.

Mr. Hoffman stated preliminary calculations were provided for stormwater drainage. The pre-development and post-development curve runoff numbers it to be a fifty (50) year critical storm. The intent of the project engineer is to provide both underground storage and oversized

storm sewer piping as well as above-ground storage on the parking area. A thirty-six (36) inch storm sewer pipe will most likely be used rather than a twelve (12) inch pipe so additional storage is provided in the under-ground piping.

Mr. Durham asked how a larger pipe would retain the runoff from the site.

Mr. Hoffman stated the original stormwater calculations were not available for the existing bank development. This being the case, the project engineer was instructed to assume no development was present and then do the calculations again with that assumption. The detention will be achieved by oversizing the storm sewer piping on the site as well as dishing the parking lot to provide the volume of storage. The outlet pipe will have an orifice plate on it to restrict the flow off the site. A three (3) to four (4) inch orifice plate will contain the runoff to a pre-development stage. Storage has to be created for the excess water that is being created, with the paving of the lot that water has to be detained and released at the pre-development one (1) year rate up to the fifty (50) year storm. In other words, if we get a heavy deluge that dumps on that lot, instead of discharging it at a post-development rate based upon paving of the entire lot, they will have to hold the water back and only discharge it at the one (1) year or annual storm pre-development rate based on grass covering the entire site.

Mr. St. Pierre asked the calculations of a fifty (50) year storm.

Mr. Hoffman stated the calculation in the Dayton area is four and one-half (4.5) inches during a twenty-four (24) hour period or rain event for a fifty (50) year storm. The stormwater on the site in question will be stored in the underground piping and released through the orifice plate and up to nine (9) inches of water can be contained in the parking area as it is designed.

Mr. Flaherty asked if the water will travel through the basin on the Epiphany Lutheran Church site and how will it affect their storage as it relates to the Voss Dodge project.

Mr. Hoffman stated that with the Harrigan site holding back to the pre-development runoff rate at the fifty (50) year critical storm, additional runoff from the site should not occur on the Epiphany site because currently the water is draining out of the detention basin and sheet flowing off of the site coming to the Epiphany site which has a ten (10) inch pipe coming out the detention basin.

Mr. Flaherty asked if there will be room for future storage when the Bob Ross site is developed.

Mr. Hoffman stated if annual storm release rates are calculated from each individual site, the detention will be improved to reduce the current runoff with piping and dishing of the parking areas for above-ground storage.

Mr. Flaherty asked that the color and lighting to be used on the newly developed site be done in a way which would not promote a glowing affect to the surrounding residential neighborhood. He also asked the applicant if the garage doors on the rear of the building were to be used for access to the service areas could the doors be kept closed to avoid as much noise to the neighborhood as possible. Mr. Flaherty concluded by wishing Mr. Harrigan success with this business endeavor.

Mr. Durham questioned the use of E.I.F.S. as a base material.

Mr. Beatty stated what is proposed on the east, west and north elevations for the base material is actually an E.I.F.S. finish coating that will be applied to a smooth face block. This will provide the same durability as block, but the coating finish allows a difference in color and texture. A water feature will also be located on the front of the building, however, the specific design is unknown pending a decision of the project approval. He stated they will submit the specific information to the City Engineer for his review and approval.

MOTION: Mr. Hansford moved to approve the Special Approval application submitted for Acura of Dayton, 60 Loop Road, subject to the following conditions:

1. If access to the private drive to the west is constructed, then, prior to the issuance of any permits by the City, an access easement shall be recorded to guarantee vehicular access through the adjacent private driveway located west of the property, subject to approval by the City Attorney.
2. Final grading and stormwater drainage plans shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance. The grade of the north parking lot shall be reduced approximately two (2) feet and no grading work shall occur north of the parking lot retaining wall.
3. A construction phasing schedule shall be submitted subject to approval by the City Engineering Department. The retaining wall shall be constructed either prior to or in conjunction with any backfilling of the site subject to approval by the City Engineering Department.
4. All trees greater than six (6) inches in caliper and located north of the parking lot retaining wall shall be maintained on the site and will be credited toward satisfying the landscaping requirements.
5. The required eight percent (8%) interior landscaping in the proposed parking lot must be provided subject to approval by the Planning Department.

6. A performance bond or other construction guarantee shall be posted by the developer for all landscaping 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. The final design of the parking layout shall be subject to approval by the City Engineering 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. A final exterior lighting plan shall be subject to approval by the Planning Department.
10. The dumpster shall be screened subject to approval by the Planning Department.
11. All roof-mounted mechanical equipment shall be screened, subject to approval by the Planning Department.
12. The use of an outdoor speaker system shall be prohibited.
13. Deliveries and waste collection shall be limited to the hours between 8:00 AM and 7:00 PM, Monday through Friday, and 8:00 AM to 12:00 noon on Saturday.
14. No sign depicted shall be approved as a part of this application.

Additionally, the Planning Commission approved the architectural design of the proposed building including a flat roof and building materials including E.I.F.S. and split-face concrete block for the building body and base.

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

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be 'J. E. ...', is written below the text.