

CENTERVILLE PLANNING COMMISSION
Special Meeting
Thursday, August 15, 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; Mr. Rand Oliver. Also present: Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Chris Pozzuto, Economic Development Administrator; Mr. Norbert Hoffman, City Engineer (where noted).

NEW BUSINESS

Martial Arts Studio - Planning Commission Special Approval

Mr. Shrimplin reviewed the Special Approval application submitted for the Martial Arts Studio by Paul L. Sampson to be located on Clyo Road east of Bigger Road and south of Thomas Paine Parkway. The zoning on the 1.14 acre parcel is Office-Service, O-S. The applicant is seeking approval to construct a 5,000 square foot martial arts studio building. The parking requirement of 19 spaces has been satisfied with the proposed 24 spaces with the traffic pattern to be looped around the building to provide adequate access for emergency equipment.

This lot is one (1) of four (4) lots approved on a record plan approximately two (2) years ago. The record plan established access points to the entire parcel with a private access drive circulating throughout the development. The lot immediately to the east is the site of the future Rainbow Rascals Daycare Center which is to begin construction in the next month or two and should be completed to provide the access from Clyo Road for both facilities.

The proposed elevations meet the requirements of architectural design with the base to be constructed of split face block, the body to be constructed of natural brick, the cap to be constructed of E.I.F.S., and the roof will be standing seam metal.

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 that guarantees vehicular access through the adjacent private driveway located east of the property, subject to approval by the City Attorney.
2. Access to Clyo Road through the adjacent eastern lot must be constructed prior to or in conjunction with this development, subject to approval by the City Engineering Department.

3. 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.
4. The final design of the parking layout shall be subject to approval by the City Engineering Department.
5. A final landscaping plan shall be the City 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. A final exterior lighting plan shall be subject to approval by the City 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.

Mr. Jerry Hagan, representing the applicant, stated the recommendations as outlined by staff were acceptable.

Mr. St. Pierre asked how the stormwater detention would be handled.

Mr. Shrimplin stated the stormwater detention was approved for the entire site at the time the record plan was approved. He stated the detention basin is located on the south side of the site which will then feed into the stormwater sewer system.

MOTION: Mr. Hansford moved to approve the Special Approval application submitted for the Martial Arts Studio by Paul L. Sampson, to be located on the northeast corner of Clyo and Bigger Roads, subject to the following conditions:

1. Prior to the issuance of any permits by the City, an access easement shall be recorded that guarantees vehicular access through the adjacent private driveway located east of the property, subject to approval by the City Attorney.
2. Access to Clyo Road through the adjacent eastern lot must be constructed prior to or in conjunction with this development, subject to approval by the City Engineering Department.

3. 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.
4. The final design of the parking layout shall be subject to approval by the City Engineering Department.
5. A final landscaping plan shall be the City 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. A final exterior lighting plan shall be subject to approval by the City 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.

Mr. Briggs seconded the motion. The motion was approved unanimously 7-0.

DayKleen Car Wash - Planning Commission Special Approval

Mr. Shrimplin reviewed the Special Approval application submitted for DayKleen Car Wash by Ken Roosa to be located on the southwest corner of Wilmington Pike and Whipp Road directly behind the existing KFC restaurant. The zoning on the 1.024 acre parcel is Business Planned Development, B-PD, which permits the construction of the 3,536 sq. ft. proposed car wash. The parking requirement of 12 spaces plus 15 stacking spaces has been satisfied with the same numbers proposed.

The building is to be constructed primarily of brick, have a combination pitched/hip roof, and gabled ends to reflect the residential character of surrounding properties. The design standards have been satisfied with the base material being a soldier course brick, a natural standard course brick for the body, and E.I.F.S. to be used as the cap of the building. Windows will be above the top of the canopy on the building. The facility will have one (1) automated wash bay and three (3) manual wash bays with access primarily from a private access drive off of Whipp Road.

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

1. A cross-easement shall be established which permits vehicular access from the adjacent eastern parcel, through this parcel to the access drive to Whipp Road. The access through this parcel is required as part of the approved Master Plan. The cross-easement shall be approved by the City Attorney.
2. Final grading and stormwater drainage plans shall be subject to approval by the City Engineering Department in accordance with the City Stormwater Drainage Control Ordinance.
3. The building shall be shifted to the north approximately five (5) feet to allow clearance between vehicles exiting the automated wash and vehicles using the access drive, subject to approval by the City Engineering Department.
4. The final design of the parking layout shall be subject to approval by the City Engineering Department.
5. The walkway adjacent to the western parking stalls shall be a minimum width six and one-half (6.5) feet.
6. A final landscaping plan, including mounding along Whipp Road frontage, shall be approved by the City Planning Department.
7. 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.
8. The dumpster location and screening shall be subject to approval by the City Planning Department with the exterior walls faced with brick to match the building.
9. A final exterior lighting plan shall be subject to approval by the City Planning Department.
10. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
11. Deliveries shall be restricted to the hours between 8:00 A.M. and 7:00 P.M.

Mr. Hoffman arrived at this time.

Mr. Ken Roosa, applicant, stated he had no objections to the recommendations as proposed by staff. He stated he wanted to clarify the building design as not having windows above the canopy, but a window pattern cut into the E.I.F.S. material.

Mr. Hansford stated the issue had with the wash bays is they need some dimension added to the walls separating them in order to give that portion of the building more mass. He stated the other portion of the building is quite substantial and columns should be added to the bay walls to enhance that portion of the overall building.

Mr. Durham felt if the columns were approximately twenty-four (24) inches in width, it would have appropriate substance.

Mr. Hansford felt the roof line lacked cohesiveness on the end elevations.

The members of Planning Commission agreed that a modification to the roof structure on the north elevation should be all of a hip design rather than the gables as proposed. The west elevation shall have windows on the lower wall to the south, and they suggested louvers be added to provide relief on the center wall.

Mr. Oliver voiced concern with the dumpster location cautioning staff to be sure sight distance is appropriate for conflicting traffic movement between the proposed facility and the KFC restaurant.

MOTION: Mr. Hansford moved to approve the Special Approval application for DayKleen Car Wash to be located on the southwest corner of Wilmington Pike and Whipp Road subject to the following conditions:

1. A cross-easement shall be established which permits vehicular access from the adjacent eastern parcel, through this parcel to the access drive to Whipp Road. The access through this parcel is required as part of the approved Master Plan. The cross-easement shall be approved by the City Attorney.
2. Final grading and stormwater drainage plans shall be subject to approval by the City Engineering Department in accordance with the City Stormwater Drainage Control Ordinance.
3. The building shall be shifted to the north approximately five (5) feet to allow clearance between vehicles exiting the automated wash and vehicles using the access drive, subject to approval by the City Engineering Department.

4. The final design of the parking layout shall be subject to approval by the City Engineering Department.
5. The walkway adjacent to the western parking stalls shall be a minimum width six and one-half (6.5) feet.
6. A final landscaping plan, including mounding along Whipp Road frontage, shall be approved by the City Planning Department.
7. 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.
8. The dumpster location and screening shall be subject to approval by the City Planning Department with the exterior walls faced with brick to match the building.
9. A final exterior lighting plan shall be subject to approval by the City Planning Department.
10. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
11. Deliveries shall be restricted to the hours between 8:00 A.M. and 7:00 P.M.
12. The demising wall of the self-serve bays shall be terminated in a portion of wall not to be less than twenty-four (24) inches in width each.
13. Final architectural design of the roof and fenestration pattern along the west elevation shall be approved by the Planning Department.

Mr. Oliver seconded the motion. The motion was approved unanimously 7-0.

The Franciscan at St. Leonard - Planning Commission Special Approval

Mr. Shrimplin reviewed the Special Approval application submitted by The Franciscan at St. Leonard seeking approval to construct fifty (50) garden cottage units which is less than the sixty-four (64) units approved on the Major Use plan for this portion of the site. The zoning on the 16.58 acres to be developed at this time is Residential Planned Development, R-PD. Road improvements to Centerville Station Road, as well as parkland dedication, are required and have been addressed as part of the overall Major Use plan.

Of the fifty (50) units being proposed, approximately thirty (30) will be single-family units to be of three (3) different designs to include primarily two (2) bedroom units, however, some three (3) bedroom units will be constructed. The remaining twenty (20) units will be doubles. Mr. Shrimplin stated the plans submitted show the front and back of each building will be primarily of brick construction, however, notes on those plans indicate the side and rear elevations could be full height siding where appropriate.

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

1. Centerville Station Road shall be widened in accordance with the Major Use Plan approved by the City Council, subject to approval by the City Engineering Department.
2. The property owner shall dedicate parkland in accordance with the Major Use Plan approved by the City Council.
3. The use of full height siding on the building elevations shall be prohibited.
4. 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.
5. An easement shall be recorded that guarantees access to the detention basin by the City for emergency purposes, subject to approval by the City Attorney.
6. The final design of the access drive to Centerville Station Road shall be subject to approval by the City Engineering Department.
7. All private streets shall be constructed to City standards, subject to approval by the City Engineering Department.
8. All street names shall be subject to approval by the City Planning Department.
9. The final location and design of the walkway(s) shall be subject to approval by the City Planning Department.
10. A final exterior lighting plan shall be subject to approval by the City Planning Department.
11. Fire hydrant locations shall be subject to approval by the Washington Township Fire Department.

12. No proposed signs are approved as part of this application. All proposed signs, including directional signs, shall be subject to approval by the City.
13. A hard surface roadway capable of providing emergency access and support at all times for emergency purposes shall be provided during construction.

Mr. Shrimplin explained if the existing drive that connects to Centerville Station Road does not satisfactorily provide access into this development as it is being constructed, the Fire Department would like the improvement for this access lane as part of Phase 1 rather than waiting until the final phase as proposed.

Mr. Gary Scanlon, representing The Franciscan at St. Leonard, stated the notation on the plan referring to a siding material was in error. He asked for clarification of the private streets being constructed to City standards.

Mr. Hoffman stated the streets in this section should be constructed to the same standards as those in the last development phase.

Mr. Scanlon stated it was their understanding the road improvements were to be completed by 2006 rather than 2004.

Mr. Durham stated that issue was directed by Council and would have to be discussed with them.

Mr. Weingarten stated that Condition #9 did not require sidewalks as worded.

Mr. Clark suggested additional screening be provided along the lots on Centerville Station Road as the existing screening is sparse.

Mr. Oliver felt front entry as well as side entry garage doors should be used to express more architectural character within the development.

Mr. Scanlon agreed with the architectural concept of side entry garages, however, a senior development of this type really requires a straight path for the ease of maneuverability purposes. Further, side entry garages would, in most cases, have to be located on the main street through the development which most likely create a negative impact.

MOTION: Mr. Hansford moved to approve the Special Approval application submitted for The Franciscan at St. Leonard to construct fifty (50) garden cottage units subject to the following conditions:

1. Centerville Station Road shall be widened in accordance with the Major Use Plan approved by the City Council, subject to approval by the City Engineering Department.

2. The property owner shall dedicate parkland in accordance with the Major Use Plan approved by the City Council.
3. The use of full height siding on the building elevations shall be prohibited.
4. 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.
5. An easement shall be recorded that guarantees access to the detention basin by the City for emergency purposes, subject to approval by the City Attorney.
6. The final design of the access drive to Centerville Station Road shall be subject to approval by the City Engineering Department.
7. All private streets shall be constructed to City standards, subject to approval by the City Engineering Department.
8. All street names shall be subject to approval by the City Planning Department.
9. A sidewalk shall be provided along one (1) side of the main spine road terminating in the end cul-de-sac. The final location and design of the walkway(s) shall be subject to approval by the City Planning Department.
10. A final exterior lighting plan shall be subject to approval by the City Planning Department.
11. Fire hydrant locations shall be subject to approval by the Washington Township Fire Department.
12. No proposed signs are approved as part of this application. All proposed signs, including directional signs, shall be subject to approval by the City.
13. A hard surface roadway capable of providing emergency access and support at all times for emergency purposes shall be provided during construction.
14. Landscaping, screening, and possibly mounding shall be provided behind the units abutting Centerville Station Road. Final design shall be approved by the Planning Department.

Mr. Briggs seconded the motion. The motion was approved 6-1 with Mr. Oliver voting no.

The Estates of Silvercreek, Section 2 - Sidewalk Bond Reduction

Mr. Hoffman recommended approval of the request from The Silvercreek Group to reduce the existing Letter of Credit in the amount of the \$5,500 Sidewalk Bond to \$3,052, for The Estates of Silvercreek, Section 2.

MOTION: Mr. Weingarten moved to approve the Sidewalk Bond Reduction for The Estates of Silvercreek, Section 2, from \$5,500 to \$3,052. Mr. Oliver seconded the motion. The motion was approved 6-0-1 with Mr. St. Pierre abstaining.

Mr. Hansford questioned the reason staff continued to place conditions of approvals concerning issues contained in the Fire Code in their staff recommendations. He felt this should be discussed at the next work session of Planning Commission.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be 'J. St. Pierre', is centered on the page below the text.