

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, September 10, 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. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Approval of minutes:

MOTION: Mr. Weingarten moved to approve the Planning Commission Regular Meeting minutes of August 13, 2002, as written. Mr. Hansford seconded the motion. The motion was approved 6-0-1 with Mr. Briggs abstaining.

MOTION: Mr. Weingarten moved to approve the Planning Commission Special Meeting minutes of August 15, 2002, as written. Mr. Hansford seconded the motion. The motion was approved unanimously 7-0.

COMMUNICATIONS

Mr. Feverston reminded the members a work session would be held immediately following the regular meeting in the Law Library to discuss future development of Parcels 28 and 31 in Yankee Trace.

NEW BUSINESS

Watson's of Cincinnati - Minor Amendment

Mr. Feverston reviewed the request by Watson's of Cincinnati for a minor amendment to modify the approved site plan to reduce the building size from 65,400 square feet to 42,360 square feet. The facility is to be located east of Whipp Road and west of Wilmington Pike on a 7.467 acre parcel zoned Business Planned Development, B-PD. Parking required for this site is 191 spaces and the applicant has proposed 188 spaces to be located in areas north and east of the building.

The applicant has indicated the purpose for the reduction of the building size is due to a water pressure issue. The warehouse portion of the building has been removed from this site and will be relocated elsewhere. The building will remain primarily retail and some office use will be utilized at this site. The outdoor display area will remain which was the subject of a conditional use application previously approved by the Council.

As a result of the size reduction of the building, the building setback will be increased to 150 feet from the west property line. The building materials originally approved were brick, oversized brick, with a small E.I.F.S. cap. The applicant is now requesting to use split-face concrete block as a base material, scored concrete block and oversized brick for the body, and E.I.F.S. as a cap material which has been expanded in size. The shipping/receiving area as well as the dumpster area were approved with the construction of a masonry wall to screen these areas from the adjoining properties to the west. The applicant is now requesting a chain link fence rather than the masonry wall.

Staff recommended approval of the Minor Amendment subject to the following conditions:

1. The site plan shall be modified to show the required 191 parking spaces. The applicant is currently showing 188 spaces.
2. The parking and paving setback from the access drive shall be a minimum width of ten (10) feet.
3. The exterior building materials shall be per the original approval. Specifically, all building elevations shall have a brick base and body with the use of an oversized brick as a part of the body and a E.I.F.S. cap.
4. Curbing shall be installed along the access drive and the final design of the entrance driveways subject to approval by the City Engineering Department.
5. The masonry wall approved by the Planning Commission in the original application to screen the receiving area and trash compactor shall be installed subject to approval by the Planning Department.

Mr. Robert Treadon, architect for the project, stated once bidding started to begin with the sprinkler contractors, it was discovered there was not adequate water pressure for suppression of a warehouse facility. He stated the building materials were changed simply as a design decision using split-face concrete block as the 4 foot 8 inch base material to help break up the mass of a 300 foot wall. The sizing of the brick materials for the body of the building were proposed to add texture. Concerning the proposed chain link fence material with vinyl slats, it was their feeling that since the building had been pulled back further from the adjoining properties, it would be adequate and less costly.

Mr. Hansford stated he did not object to the base of the building being constructed of split-face concrete block, however, he preferred the body to be constructed strictly with the jumbo brick and not two (2) brick sizes.

Mr. Weingarten stated he could not support the chain link fence as it would provide a maintenance problem.

Mr. Durham agreed stating he felt there was an obligation to the adjoining neighborhood to provide a visual break and a masonry wall will accomplish this. He stated that a wall would also reflect sound away from the condominiums.

Mr. St. Pierre stated he had no objection to the change in the building materials, but also would not support a chain link fence.

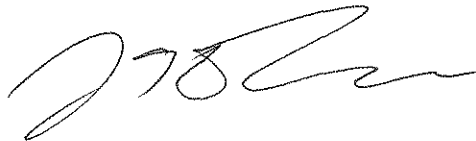
Mr. Treadon stated that he has no objection to the proposed revisions.

MOTION: Mr. Hansford moved to approve the Minor Amendment submitted by Watson's of Cincinnati requesting a modification to reduce the building size from 65,400 square feet to 42,360 square feet, subject to the following conditions:

1. The site plan shall be modified to show the required 191 parking spaces. The applicant is currently showing 188 spaces.
2. The parking and paving setback from the access drive shall be a minimum width of ten (10) feet.
3. The base of the building shall be split-face concrete block and the body of the building shall be 12 inch by 4 inch jumbo brick.
4. Curbing shall be installed along the access drive and the final design of the entrance driveways subject to approval by the City Engineering Department.
5. The masonry wall approved by the Planning Commission in the original application to screen the receiving area and trash compactor shall be installed subject to approval by the Planning Department.

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

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be "J. St. Pierre", written in a cursive style.

