

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, January 9, 2001

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

Attendance: Mr. James Durham; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Mr. James Briggs; Mr. Joseph Weingarten; Mr. Jack Kindler. Absent: Mr. Rand Oliver;. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney.

Motion to Excuse:

MOTION: Mr. Weingarten moved to excuse Mr. Oliver from the meeting as he gave prior notice to staff. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

Approval of Minutes:

MOTION: Mr. Hansford moved to approve the Planning Commission Work Session minutes of December 12, 2000, subject to the following change:

On Page 1, paragraph 3, under Ameritech Equipment Cabinets, "Mr. Hansford stated" should be changed to "Mr. Hansford asked if".

Mr. Kindler seconded the motion. The motion was approved 5-0-1 with Mr. Durham abstaining.

MOTION: Mr. Hansford moved to approve the Planning Commission Regular Meeting minutes of December 12, 2000, subject to the following changes:

On Page 2, paragraph 4, the 2nd sentence should read "He stated that at the time All Seal was developed directly to the west of the Church site, the applicant was asked by the Planning Commission to request a front yard setback variance in order to maintain the existing streetscape."

On Page 2, paragraph 5, should read "Mr. Pluckebaum stated that staff, in their presentation, stated that there is no evidence that the structure has historic significance to date. There, he stated that he would struggle with designating this particular structure as a landmark. He also stated the north side of Franklin Street is well established, however, the south side is a mix of structures that creates no harmony or flow."

Mr. Briggs seconded the motion. The motion was approved 5-0-1 with Mr. Durham abstaining.

NEW BUSINESSJamesway Construction (Kentucky Fried Chicken) - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted by Jamesway Construction for Kentucky Fried Chicken located at 6230 Far Hills Avenue. The zoning on the .964 acre site is B-2, General Business. The purpose of the application is to request modification of the exterior building elevations. The existing building is constructed of red brick with a mansard roof. The exterior modification proposes the cupola and the false mansard roof be removed with the red brick to remain. The upper portion of the building be replaced with an E.I.F.S. panel system to be beige and white in color with some red and blue banding. The cupola will be reconstructed and awnings will be installed each being made of an opaque material. Lighting will be installed underneath the awnings that will be down directed on the building itself.

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

1. The Planning Commission must approve the architectural design of the building to ensure that the form, massing, materials, and colors are compatible with the surrounding buildings and create a unified design on the premises. Specifically, the Planning Commission must approve the use of E.I.F.S. for the upper portion of the building body.
2. A detailed lighting plan shall be subject to approval by the Planning Department.
3. No sign depicted shall be approved as a part of this application.

Mr. Durham felt the building modification should be continued on the east elevation as it has a front yard to Fireside Drive and if this were new construction, it would be a requirement.

Mr. Hansford asked for clarification of the proposed red and blue banding.

Mr. Feverston stated the banding is to be used as a trim with no bare bulb visible and, therefore, is not considered as signage.

MOTION: Mr. Hansford moved to approve the Special Approval application submitted for Kentucky Fried Chicken by Jamesway Construction concerning modification to the exterior building elevations subject to the following conditions:

1. A detailed lighting plan shall be subject to approval by the Planning Department.
2. No sign depicted shall be approved as a part of this application.

Further, the use of E.I.F.S. was approved for the upper portion of the building body. Mr. Briggs seconded the motion. The motion was approved 5-1 with Mr. Durham voting no.

Buckingham Financial - Planning Commission Special Approval

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

Mr. Feverston reviewed the Special Approval application submitted for Buckingham Financial to be located at 7747 Clio Road. Additional land has been purchased for this development since the original application was reviewed and approved by the Planning Commission and, therefore, the revised site plan and building elevations necessitate a new application. The zoning is split on the 3.57 acre site with 1.62 acres zoned I-1, Light Industrial, and 1.95 acres zoned I-PD, Industrial Planned Development. The request is to construct 8,000 sq. ft. as Phase One of financial offices on the site. Thirty-two (32) parking spaces are required for Phase One and the developer is proposing 70 spaces so parking is established prior to future phases of the project. The building proposed to be constructed as part of Phase One will be of brick construction, with a pitched roof and a balanced window pattern. A drop-off area will be constructed on the front elevation of the building. The proposal satisfies the required base, body and cap standards provided in the Zoning Ordinance.

Future phases propose possible additions to the north and south ends of the building with a rear parking area. A loop drive is proposed to be continued from the rear parking area, in concept, to allow an additional building to be located along the north property line.

A full movement access on Clio Road at Millerton Drive as well as a right-in/right-out access at the northern end of the site is proposed for the development.

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

1. The areas shown as future construction and future parking are approved in concept only. The final plans shall be subject to approval by the Planning Commission.
2. The raised median on Clio Road may be modified to permit full vehicular movement at the intersection of Clio Road and the southern driveway subject to approval by the City Engineer. The cost for this modification to Clio Road shall be paid for the by the applicant.
3. The final design of the driveways shall be subject to approval by the City Engineering Department.
4. All walkways in front of parking stalls shall have a minimum width of 6.5 feet.

5. A final grading and stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating detention and/or retention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
6. A detailed lighting plan shall be subject to approval by the Planning Department.
7. The design of the garage and the dumpster enclosure shall be subject to approval by the Planning Department.
8. A final landscape plan shall be subject to approval by the City Planning Department.
9. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard 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.

Mr. Kindler was concerned with traffic safety along Clyo Road as a result of vehicles exiting this site.

Mr. Hoffman stated this type of situation is not unusual and exists throughout the City. The full movement access lines up with Millerton Drive and the other access is strictly right-in/right-out.

Mr. Pluckebaum stated he was struggling with the concept plan for future development on the site.

Mr. Durham stated had this plan been submitted prior to the land being cleared for the first application approved for this site, much of the existing vegetation could have been saved.

MOTION: Mr. Pluckebaum moved to approve the Special Approval application submitted for Buckingham Financial, 7747 Clyo Road, subject to the following conditions:

1. The areas shown as future construction and future parking are approved in concept only. The final plans shall be subject to approval by the Planning Commission.
2. The raised median on Clyo Road may be modified to permit full vehicular movement at the intersection of Clyo Road and the southern driveway subject to approval by the City Engineer. The cost for this modification to Clyo Road shall be paid for by the applicant.
3. The final design of the driveways shall be subject to approval by the City Engineering Department.

4. All walkways in front of parking stalls shall have a minimum width of 6.5 feet.
5. A final grading and stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating detention and/or retention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
6. A detailed lighting plan shall be subject to approval by the Planning Department.
7. The design of the garage and the dumpster enclosure shall be subject to approval by the Planning Department.
8. A final landscape plan shall be subject to approval by the City Planning Department.
9. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard 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.

Mr. Briggs seconded the motion. The motion was unanimously 6-0.

Mr. Weingarten returned to the meeting at this time.

Cornerstone Bank - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Cornerstone Bank to be located at 6291 Wilmington Pike, formerly Kenny Rogers Restaurant. The request is to redevelop the existing site for a bank facility which is a permitted use on this .897 acre site zoned B-1, Neighborhood Business. There are currently 46 parking spaces on the site and the applicant will keep 26 of those spaces which satisfy the parking requirement of 13 spaces. The existing drive-thru window on the north side of the building and the cooler at the back of the building will be eliminated. A canopy will be constructed at the back of the building providing three (3) service lanes as well as an ATM drive-up lane. The existing dumpster on the northwest corner of the site will be removed. An entrance-only access is proposed off of Centerpoint Drive to serve the front yard parking and the drive-thru lanes. Existing detention areas are located on the north and southeast portions of the site. The City Engineer would like the opportunity to work with the applicant due to the grade change in the area proposed for the entrance-only and one of the detention areas.

The building will remain of brick construction and quoins will be added to the structure. A gabled roof will replace the existing roof line.

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

1. The ATM Machine shall be faced with brick to match the building.
2. The final location and design of the new entrance drive shall be subject to approval by the City Engineering Department.
3. A final grading and stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating detention and/or retention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
4. No sign depicted shall be approved as a part of this application.

Mr. Kindler questioned whether the driveway along the north side of the building should be narrowed as it might restrict emergency equipment from servicing the building.

Mr. Feverston stated the Fire Department submitted some comments after the staff recommendation was complete and stated they would like to work with the applicant concerning the width of the driveway on the north side of the building. Mr. Feverston stated the current driveway is approximately 24 feet wide and is proposed to be narrowed to 12 feet to provide additional green space as well as create better traffic circulation into the drive-thru lanes. The bank site directly south has a mirror image of the existing traffic pattern which has created some maneuvering difficulties in negotiating the turning radius to enter the first lane.

Mr. Durham asked where the units existing on the roof would be relocated as the result of a gabled roof.

Mr. Dana Harrah, Ruetschle Architects, stated the units would be relocated on the north side of the building within the landscaped area to be added to that area.

MOTION: Mr. Hansford moved to approve the Special Approval application submitted for Cornerstone Bank to be located at 6291 Wilmington Pike subject to the following conditions:

1. The ATM Machine shall be faced with brick to match the building.
2. The final location and design of the new entrance drive, the driveways and the parking lot shall be subject to approval by the City Engineering Department.

3. A final grading and stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating detention and/or retention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
4. No sign depicted shall be approved as a part of this application.
5. A final landscape plan and location of the condensing units shall be approved by the Planning Department.

Mr. Pluckebaum 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. Pluckebaum", written in a cursive style.

