

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, February 27, 2001

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

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

Motion to Excuse:

MOTION: Mr. Briggs moved to excuse Mr. Kindler and Mr. Pluckebaum from the meeting as each gave prior notice to staff. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

Approval of Minutes:

MOTION: Mr. Hansford moved to approve the Planning Commission minutes of February 13, 2001, as written. Mr. Briggs seconded the motion. The motion was approved 4-0-1 with Mr. Weingarten abstaining.

COMMUNICATIONS

Mr. Feverston indicated a letter had been received and forwarded to members of the Planning Commission from Gayle Burtsfield, applicant for Ritter's Frozen Custard, seeking reconsideration of the requirement of a shingled roof to the future building to be located at 9605 Dayton-Lebanon Pike.

There was no motion made to reconsider the issue.

NEW BUSINESS

Kentucky Fried Chicken - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Kentucky Fried Chicken to be located on the southwest corner of Whipp Road and Wilmington Pike. The request is to construct a new 2,600 sq. ft. fast food restaurant on the .995 acre parcel of land zoned Business Planned Development, B-PD. Twenty-six (26) parking spaces plus 8 stacking spaces for the drive-through window are required for this site--the applicant has proposed 36 parking spaces and 8 stacking spaces for the drive-through window to satisfy the parking requirement. The dumpster will be situated on the southwest corner of the site.

This particular site was established as part of a Major Use Special Approval application submitted when the former Dayton Sports & Rec building, now Morris Furniture, was approved.

As a part of that plan, an internal roadway was created which provides a full movement access to this site from Whipp Road. The other access points shown on the site plan are restricted to right-in/right-out movements along Whipp Road and Wilmington Pike.

The building will be a buff color brick on the upper portion and a darker brown brick on the lower portion of the building. The proposed elevations of the building satisfies the architectural requirements as specified in the Zoning Ordinance.

A mound is located at the front of the property as required by Ordinance, however, Vectren has contacted the City regarding their concern with mounding over the gas lines in the area. Mr. Feverston stated that staff will re-evaluate the mound in this area.

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

1. The Planning Commission shall approve the design of the proposed building to assure the form, mass, materials, and colors create a unified design on the premises and are visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the flat roof and the use of the E.I.F.S. on the building body.
2. All mechanical systems shall be screened, subject to approval by the Planning Department.
3. A cross-easement shall be established which permits vehicular access through the adjacent western parcel to the full movement driveway to Whipp Road. The access through the adjacent western parcel is required as part of the approved Master Plan. The cross-easement shall be approved by the City Attorney.
4. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
5. The final grading and final stormwater drainage plan shall be approved by the City Engineering Department.
6. The final lighting plan shall be subject to approval by the Planning Department.
7. The final landscaping plan shall be subject to approval by the Planning Department.
8. 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 of 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.

9. No sign depicted shall be approved as a part of this application.

Mr. Chris Schaeffer, representing the applicant, stated the conditions for approval were acceptable and offered to answer any questions of Planning Commission.

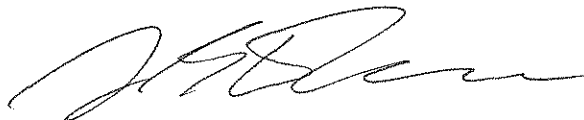
MOTION: Mr. Hansford moved to approve the Special Approval application submitted for Kentucky Fried Chicken to be located on the southwest corner of Whipp Road and Wilmington Pike subject to the following conditions:

1. All mechanical systems shall be screened, subject to approval by the Planning Department.
2. A cross-easement shall be established which permits vehicular access through the adjacent western parcel to the full movement driveway to Whipp Road. The access through the adjacent western parcel is required as part of the approved Master Plan. The cross-easement shall be approved by the City Attorney.
3. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
4. The final grading and final stormwater drainage plan shall be approved by the City Engineering Department.
5. The final lighting plan shall be subject to approval by the Planning Department.
6. The final landscaping plan shall be subject to approval by the Planning Department.
7. 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 of 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. No sign depicted shall be approved as a part of this application.

Further, the Planning Commission approved the design of the proposed building assuring the form, mass, materials, and colors created a unified design on the premises and are visually compatible with the surrounding buildings. Specifically, the Planning Commission approved the flat roof and the use of the E.I.F.S. on the building body.

Mr. Briggs seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be "J. H. Schaeffer", is written at the bottom of the page.

