

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, March 27, 2001

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

Attendance: Mr. Patrick Hansford; Mr. Richard Pluckebaum; Mr. Rand Oliver; Mr. James Briggs; Mr. Joseph Weingarten; Mr. Jack Kindler. Absent: Mr. James Durham. 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. Durham from the meeting as he gave prior notice to staff stating he had a conflict of interest as he is a member of Epiphany Lutheran Church as well as a member of the Building Committee. Mr. Oliver seconded the motion. The motion was approved unanimously 6-0.

Approval of Minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission minutes of March 13, 2001, as written. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

Epiphany Lutheran Church - Variance of Architectural Design Requirements/Planning Commission Special Approval

Mr. Feverston reviewed the Variance and Special Approval applications submitted for Epiphany Lutheran Church, 6430 Far Hills Avenue. The zoning on the 6.157 acre property is Business Planned Development, B-PD. The project involves the expansion of the existing church building and a new parking layout. The two (2) variances requested for this project include the proposal to permit the roof height to exceed one half of the overall building height which is not permitted; and, the proposal to omit the base from the new additions to the church building which as a part of the architectural requirements requires a base, body and cap.

The Planning Department made the following points concerning the Variance requests:

1. The existing church building was constructed several years prior to the passage of the current architectural requirements in the Zoning Ordinance. The existing building is legally non-conforming with respect to its building elevations. Specifically, the roof is greater than the fifty (50) percent proportion permitted by the Zoning Ordinance, and the building elevations do not express a base.

2. The General Architectural Design Requirements (Section 20.C.2) of the Zoning Ordinance require that "Architectural elevations for all buildings shall be that the design, massing, materials, shape, and scale, of all new or modified principal buildings, and accessory buildings shall create a unified design on the premises and shall be visually compatible with the surrounding buildings."
3. The proposed building elevations for the new additions were designed to be consistent with the architectural style of the existing building. Therefore, the new elevations also reflect a roof proportion greater than fifty (50) percent and do not express a base.
4. The applicant is first and foremost attempting to satisfy the General Architectural Design Requirements of the Zoning Ordinance. However, it is not possible to achieve this without conflicting with the specific design requirements as indicated in point #1. This creates a practical difficulty for the property owner which is not self-imposed.
5. Strict application of the Zoning Ordinance would not deprive the applicant reasonable use of the property. It would result, however, in a design that is not compatible with the existing church building and does not create a unified design on the premises and, therefore, would fail to meet the intent of the General Architectural Design Requirements of the Zoning Ordinance.

Based on that analysis, staff recommended approval of both Variance requests.

The expansion of the church will extend out toward Far Hills Avenue and the project will also include the reconstruction of some buildings to the rear of the church. The major portion of the addition will be constructed of a brick material.

The Planning Department recommended approval of the Special Approval application subject to the following conditions:

1. The Planning Commission shall approve a Variance to permit the roof height to exceed one-half (1/2) of the overall building height, and to omit a base from the building elevations.
2. 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 on the rear building addition.
3. The realigned drive from Far Hills Avenue shall be widened to 18 feet, subject to approval by the City Engineering Department.
4. The final grading and final stormwater drainage plan shall be approved by the City Engineering Department.

Mr. Hansford opened the public hearing.

Mr. Joe McIntire, architect for the project, was present for the review of the applications. He stated this is the fifth addition to be done to the church since the original structure was constructed. He indicated it is their desire to have this new addition blend with the existing building and, therefore, they are seeking the variances which would be required to do so. He stated they have met with the Fire Department concerning the curb cut width along Far Hills Avenue and they agreed a 14 foot width would be appropriate in order to control that curb cut as a one-way access point.

Mr. Feverston stated the comments submitted from the Fire Department to staff stated they wanted an 18 foot curb cut along Far Hills Avenue. He stated if the Fire Department felt a 14 foot curb cut was adequate, it could be reviewed by the City Engineer.

Mr. Oliver asked if a screening requirement was necessary for the dumpster.

Mr. Feverston stated there was no screening requirement as the dumpster was pre-existing.

Mr. Pluckebaum questioned the flat roof at the rear of the building addition.

Mr. McIntire stated the roof structure is flat with vertical panels to provide a roof pitch for a mechanical screen.

MOTION: Mr. Oliver moved to approve the Variance for Roof Height as requested by Epiphany Lutheran Church, 6430 Far Hills Avenue. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Pluckebaum moved to approve the Variance for Building Elevation omitting the base from the new additions as requested by Epiphany Lutheran Church, 6430 Far Hills Avenue. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Pluckebaum moved to approve the Special Approval application submitted for Epiphany Lutheran Church, 6430 Far Hills Avenue, subject to the following conditions:

1. The realigned drive from Far Hills Avenue shall be subject to approval by the City Engineering Department.
2. The final grading and final stormwater drainage plan shall be approved by the City Engineering Department.

Further, the Planning Commission approved 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 approved the flat roof on the rear building addition.

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

NEW BUSINESS

Estates at Silvercreek, Sec. Two - Release of Performance Bond/Letter of Credit

The City Engineer has recommended Release of the Performance Bond/Letter of Credit for the Estates at Silvercreek, Sec. Two, concerning curbs, pavement and drainage subject to receipt of a one-year maintenance bond in the amount of \$25,000. The Developer and Washington Township have agreed to have the township contractor pave the final course of asphalt on Spring Valley Road later this year when the remaining 600 LF of Spring Valley Road is constructed. The Developer will pay \$24,870 to the Township for their share of the final course of asphalt.

Also, with only eleven (11) vacant lots remaining in the Estates of Silvercreek, Sec. Two, the sidewalk bond may be reduced to \$9,300.

MOTION: Mr. Oliver moved to approve the Release of the Performance Bond/Letter of Credit for the Estates at Silvercreek, Sec. Two, subject to the following conditions:

1. Receipt of a one (1) year maintenance bond in the amount of \$25,000.
2. The Developer will pay \$24,870 to Washington Township for their share of the final course of asphalt to Spring Valley Road when the remaining 600 LF of the project is constructed.

Additionally, the sidewalk bond was reduced to \$9,300.

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

Silvercreek Estates, Sec. Six - Release of Performance Bond/Letter of Credit

The City Engineer has recommended Release of the Performance Bond/Letter of Credit for Silvercreek Estates, Sec. Six, for curbs, pavement and drainage subject to receipt of a one-year maintenance bond in the amount of \$8,700. Also, with only (3) lots remaining, the sidewalk bond may be reduced to \$6,000.

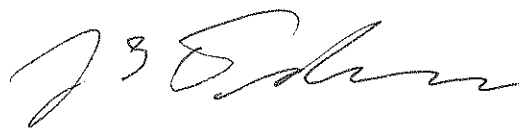
MOTION: Mr. Briggs moved to approve the Release of the Performance Bond/Letter of Credit for Silvercreek Estates, Sec. Six, subject to the following conditions:

1. Receipt of a one (1) year maintenance bond in the amount of \$8,700.

Additionally, the sidewalk was reduced to \$6,000.

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 read "J B Edman". The signature is written in a cursive style with a large initial "J" and "B".

