

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, April 24, 2001**

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

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

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of April 10, 2001, as written. Mr. Kindler seconded the motion. The motion was approved unanimously 7-0.

COMMUNICATIONS

Mr. Shrimplin stated that staff has been notified by Mr. Briggs that he will be unable to attend the May 8, 2001, Planning Commission Meeting due to a business conflict. The other members indicated they would be present for that meeting.

Mr. Durham asked if the revised plan for Yankee Trace, Sections 26 through 30, had addressed the issues raised by the Planning Commission in a previous Work Session.

Mr. Shrimplin stated he had not reviewed the plan Mr. Feverston, who is currently on extended sick leave, had made a preliminary review of the revised plan.

The members of Planning Commission agreed a brief Work Session would be held following this regular meeting to review the revised plan.

OLD BUSINESS

Centerville Creative Arts Center - Minor Amendment

Mr. Shrimplin reviewed the request for a Minor Amendment to the Special Approval application for Centerville Creative Arts Center to be located at 7300 Far Hills Avenue previously approved by the Planning Commission. The building elevations are being modified from the original proposal in order to address some building code issues.

The revised elevations propose a single column at the front entrance with a gable element above the doors. The roof pitch has been increased to make the overall building 35 feet in height which is the maximum building height in an Office-Service, O-S, zoning district. The windows on the north and south elevations are more vertical in shape to create a more uniform window pattern.

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

1. The two (2) lower windows on the south elevation near the emergency stairs shall be eliminated to comply with the building code.

Mr. Jeff Vaughn, representing the applicant, asked if the lower windows to be eliminated from the south elevation near the emergency could be relocated on the upper level of the building to balance the window pattern.

The members of Planning Commission agreed those windows could be relocated so they would comply with the building code.

Mr. Hansford stated he felt the proposed windows on the west (front) elevation were not traditional as to the residential window styles on buildings in the surrounding neighborhood. He suggested the windows be a double hung style rather than just large sheets of glass in order to continue that residential theme.

Mr. Oliver suggested mullins could be placed in the windows to break up the visual mass.

Mr. Shrimplin pointed out the window style was approved as part of the original proposal.

Mr. Vaughn indicated two (2) separate windows could be used rather than a single window and mullins could be added to keep more with the architectural style of the neighborhood. He stated the applicant, Kee Hee Lee, was more concerned that the same amount of outdoor light be present inside the building.

Mr. Pluckebaum asked if the building height was appropriate for the neighborhood.

Mr. Shrimplin stated the proposed building height satisfied the permitted height standards in the O-S zoning district.

MOTION: Mr. Oliver moved to approve the Minor Amendment for Centerville Creative Arts Center, 7300 Far Hills Avenue, subject to the following conditions:

1. The two (2) lower windows on the south elevation near the emergency stairs shall be eliminated to comply with the building code.
2. All large plate glass openings shall be divided into two (2) units to keep with the residential character of the neighborhood, preferably with mullions, subject to approval by the Planning Department.

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

There being no further business, the meeting was adjourned.

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