

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, October 23, 2001**

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

Attendance: Mr. James Durham; Chairman; Mr. Patrick Hansford; Mr. Rand Oliver; Mr. James Briggs; Mr. Joseph Weingarten; 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.

Approval of minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of September 25, 2001, as written. Mr. Weingarten seconded the motion. The motion was approved 6-0-1 with Mr. Pluckebaum abstaining.

COMMUNICATIONS

Mr. Feverston advised the members of Planning Commission that the Miami Valley Planning and Zoning Workshop will be held on December 7<sup>th</sup> and interested members should inform staff so the proper registrations can be submitted.

Yankee Trace, Parcel 26

Mr. Feverston stated that Great Traditions is requesting a modification to the approved Special Approval application for Parcel 26 of Yankee Trace to eliminate two (2) lots in this Parcel in order to increase some of the lot widths to 70 feet instead of the approved 60 feet. This would allow those lots to be developed as courtyard style units rather than the villa style units.

Mr. Durham stated this area would again be reviewed by the Planning Commission at the record plan stage.

The members agreed the modification was appropriate and directed the developer to continue with those changes to the plan.

PUBLIC HEARINGS

Clyo Road Office Park - Major Use Special Approval

Mr. Feverston reviewed the Major Use Special Approval application submitted for Clyo Road Office Park to be located on the southwest corner of Alex-Bell Road (SR 725) and Clyo Road. The zoning on the 5.324 acre parcel is Office Planned Development, O-PD, which allows the development of the proposed office condominium development. Based on the proposed square footage for the total development, 140 parking spaces are proposed to satisfy the parking requirement. The road improvements required for the office development are left turn lanes for Clyo Road as well as Alex-Bell Road.

A full stand of mature trees defines the 100 foot buffer area between the site and the Whispering Oaks Condominium project to the south and west. The only practical area to locate the access drive from Clio Road would be across from Ambridge Road which would encroach the buffer area slightly. The proposed detention/retention area is to be located behind the building pad areas with parking in the front of the buildings to create less impact on the adjoining residential neighborhood.

The first of the seven (7) buildings will be a ranch style building with a shingled pitched roof and walkout on the rear elevation. The building will be constructed of brick and E.I.F.S. materials to be compatible with surrounding development. No other buildings are proposed at this time, however, all future buildings must be reviewed by the Planning Commission prior to construction.

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

1. Clio Road shall be improved by the developer to provide a left-turn lane subject to approval by the City Engineering Department.
2. The final design and alignment of the driveways to Alex-Bell and Clio Roads shall be subject to approval by the City Engineering Department.
3. The two (2) southeastern parking spaces shall be eliminated from the buffer yard.
4. A five (5) foot wide sidewalk shall be constructed to connect with the public sidewalk near the intersection of Alex-Bell Road and Clio Road subject to approval by the City Planner.
5. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
6. The Planning Commission shall approve the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and shall be visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the use of EIFS (Dryvit) as an exterior siding material. The final design of all future buildings shall be subject to approval by the Planning Commission.
7. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance. The developer shall work with the City Engineering Department to increase the retention/detention capacity on the property, if practical, with any additional cost as a result of oversizing to be paid by the City.

8. A final landscape and bufferyard plan shall be subject to approval by the City Planner. The required 100 foot bufferyard shall be maintained in its natural state and left undisturbed except to allow the access drive to connect with Clyo Road at Ambridge Road including necessary grading for this drive. Grading for the detention basin may also encroach only where the bufferyard is void of significant trees. The bufferyard shall be more intensively screened with trees in these areas and where there are gaps in the natural screening subject to approval by the City Planner.
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.
10. A final exterior lighting plan shall be subject to approval by the City Planner.
11. The final design, location, and screening of the dumpsters shall be subject to approval by the City Planner.

Mr. Durham opened the public hearing.

Mr. Frank Wright, Reinke & Associates, was present for the review of the application. He stated that they agreed with the recommendations as outlined by staff, however, one-third of the site is reserved for open space. Additional area for detention might be impossible although they will work with staff to be sure stormwater detention is at a maximum. Mr. Wright stated the developer would like to phase the office development starting with the area from Alex-Bell Road and adding the access from Clyo Road at the time of a future phase.

Mr. Durham stated the development had been discussed with Planning Commission at a work session and this was the first time it was mentioned the project was to be developed in phases. He indicated he would have difficulty in allowing phases for this project stating the entire roadway should be required for proper emergency vehicle access.

Mr. Wright stated the entire project should be completed in two phases. A turn-around could be constructed temporarily at the corner of Clyo Road and Alex-Bell Road to allow proper access for emergency equipment.

Mr. Farquhar stated the City could require a contractual agreement from the developer should the project be approved in phases to ensure the entire roadway would be completed.

Mr. Durham felt landscaping should be installed at the beginning of development as well.

Mr. Hansford stated if the landscaping is not installed at the same time, planting heights will not be consistent.

Mr. Deter Walk, President of the Whispering Oaks Homeowners Association, stated their loss of privacy saddens the residents due to the loss of vegetation which was removed prior to any official review by the City in a public hearing format. He stated access to the site should be limited to Alex-Bell Road due to traffic congestion which would be created with spacing between access on Clyo Road and Fallenoak Trace. All lighting should be down-directed rather than spill over onto the adjoining properties. Mr. Walk felt additional landscaping should be provided to screen the proposed development from the surrounding residences.

Mr. Hoffman stated in order to provide a full movement access along Clyo Road it would have to be across from Ambridge Road as proposed. If access was limited to Alex-Bell Road only, the proper access for emergency equipment to and from the site could not be established. The distance between Ambridge Road and Fallenoak Trace will provide a safe movement.

Mr. David Hess, 1075 Ambridge Road, stated the clearing of the land prior to review by the Planning Commission was a deliberate attempt to approve development of this site since ground work had already begun. He stated that when approaching Clyo Road from Ambridge Road, all you will see is asphalt, cars and some landscaping. The natural setting has been destroyed before approval of a development plan has been completed.

Mr. Stephen Becker, 1096 Ambridge Road, agreed land should not be disturbed prior to review of a development plan.

Mrs. Susan Metzger, 7056 Fallenoak Trace, stated her residence will benefit from the inconvenience of noise, dumpster location and geese that will gather in the retention pond between the site and the Whispering Oaks project. As a result of the trees being removed, traffic along Clyo Road is now visible that is normally not seen this early in the year. She stated a group of deer have not been seen since clearing of the site began.

Mr. Joe Metzger, 7056 Fallenoak Trace, asked if the buffer area requirement be increased to more than 100 feet and would the developer be responsible for maintenance of that area.

Mr. Durham stated the detention area and buffer area must be maintained by the developer, however, the City cannot require more buffer area than required by the Zoning Ordinance. He stated he understood the frustration of the adjoining property owners, however, the landowner has the right to develop his property and the zoning classification is appropriate for an office development.

Ms. Joyce Bellmaster, Fallenoak Trace resident, stated the proposed access between Alex-Bell and Clyo Roads will only create another cut-through as does Fallenoak Trace. She asked if the pond area will be retention area and carry water continually as runoff is a problem in this area.

Mr. Hoffman stated once the improvement to Alex-Bell Road is complete, it will further reduce the amount of stormwater runoff in the residential areas adjoining the proposed development. The project engineer has not yet determined whether the area will be a retention or detention area, however, he has determined the depth of water will not increase what currently exists and should improve it.

Mr. Wright responded to some of the concerns raised by residents in attendance. He stated down-directed lights will be used although most lighting will be in the front of the buildings. The contractor doing the clearing followed the stakes that identified the 100 foot buffer area and left it undisturbed. He indicated that over \$50,000 has been budgeted for landscaping on this project some of which will augment areas where necessary.

There being no other speakers, Mr. Durham closed the public hearing.

Mr. Durham stated that when the office buildings are constructed, the noise level from Cloyo Road should be reduced. The office hours for each tenant will be limited so that most activity will be during daytime hours.

Mr. Pluckebaum stated the buildings should be constructed with brick rather than a combination of brick and E.I.F.S., and there is the issue of phasing the building of the project.

Mr. Hansford stated E.I.F.S. material is used in the immediate area and the proposed architecture is residential in character. The lighting to be used in this project will not require large parking lot fixtures as used in shopping center developments.

The members agreed that phasing of the project should not be considered at this time. If phasing is desired, a plan should be presented to staff for further Planning Commission consideration.

Mr. Durham stated the dumpster locations seem to be inconvenient for the tenants.

Mr. Feverston stated access is limited for trash vehicles and the proposal is the best possibility. He stated the dumpsters must be screened and landscaping in the area of the dumpster at the Alex-Bell Road access will be added to that area.

Mr. Wright stated there was not appropriate locations between buildings for the dumpsters and, therefore, the proposed locations were the only alternative.

Mrs. Bernadette Anderson, 7170 Fallenoak Trace, stated that even though the dumpsters will be screened, the homes to the west overlook the site and will be looking down over the dumpster facilities.

MOTION: Mr. Hansford moved to recommend approval of the Major Use Special Approval application to City Council for Clio Road Office Park subject to the following conditions:

1. Clio Road shall be improved by the developer to provide a left-turn lane subject to approval by the City Engineering Department.
2. The final design and alignment of the driveways to Alex-Bell and Clio Roads shall be subject to approval by the City Engineering Department.
3. The two (2) southeastern parking spaces shall be eliminated from the buffer yard.
4. A five (5) foot wide sidewalk shall be constructed to connect with the public sidewalk near the intersection of Alex-Bell Road and Clio Road subject to approval by the City Planner.
5. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
6. The Planning Commission shall approve the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and shall be visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the use of E.I.F.S. (Dryvit) as an exterior siding material. The final design of all future buildings shall be subject to approval by the Planning Commission.
7. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance. The developer shall work with the City Engineering Department to increase the retention/detention capacity on the property, if practical, with any additional cost as a result of oversizing to be paid by the City.
8. A final landscape and bufferyard plan shall be subject to approval by the City Planner. The required 100 foot bufferyard shall be maintained in its natural state and left undisturbed except to allow the access drive to connect with Clio Road at Ambridge Road including necessary grading for this drive. Grading for the detention basin may also encroach only where the bufferyard is void of significant trees. The bufferyard shall be more intensively screened with trees in these areas and where there are gaps in the natural screening subject to approval by the City Planner.

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.
10. A final exterior lighting plan shall be subject to approval by the City Planner.
11. The final design, location, and screening of the dumpsters shall be subject to approval by the City Planner.

Mr. Kindler seconded the motion. The motion was approved 6-1 with Mr. Durham voting no.

Cornelius A. Martin (Planet Ford) - Sign Variance

Mr. Feverston reviewed the Sign Variance application submitted by Cornelius A. Martin for Planet Ford located at 2601 E. Alex-Bell Road (SR 725). The zoning on the property is B-2, General Business, which allows the existing auto dealership use. The request is for an additional ground sign to be 21 feet, 5 inches in height at a 5 foot setback. The Sign Ordinance permits one (1) ground sign per premise, 6 feet in height at the property line. One (1) additional foot of height for each additional 5 feet of setback is permitted, with a maximum height of 16 feet.

In review of the Variance application, staff made the following analysis:

Ground Sign: Number

1. The Zoning Ordinance permits one (1) ground sign per premise. In the case of a corner lot, the applicant may choose which frontage they wish to locate a ground sign.
2. Planet Ford currently has two (2) signs. There is a wall sign on the south building elevation that is clearly visible from Alex-Bell Road. The other sign is a ground sign that is located at the entrance driveway to Alex-Bell Road. Both signs conform to the Zoning Ordinance.
3. The applicant states that it is necessary to have a ground sign that is visible from Wilmington Pike as the traffic on that road is greater than that on Alex-Bell Road. Per the Zoning Ordinance, the applicant is permitted to relocate his ground sign from the Alex-Bell Road frontage to the Whites Corner Road/Wilmington Pike frontage to address his concern.
4. Because the applicant is able to address his concern within the requirements of the Zoning Ordinance, a hardship or practical difficulty does not exist that would necessitate adding a second ground sign.

### Ground Sign: Height

1. The Zoning Ordinance requires a maximum ground sign height of six (6) feet at the minimum sign setback line. For every five (5) feet of additional setback, the sign height may be increased by one (1) foot. The maximum height of a ground sign at a fifty (50) foot or greater setback is sixteen (16) feet.
2. The applicant has not demonstrated a hardship or practical difficulty with regard to locating the ground sign at the appropriate setback that would permit a sixteen (16) foot sign height. The applicant has also failed to demonstrate a hardship or practical difficulty that would necessitate a sign height in excess of the maximum height permitted by the Zoning Ordinance.

Based on the staff analysis, both the sign number and sign height variances were recommended to be denied.

Mr. Durham opened the public hearing.

Mr. Frank Wright and Mr. Cornelius Martin were present for the review of the application. Mr. Wright stated that Mr. Martin, owner of Planet Ford, had a problem with visibility of his dealership from Wilmington Pike. He stated that a solution to the problem other than what is being requested by Variance, has not been found. Although the existing ground sign could be relocated along Whites Corner Road for visibility to Wilmington Pike, a ground sign is needed along Alex-Bell Road as well since the wall sign is not visible until you are almost directly in front of the business due to the angle of the building. Mr. Wright stated extending the wall height on the east elevation was considered for placement of a wall sign, however, the addition would be cost prohibitive. The proposed second sign would make the dealership a viable business to ensure maintaining the 80 full-time jobs at this facility. Mr. Wright stated they have been diligent to try to find answers to this problem, without applying for a variance, without success.

Mr. Ray Blatz, 2217 Briggs Road, stated residents on the north side of the dealership have had screening provided to divide the business from the single-family homes. He stated to install a sign 21 feet in height would seem to defeat the purpose of screening and buffering zoning classifications from each other which is a requirement of the Zoning Ordinance.

Mr. Loren Gannon, 5285 Wilmington Pike, stated he purchased a vehicle from Planet Ford and when driving to that location there is no visibility from Wilmington Pike. He stated he supported the Variance as the applicant needs some help.

Mr. Cornelius Martin stated 75% of his traffic comes from Wilmington Pike and he is trying to find a solution to the visibility problem.

There being no other speakers, Mr. Durham closed the public hearing.



Mr. Durham stated the general features of the land do not support a Variance in this case.

Mr. Hansford stated the monetary value of the business cannot be the determination of support for a Variance and, therefore, could not approve the request.

Mr. Pluckebaum stated he could support a second 16 foot maximum ground sign with a greater setback than proposed.

Mr. Hansford stated a sign in the proposed location would shine in the first lot to be developed in the Walnut Creek subdivision.

Mr. Martin stated the sign does not shine, it glows.

Mr. Durham stated that many businesses in the City would like to have two (2) ground signs, however, Council has said they would not support an amendment to the Sign Ordinance to permit a second ground sign for corner lots. He stated if the ground sign would be relocated to the east side of the property, a Variance for sign height might be supported should more detail of sign appearance on the site be submitted.

MOTION: Mr. Hansford moved to approve the Variance submitted by Cornelius Martin, Planet Ford, for a second ground sign. Mr. Pluckebaum seconded the motion. The motion was denied 1-6 with Mr. Pluckebaum voting yes.

MOTION: Mr. Hansford moved to approve the Variance submitted by Cornelius Martin, Planet Ford, for a sign height of 21.5 feet. Mr. Kindler seconded the motion. The motion was denied unanimously 0-7.

The applicant was advised of his right to appeal this decision to City Council.

#### UNFINISHED BUSINESS

##### Kentucky Fried Chicken - Minor Amendment

Mr. Feverston reviewed the Minor Amendment submitted for the Kentucky Fried Chicken to be located on the southwest corner of Whipp Road and Wilmington Pike. The Planning Commission Special Approval application was approved by the Planning Commission, however, the applicant is now seeking approval of a modified site plan to provide a larger fast food restaurant for a second user. With the modification of the building, a parking requirement of 40 spaces plus 8 stacking spaces for the drive-through window will be necessary. The applicant is proposing 44 spaces plus the 8 stacking spaces for the drive-through window to satisfy the that requirement.

The building has been shifted slightly to the north and angled to be parallel to Whipp Road. The proposed changes to the approved plan are to widen the building slightly and construct a second tower shifting the original tower for KFC from the center to the corner of the building. The second tower will be a gold brick color for the A&W facility and the KFC tower to remain the white E.I.F.S. material as originally approved. The main body of the building will be a buff brick material, a brown brick base with a red band, and a cap along the top of the building. Mr. Feverston stated the back of the building will be solid brick and the mechanical systems to be located on the roof of the building or on the ground must be screened in some fashion.

Staff recommended approval of the Minor Amendment 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.
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. The curb-cut along Whipp Road shall be shifted to the west to provide greater separation from the Wilmington Pike intersection subject to approval by the City Engineering Department.
5. The building shall be shifted to the south a minimum of two (2) feet to widen the north parking lot subject to approval by the City Engineering Department.
6. The curb located in front of the building shall be flared out to provide better corner vision clearance from vehicles exiting the drive-through lane subject to approval by the City Engineering Department.
7. The menu and order board shall be shifted to the south to maximize the vehicle stacking area subject to approval by the City Engineering Department.
8. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
9. The final grading and final stormwater drainage plan shall be approved by the City Engineering Department.

10. The final landscaping plan shall be subject to approval by the Planning Department. Parking lot landscaping shall be increased to provide a minimum of eight percent (8%) internal landscaping subject to approval by the City Planner.
11. 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.
12. The final lighting plan shall be subject to approval by the Planning Department.
13. No sign depicted shall be approved as a part of this application. The Planning Commission should consider the applicant's request to replace the ground sign with wall signage for the east side of the building.

Mr. Feverston stated the applicant desires to have additional wall signage on the Wilmington Pike elevation rather than a ground sign. They have indicated, should Planning Commission be supportive of that alternative, a variance application would be filed for that purpose.

Mr. Chris Schaeffer, site engineer, Mr. Chris Chrizanowski, developer from Food, Folks & Fun, and Mr. Gary Snyder, general contractor, were present for review of the proposal.

Mr. Schaeffer agreed with the recommendations as presented by staff. He stated they were unsure as to how the mechanical systems would be located and screened.

Mr. Durham stated the architectural of the building should be 4-sided as it will be visible from each direction. The brick to be used as the main body material could be continued around the rear of the building to properly screen those units as done on other commercial buildings throughout the City.

Mr. Chrizanowski stated it is important to the architectural design to determine if wall signage will be used.

The members indicated they would be supportive of a variance request for that purpose as they did for Bob Evans Restaurant located immediately to the south of this site. The members stated, however, would like Council to consider amending the Sign Ordinance to permit this alternative by right other than by variance.

Mr. Chrizanowski stated the brick to be used will be clay brick rather than concrete brick.

Mr. Snyder stated a brick wrap can be constructed at a height needed to screen the mechanical systems.

Mr. Hansford asked if any of the brick on the building will be painted rather than colored brick.

Mr. Chrizanowski stated that no brick will be painted on the building as that would create a maintenance issue. He stated the color will have a flat appearance, no gloss treatment is to be used.

MOTION: Mr. Pluckebaum moved to approve the Minor Modification for Kentucky Fried Chicken/A & W Root Beer, to be located on the southwest corner of Whipp Road and Wilmington Pike, 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.
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. The curb-cut along Whipp Road shall be shifted to the west to provide greater separation from the Wilmington Pike intersection subject to approval by the City Engineering Department.
5. The building shall be shifted to the south a minimum of two (2) feet to widen the north parking lot subject to approval by the City Engineering Department.
6. The curb located in front of the building shall be flared out to provide better corner vision clearance from vehicles exiting the drive-through lane subject to approval by the City Engineering Department.
7. The menu and order board shall be shifted to the south to maximize the vehicle stacking area subject to approval by the City Engineering Department.
8. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
9. The final grading and final stormwater drainage plan shall be approved by the City Engineering Department.

10. The final landscaping plan shall be subject to approval by the Planning Department. Parking lot landscaping shall be increased to provide a minimum of eight percent (8%) internal landscaping subject to approval by the City Planner.
11. 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.
12. The final lighting plan shall be subject to approval by the Planning Department.
13. No sign depicted shall be approved as a part of this application. The Planning Commission should consider the applicant's request to replace the ground sign with wall signage for the east side of the building.

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

#### NEW BUSINESS

##### City of Centerville - Landmark Designation (5285 Wilmington Pike)

Mr. Shrimplin reviewed the Landmark Designation application submitted by the City of Centerville for property located at 5285 Wilmington Pike currently owned by Loren and Virginia Gannon. This particular house is known as the James G. McCracken House which was built in the early 1850's. The house is an exceptional example of Greek Revival architecture.

The Planning Commission's review process is to evaluate the proposed designation based on the relationship of the proposed designation to the Comprehensive Plan; the affect of the proposed designation upon the surrounding neighborhood; and any other planning consideration which may be relevant to the proposed designation.

Based on the following analysis, staff recommended to the BAR, the James McCracken House, 5285 Wilmington Pike, be designated as a Landmark:

1. The Comprehensive Plan encourages the preservation of buildings possessing historical attributes. It also recommends that the quality and character of low density single-family residential areas be preserved. A Landmark designation would both preserve the historical and architectural character of the house and encourage the continued use of the property as a single-family residence.
2. The surrounding neighborhood would benefit from the aesthetic and financial stability that results from a Landmark designation.

3. No other planning issues are relevant to this designation.

Mr. Loren Gannon, current owner of the property, supported the nomination of his property for Landmark status. He stated he hopes this will assist in the property's future preservation. He stated the barn was constructed prior to the Civil War and the property was a farmstead that should remain as such.

MOTION: Mr. Hansford moved to recommend approval of Landmark Designation for the James McCracken House, 5285 Wilmington Pike, to the BAR. The barn should also be included as part of the designation to preserve the entire farmstead. Mr. Briggs seconded the motion. The motion was approved unanimously 7-0.

City of Centerville - Landmark Designation (8661 Dayton-Lebanon Pike)

Mr. Shrimplin reviewed the Landmark Designation application submitted by the City of Centerville for property located at 8661 Dayton-Lebanon Pike currently owned by Jack and Barbara Fritzche. This particular house is known as the John Archer-Robert McEwen House which was built around 1807.

The Planning Commission's review process is to evaluate the proposed designation based on the relationship of the proposed designation to the Comprehensive Plan; the affect of the proposed designation upon the surrounding neighborhood; and any other planning consideration which may be relevant to the proposed designation.

Based on the following analysis, staff recommended to the BAR, the John Archer-Robert McEwen House, 8661 Dayton-Lebanon Pike, be designated as a Landmark:

1. The Comprehensive Plan encourages the preservation of buildings possessing historical attributes. It also recommends that the quality and character of low density single-family residential areas be preserved. A Landmark designation would both preserve the historical and architectural character of the house and encourage the continued use of the property as a single-family residence.
2. The surrounding neighborhood would benefit from the aesthetic and financial stability that results from a Landmark designation.
3. This property is zoned Residential Planned Development, R-PD, which permits single-family residential uses as well as multi-family uses. The existing house could remain as a permitted single-family residential use should the property be subdivided or otherwise developed.

Mr. Pluckebaum stated he was concerned that the property owners had not contacted the City regarding the landmark designation.

Mr. Shrimplin stated that several attempts have been made to contact the property owners, however, they had not responded to the correspondence sent to them.

MOTION: Mr. Briggs moved to recommend approval of the Landmark Designation for the John Archer-Robert McEwen House, 8661 Dayton-Lebanon Pike, to the BAR. Mr. Weingarten seconded the motion. The motion was approved 6-0-1 with Mr. Pluckebaum abstaining.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "J. E. Shrimplin", is centered on the page below the text.

