

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, November 13, 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. Norbert Hoffman, City Engineer; Mr. Greg Horn, City Manager.

The Erpenbeck Company - Proposal to Revise Approved Site Plan

Mr. Feverston reviewed the proposed revision to Parcel 28 of Yankee Trace for the attached housing units to be constructed by The Erpenbeck Company. The plan includes modifications to the roadway layout as well as the size and architecture of the units. The roadway south of Hole #4 has been redesigned with two (2) cul-de-sac streets rather than the circular drive and the overall number of units has been reduced by one (1) unit. Building materials have been modified as well as the roof pitch on each building.

Mr. Bill Erpenbeck, Mr. Gary Erpenbeck and Mr. Jeffrey Mike were present for the review of the modified plan.

Mr. Bill Erpenbeck stated the four (4) unit buildings have been eliminated and replaced with primarily two (2) and some three (3) unit buildings. This significantly reduces the building mass and eliminates the front entry garages which was a concern of the Planning Commission. He felt the proposed front building elevations offered a better appearance than those previously approved.

The members of Planning Commission expressed concern over the lack of architectural detail in the proposed buildings. They concurred that the design of these buildings do not express the same character as the buildings that have been approved for this development and lacked the detail that is in the traditional design elements throughout the Yankee Trace development. Should some of the original detail be restored in all building elevations of each building, the building sizes were acceptable to the members. The Planning Commission also asked the applicant to revise the development plan to restore the golf view corridor on the south side of the project and install a landscape island in the center of the new proposed cul-de-sac.

Watson's of Cincinnati - Variance/Conditional Use

Mr. Feverston reviewed the proposal by Watson's of Cincinnati to construct approximately 68,000 square feet of retail/warehouse/display area for a facility to be located on the southwest corner of Whipp Road and Wilmington Pike. The brick building is situated on the property with the rear building wall at the edge of the required 100 foot buffer strip located between the proposed facility and the Fox Run Condominiums to the west. The stormwater drainage has to

be done in this area as well, which will require the buffer area to be disturbed. The original approval for the entire site was conditioned that this buffer area would not be disturbed. A rear access, loading docks and employee parking will also be located on the west elevation of the building.

The Conditional Use application is needed due to the outside display of retail merchandise and a variance is necessary to reduce the required number of parking spaces. The parking requirement is based on the total floor area of the building and display areas. The ordinance does not differentiate between the amount of retail space, warehouse space and office space, but is based on the zoning of the property which is retail in this case.

Mr. Ken Oswald, Mr. Don Oeters, Mr. Mr. Rick Stofer, and Mr. Bob Zavakos were present for the review of the proposal.

The members of Planning Commission asked for an opinion from the City Attorney regarding the requirement to calculate parking spaces for the display area as well as the gross floor area of the building. They indicated the parking requirement for this "big box" project appeared to be extensive and felt if parking was not required for the display area, more green space could be maintained. Planning Commission asked staff to take this issue to Council for their thoughts on reducing the standards for parking.

To avoid grading or any disturbance in the buffer area, the Planning Commission suggested the building be shifted to the east and north. It was suggested that staff walk the site and determine what type of additional screening should be required in order to be the most affective, whether it be a wall more intensive landscaping and mounding.

Mr. Treadon stated the building materials will consist of brown/tan brick with a blue metal roof on the front elevation.

The members of Planning Commission stated that based on the surrounding residential neighborhood, the roof should be more of a residential character.

Mr Oeters stated they will consider withdrawing the applications in order to wait for an opinion from the City Attorney concerning the parking requirement for the project. Should the requirement be reduced, a revised site plan will be submitted for the Conditional Use application.

There being no further discussion, the meeting was adjourned.

A handwritten signature in black ink, appearing to read "D Oeters", is written over the bottom of the page.