

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, February 8, 2000

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

Attendance : Mr. James Durham, Chairman; Mr. Richard Pluckebaum; Mr. Patrick Hansford; Ms. Cheri Williams; Mr. Rand Oliver. Absent: Mr. Jack Kostak; Mr. Jack Kindler. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Motion to Excuse:

MOTION: Mr. Pluckebaum moved to excuse Mr. Kostak from the meeting as he gave prior notice to staff of his absence. Ms. Williams seconded the motion. The motion was approved unanimously 5-0.

Approval of Minutes:

MOTION: Mr. Hansford moved to approve the Planning Commission Regular Meeting minutes of January 11, 2000, as written. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 4-0-1 with Ms. Williams abstaining.

COMMUNICATIONS

Mr. Feverston stated that some of the applications for Planning Commission review on February 29, 2000, include the Jewish Federation Center for property along Loop Road and Versailles Drive; Buckingham Financial Services for property along Clio Road north of Franklin Street; Just Saab along Loop Road north of Alex-Bell Road; and the City initiated rezoning of the Nearing properties along the west side of Clio Road south of Deer Run.

Mr. Feverston stated a draft of proposed changes to the Sign Ordinance had been submitted to the members for their review. He asked that comments be given to staff by February 18, 2000.

PUBLIC HEARINGS

William German - Variance of Fencing Material

Mr. Shrimplin reviewed the Variance application submitted by Bill German for property located at 55 North Main Street in the Architectural Preservation District (APD). The request is to allow the installation of a chain link fence along the southern property line on the site. Chain link fencing material is prohibited in the APD. He stated that applicant was requesting the Variance to permit a new chain link fence that was recently erected to replace a former chain link fence. The former fence was legally non-conforming and was removed in its entirety, therefore, losing its non-conforming status. Any new fencing material installed on the property, at that point time, had to conform to the standards in the Zoning Ordinance.

Mr. Shrimplin stated that Mr. German had worked closely with the City to do the many improvements and enhancements to the property. A trellis structure and landscaping to the area east of the existing chain link fence along the southern property line was approved by the City. Evidently a change was made to that concept and the fencing company simply removed the existing fence and replaced it with a new chain link fence.

Staff recommended the Variance application be denied as there was no hardship or practical difficulty that was not created by the property owner.

Mr. Durham opened the public hearing.

Mr. Bill German, applicant, stated that during the extensive improvements made on his property, he worked with the City and followed all the rules necessary to complete his project. He stated that the existing fence was removed, however, due to the maintenance problem on the property to the immediate south, the original plan was abandoned. He stated their mistake was simply assuming the same type of fencing material would be acceptable, so they proceeded with the new chain link fence installation. Mr. German stated they would comply with the decision of the Planning Commission and should the Variance be denied, a 7 foot wood fence will be installed along the southern property line.

Mr. Feverston submitted a petition opposing the Variance to Planning Commission that Mr. Richard Stewart, owner of the property directly south of the property in question, had submitted to staff prior to the meeting.

Mr. Richard Stewart stated that a solid wood fence would interfere with an existing air conditioning unit located on the north side of his building and he would object to such a fence. He stated further that any fence posts should face inside the property rather than to the outside.

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

Mr. Hansford stated that permits were required for fence installation projects in order to get the proper standards to property owners before work begins. If the fence company had obtained a permit as required, the contractor would have been informed of the proper standards prior to installation. He stated that Planning Commission can only review the Variance based on the circumstances of uniqueness, and there is no hardship in this particular case. Mr. Hansford stated that it was unfortunate Mr. German would lose financially on this issue, it was not an issue the Planning Commission could consider.

MOTION: Mr. Hansford moved to deny the Variance application submitted by Bill German, requesting the use of chain link fencing material for property located at 55 North Main Street. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 5-0.

Mr. German was informed of his right to appeal the Planning Commission decision to Council.

NEW BUSINESSResurrection Lutheran Church - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Resurrection Lutheran Church located at 1300 Norwich Lane north of Alex-Bell Road requesting approval to construct a 3,600 square foot addition to the existing church. The zoning on the site is O-PD, Office Planned Department. The applicant has proposed 68 parking spaces to satisfy the 50 spaces required for the project. The proposed addition will be located to the front of the existing church facing Alex-Bell Road and will be constructed with brick material.

The plan indicates an access drive out to Alex-Bell Road which is not part of this application. An amendment to the Major Use Plan must be filed for review and with final action by City Council to be taken in order to allow the access drive.

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

1. The driveway labeled as "future access extension to A-B Road" shall not be approved as a part of this application.
2. The proposed eight (8) parking spaces situated on the eastern edge of the site shall be setback a minimum of twenty (20) feet from the side lot line.
3. The final architectural design of the building shall be subject to approval by the Planning Commission.
4. A final grading and stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating detention and/or retention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
5. A detailed lighting plan shall be subject to approval by the Planning Department.
6. A final landscape plan shall be submitted and subject to approval by the City 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 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.

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

Mr. Steve Brown, architect for the project, was present for the review of the proposal.

Mr. Pluckebaum was concerned with the traffic flow on the site stating that the mix of vehicular and pedestrian traffic could create many conflicts.

Mr. Hansford stated that the layout of the site was appropriate with a vehicular stacking area used as a drop-off area as well.

Mr. Durham asked if the new cross structure on the church elevation would be constructed in brick.

Mr. Brown indicated that existing blue cross would not be used and the proposed cross would be constructed with a brick material on the building wall.

Mr. Oliver suggested one (1) parking space be removed and replaced as a landscaped area to break up the asphalt.

MOTION: Mr. Hansford moved to approve the Planning Commission Special Approval application submitted for Resurrection Lutheran Church, 1300 Norwich Lane, subject to the following conditions:

1. The driveway labeled as “future access extension to A-B Road” shall not be approved as a part of this application.
2. The proposed eight (8) parking spaces situated on the eastern edge of the site shall be setback a minimum of twenty (20) feet from the side lot line.
3. A final grading and stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating detention and/or retention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
4. A detailed lighting plan shall be subject to approval by the Planning Department.
5. A final landscape plan shall be submitted and subject to approval by the City Planning Department.

6. 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.
7. No sign depicted shall be approved as part of this application.

Mr. Pluckebaum 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 read "J. S. Edwards". The signature is written in a cursive style with a long horizontal flourish extending to the right.

