

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, May 30, 2000

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

Mayor Sally Beals was present to administer the Oath of Office to Mr. Joseph Weingarten and Mr. James Briggs as the newest members of the Planning Commission.

Attendance: Mr. James Durham, Chairman; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Mr. Jack Kindler; Mr. James Briggs; Mr. Joseph Weingarten. Absent: Mr. Rand Oliver. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mrs. Mary Lou Pence, Assistant City Engineer.

Motion to Excuse:

MOTION: Mr. Hansford moved to excuse Mr. Oliver from the meeting as he gave prior notice to staff of his absence. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 6-0.

Approval of Minutes:

MOTION: Mr. Kindler moved to approve the Planning Commission minutes of May 9, 2000, Work Session, as distributed. Mr. Pluckebaum seconded the motion. The motion was approved 5-0-1 with Mr. Hansford abstaining.

MOTION: Mr. Pluckebaum moved to approve the Planning Commission minutes of May 9, 2000, Regular Meeting, as written. Mr. Kindler seconded the motion. The motion was approved 5-0-1 with Mr. Hansford abstaining.

COMMUNICATIONS

Mr. Feverston stated a Work Session has been scheduled for June 13th at 6:30 P.M., to discuss Planning Commission review of project applications.

Evergreen Veterinary Clinic - Minor Amendment

Mr. Feverston stated that the architecture was approved approximately one (1) year ago for the Evergreen Veterinary Clinic to be located at 6600 Centerville Business Parkway. At the time plans were submitted for building permits, the front facade has changed from what was approved by the Planning Commission. The front elevation approved in July, 1999, had a gabled roof element extend over the two entry doors with separate canopies and 2 columns at each entrance. Above each door was an arched window to correspond with the window centered between the two entrance doors. The proposal at this time is to construct the gabled roof element as well as the canopies over the entrance doors with a solid E.I.F.S. siding material. Rather than the arched window element over the center window, the arch over the window will be created with recessed E.I.F.S. siding material.

Mr. Michael Grant, applicant, stated the building colors will not change from those approved by the Planning Commission.

MOTION: Mr. Hansford moved to approve the Minor Modification for Evergreen Veterinary Clinic, 6600 Centerville Business Parkway, as requested. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

Lamar Asset Management and Realty, Inc. - Sign Variance

Mr. Feverston reviewed the Variance application submitted by Lamar Asset Management and Realty, Inc., for the Centerville Shopping Center (former K-Mart site) located at 896 South Main Street. The zoning on the property is B-2, General Business. The applicant is requesting two variances to locate a ground sign as an identification for the shopping center on the site. The proposal is to install a sign 16 feet in height and 160 square feet in total sign area, 80 square feet per face. The ordinance allows a sign height of 6 feet and 64 square feet in total sign area, 32 square feet per face. The ordinance does allow a maximum of 15 feet in height based on 50 feet of setback from the public right-of-way, however, the applicant is proposing a ten (10) foot sign setback. A mound is to be constructed behind the existing sidewalk to address the grade change on the site and the sign is to be located on the mound area. An existing ground sign for Auto Zone is currently in the same basic location as the location for the proposed sign.

The Zoning Ordinance restricts non-residential uses to only one (1) ground sign on a premises. The applicant believes that in order to reasonably advertise its multiple tenants, each of the businesses should be represented on the Centerville Shopping Center ground sign. This site has approximately 475 feet of frontage along South Main Street and 300 feet of frontage along East Spring Valley Road. The scale of the property is such that a sign under the parameters of the Zoning Ordinance would be difficult to read from a major thoroughfare. Staff believes the Variance requests are necessary for the applicant's reasonable use of the property, provided the existing Auto Zone ground sign is removed to allow a sign that can advertise all of the businesses on the premises.

Staff recommended to approve the Ground Sign Height Variance and the Ground Sign Area Variance subject to the following condition:

1. The existing Auto Zone ground sign shall be removed at the time a sign permit application for the new Centerville Shopping Center ground sign is filed.

Mr. Durham opened the public hearing.

Mr. Robert Hepler, Ms. Gail Wallace and Mr. Bill Kelly from the Lamar Company, and Mr. Scot Stone, Legal Counsel, were present for the review of the Variance application.

Mr. Hepler stated the purpose of the Lamar Company is to invest in retail shopping centers and rehabilitating those sites to make them successful. He stated the ground sign is necessary to give the center identity as is the case of Cross Pointe and Centerville Place Shopping Centers. He stated the mound area is to be landscaped with ornamental grasses and lilies. The existing pine trees along South Main Street where the mound is to be located will be removed to create a more open view of the sign and center. Mr. Hepler stated that Lamar cannot remove the Auto Zone sign in order to install the proposed ground sign as a lease agreement for that tenant is effective until August, 2001. He indicated at that time negotiations between Lamar and Auto Zone could take place to remove their existing ground sign and place a placard on the ground sign for the center.

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

Mr. Durham asked if the requested sign height would exceed the maximum sign height by one (1) foot even if additional setback was a factor.

Mr. Feverston stated the Sign Height Variance, as requested, would exceed that maximum height standard.

Mr. Briggs asked if the sign would be internally illuminated and Ms. Wallace indicated the sign would be internally illuminated.

Mr. Pluckebaum stated he appreciated the mounding that added green space to that area on the site.

Mr. Durham stated he understood the need to create a mound for proper grade of the site, however, he did not want a mound created to, in fact, install the sign for a greater height advantage.

In terms of the condition that the existing Auto Zone ground sign be removed at the time a sign permit application is filed for the new Centerville Shopping Center ground sign, Mr. Durham explained the Ordinance standard permits one (1) ground sign only on a premises. This Variance could not be approved without that condition because a second ground sign was not requested as part of this application and, therefore, not advertised as such.

MOTION: Mr. Weingarten moved to approve the Variance application submitted by Lamar Asset Management and Realty, Inc., for Centerville Shopping Center located at 896 South Main Street to permit a ground sign subject to the following conditions:

1. The existing Auto Zone ground sign shall be removed at the time a sign permit application for the new Centerville Shopping Center ground sign is filed.
2. The sign height shall not exceed 15 feet.

3. The base of the ground sign shall be no higher than the existing sidewalk grade along South Main Street.

Mr. Kindler seconded the motion. The motion was approved unanimously 5-0.

Mr. Hansford returned to the meeting at this time.

Donald and Edythe Aukerman - Side Yard Setback/Paving Variance

Mr. Feverston reviewed the Variance application submitted by Donald and Edythe Aukerman for their property located in the Architectural Preservation District (APD) at 23 South Main Street. The variances being requested included a side yard building setback proposed to be 5 feet tapering to 8 feet rather than the 10 foot standard since the proposed building is a principal building, and a non-paved driveway surface rather than a paved surface with a minimum driveway length of 20 feet in front of the garage space.

The applicant is requesting a side yard building setback in order to construct a new building on the property which will house a two-car garage and have habitable space on the second floor. The existing garage is 22 feet in length and setback approximately 3 feet from the south property line will be replaced with a garage of the same length dimension. The proposed location and orientation of the proposed building cannot fit within the parameters established by the Zoning Ordinance. The building, if rotated to be parallel to the south property line, could be situated on the site to meet the minimum zoning requirements for minimum side yard setback and driveway length with approximately 1 foot of extra area.

There are practical difficulties that do exist on this property. The property has a 16 foot wide alley on its north side that is shared by commercial properties. The location of the house in relation to the alley, as well as the parking lot and dumpster for the commercial property on the other side of the alley, make the maneuvering of vehicles in and out of the applicant's driveway difficult. Moving the proposed building closer to the alley would increase this difficulty. The property owner also maintains a formal garden and patio between the current garage and the house which would be affected by this shift. Finally, within the Architectural Preservation District, the City promotes stewardship of the property owners to protect, enhance and preserve the architectural heritage of our community. The granting of the side yard setback variance would also serve to enhance an historically valuable property.

The existing gravel driveway will be replaced and expanded as part of the owners development plans. The applicant has requested to use gravel rather than a paved surface for aesthetic purposes and to help satisfy the stormwater detention requirements. Gravel is not considered a paved surface due to its tendency to become scattered. The gravel driveway, although a permeable surface, would have little impact on the stormwater drainage requirement for this property. Staff found no hardship or practical difficulty that would justify this exception to the Zoning Ordinance requirements.

Staff, therefore, recommended to approve the Side Yard Building Setback Variance as requested and deny the Paved Driveway Surface Variance requested.

Mr. Durham opened the public hearing.

Mr. Donald Aukerman, applicant, stated he had worked with staff on the development of this plan and made many changes to it, however, these two variance issues were important enough to seek relief from the standards. He stated that since the only access from their property is the 14 foot alley to the north, they need the side yard setback to provide 24 feet of safe movement to exit. The offset of the building, as proposed to be positioned on the property, would also allow access to the garden area already established on the site. He stated without this variance, he simply would not construct the building. Mr. Aukerman stated that if the garage were positioned to meet the ordinance requirements, it would be located at an angle which would lose the integrity of the building as it would not be squared off with the house or patio existing on the site. This is a situation you get when you live in an historic house that was constructed in 1826. He stated he would like to replace the existing stone driveway with the same material once construction is complete to, again, identify the structure and site as historic. He stated in visiting many historic homes over the years, crushed rock driveways are used to demonstrate those periods of time. Mr. Aukerman stated he hoped both variances would be approved which would enhance the historic district and that the Planning Commission would use their authority to deviate from the strict zoning standards in this unique situation to preserve the historic integrity of the district.

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

Mr. Kindler stated the existing gravel driveway is currently permitted as it is a legally non-conforming material and saw no reason to not allow it to continue in a new application. He felt the side yard variance was warranted to preserve the integrity of the site as well as assist in the safety issue of the homeowner.

Mr. Pluckebaum agreed stating he would support the requests of the applicant. He stated in visiting Williamsburg, gravel driveways are prevalent throughout that area.

Mr. Hansford stated he felt the building could be turned ninety (90) degrees and moved to the back of the lot to make the building fit within the requirements of the ordinance, however, he could be swayed to support the request. He stated he did agree with staff that a hard surface should be provided for the driveway to avoid gasoline and oil leakage from spilling over into the ground water runoff system and helping to create a contamination situation.

Mr. Durham stated that even though the building could be situated on the lot without a variance, to maintain the integrity of the APD he would support it. He stated he also was willing to allow the gravel driveway to distinguish the commercial alley from this private residence which is a great asset to the District.

Mr. Briggs asked if the driveway material was, in fact, crushed limestone rather than crushed rock and if the intent was to replace it with the same material.

Mr. Aukerman stated it would be replaced as existing with crushed limestone.

MOTION: Mr. Hansford moved to approve the Variance of Side Yard Building Setback to allow a setback tapering five (5) feet to eight (8) feet, east to west, as requested by Donald and Edythe Aukerman, for property located at 23 South Main Street. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Hansford moved to approve the Variance of Paved Driveway Surface to allow a non-paved driveway surface requested by Donald and Edythe Aukerman, for property located at 23 South Main Street, subject to the following condition:

1. The non-paved surface of the driveway shall be of crushed limestone material. The standards of the crushed limestone material shall be approved by the City Engineer.

Mr. Kindler seconded the motion. The motion was approved 5-1 with Mr. Hansford voting no.

UNFINISHED BUSINESS

An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Amend Section 23, The Sign Section Of The Zoning Ordinance In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code

MOTION: Mr. Pluckebaum moved to removed the Ordinance from the table. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

Mr. Feverston stated that two changes had been incorporated into the Sign Ordinance amendment as directed by the Planning Commission at the last meeting. The changes include non-residential uses located in residential zoning district shall not be permitted to have signs internally illuminated unless property is along a major thoroughfare; and, any commercial property with no frontage along a public street shall be permitted to exchange a ground sign for an additional wall sign to be used on a different wall of the building.

With those changes, the members felt the Ordinance amendment should be forwarded to City Council.

MOTION: Mr. Hansford moved to recommend approval of Sign Ordinance Amendment to City Council. Mr. Kindler seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Morris Home Furnishings - Department of Development Special Approval

Mr. Feverston stated a Department of Development Special Approval had been approved for minor modifications to Morris Home Furnishings, 5695 Wilmington Pike, with the exception of the proposed E.I.F.S. siding material (imitation stucco) which is the issue to be determined by the Planning Commission. These modifications have been approved for the front facade of the building and for the southeast corner of the building.

Mr. Ervin Merdinger, architect of the project, stated the request for the E.I.F.S. is based on the owner's desire for this building to reflect the same building materials used in the other Morris location to create a standard design theme.

Mr. Muha, contractor of the project, stated the E.I.F.S. was also requested to add interest to a building that had a warehouse appearance.

Mr. Kindler asked if they had considered using brick rather than the E.I.F.S. material.

Mr. Muha stated brick was considered, however, they felt the brick only added to the warehouse appearance.

The members of Planning Commission felt brick was more compatible for the neighborhood surrounding the building in question.

MOTION: Mr. Pluckebaum moved to deny the use of E.I.F.S. (Dryvit) as a building siding material as requested for Morris Home Furnishings, 5695 Wilmington Pike. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

Mr. Feverston explained the right to appeal this decision to the representatives of the applicant.

Mr. Muha asked if the Planning Commission would reconsider the use of E.I.F.S. on the entrance area only and not on the southeast corner of the building.

MOTION: Mr. Hansford moved to reconsider the request to use E.I.F.S. on the central pavilion of the north elevation of the building only. Mr. Weingarten seconded the motion. The motion was denied 2-3-1 with Mr. Durham, Mr. Pluckebaum and Mr. Kindler voting no; and Mr. Briggs abstaining.

Yankee Trace, Section 23 (Parcel 12) - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Yankee Trace, Section 23 (Parcel 12), located along Yankee Trace Drive south of Villa Vista Court and east of the Golf Course Clubhouse, requesting approval of a Residential Cluster Development.

The zoning on the property is R-1c, Single-Family Residential and is part of the Residential Lifestyle Community previously approved by City Council. The approved Master Plan would allow 32.0 acres to be included in Parcel 12 with 83 lots to be developed at an overall density of 2.6 dwelling units per acre. The proposed plan has 30.676 acres with 66 lots to be developed as 32 "Courtyard" lots and 34 "Villa" lots. The overall density in Parcel will be 2.15 dwelling units per acre. Parcel 12 is surrounded by the golf course on the north and south, and the east in the future; and the clubhouse to the west. Of any lot abutting the golf course, there is a minimum rear yard setback of 40 feet. The side yard setbacks have been approved previously at 5 feet for the "Villa" lots and 7.5 feet for the "Courtyard" lots.

Staff recommended approval of the Residential Cluster Development subject to the following conditions:

1. The "Courtyard" lots (lots 540-563 and 583-590) shall have a minimum side yard setback of 7.5 feet.
2. A hiker/biker path shall be constructed along Vintage Green Court, Clubview Drive and through Reserve R-BJ subject to approval by the City.
3. A final stormwater drainage plan shall be approved by the City Engineering Department.

Mr. Jim Kiefer, Great Traditions, presented a plan of the new 9-hole golf course configuration as well as the areas to be incorporated into the Yankee Trace Residential Community in the future. He stated with the configuration of the new course, some of the areas have opened up to create more views from the street.

The members were concerned that the hiker/biker path needed a connection to the Clubhouse as Yankee Trace is a Residential Lifestyle Community based on the golf use.

MOTION: Mr. Hansford moved to approve the Planning Commission Special Approval application for a Residential Cluster Development Plan for Yankee Trace, Parcel 12, subject to the following conditions:

1. The "Courtyard" lots (lots 540-563 and 583-590) shall have a minimum side yard setback of 7.5 feet.
2. A hiker/biker path shall be constructed along Vintage Green Court, Clubview Drive and through Reserve R-BJ and connect to the Clubhouse subject to approval by the City.
3. A final stormwater drainage plan shall be approved by the City Engineering Department.

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

B.P. Amoco Oil Company - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted by B. P. Amoco Oil Company for property located on the southwest corner of Wilmington Pike and Clyo Road requesting to demolish their existing gas station building, canopy and car wash, and remove the fuel tanks to construct a new service station including a 4,200 square foot convenience store/quick serve restaurant, canopy and car wash. The zoning on the 2.05 acre site is B-2, General Business. Access to the site is possible from Wilmington Pike as well as Clyo Road. The surrounding zoning classifications include B-2, General Business, to the north, and O-S, Office-Service, to the west and south. The building directly south of the existing gas station is an historic landmark building which is currently occupied by a title office.

This is a prototype building that has not been constructed before in the United States which is a design that is modern, however, somewhat retro going back to the 1950's architecture. A combination of exterior materials are proposed including a metal panel to be used principally on the front facade and portions of the sides, also using a stucco panel on the rear and side elevations. Solar panels are integrated into the roof structure to help provide some electricity to the building. The building colors are to be white with some green and yellow accents. The car wash emulates the architecture of the principal building using the same metal panels on the building.

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

1. The Planning Commission shall approve the design of the proposed restaurant/convenience store and car wash buildings 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, the use of the Stucco Panel System and ACM metal panels as an exterior siding material.
2. Vehicle access and circulation shall be refined by the applicant to address turning radii, driveway widths, and merger point subject to approval by the City Engineering Department.
3. The landscape area behind the building shall be increased in width to a minimum of ten (10) feet with a minimum curb radius of ten (10) feet at the southwest corner to improve vehicular access for the restaurant drive-thru subject to approval by the City Engineering Department.
4. All parking lot landscape areas shall have a minimum width of nine (9) feet.

5. The access easement located along the south property line and the ingress and egress easement located along the western edge of the property shall be left in their current state with much of these easements undeveloped and wooded subject to approval by the City Planner until such time when development necessitates their improvement.
6. The walkway located on the north side of the building shall have a minimum width of 6.5 feet.
7. the trash enclosure shall be moved out of the front yard and screening plans must be approved by the Planning Department.
8. Detailed grading and stormwater drainage calculations and plans incorporating detention and erosion control during construction shall be approved by the City Engineering Dept.
9. A final grading and stormwater drainage plan shall be approved by the City Engineering Department.
10. All exterior lighting, including lighting under the canopy, must be approved by the Planning Department.
11. A final landscape plan shall be submitted and subject to approval by the City Planning Department. The plan shall identify existing trees and shrubbery to be preserved and a grading limit shall be established at the drip line of these areas. Trees and shrubbery preserved on site may be credited towards satisfying the landscape and screening requirements of the Zoning Ordinance.
12. 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.
13. No sign depicted shall be approved as part of this application.

Mr. Michael Lang and Mr. Mike Athan, CDS Architects, were present for the review of the Special Approval application for the B. P. Oil Company. Mr. Lang stated the new concept in development of sites is to combine the use of a gasoline station, car wash and convenience store along with a restaurant use. The proposed architecture of this "4200 Series" building using metal panels and stucco siding in a retro design must be considered in the overall architectural design elements of the building. He stated he understood this was not a typical Centerville design, however, it was a design that was developed as a result of the creation of the B. P. Oil/Amoco Company and to demonstrate their combined identity.

Mr. Pluckebaum was concerned with the 32 parking spaces proposed for the site stating excess spaces should be eliminated to avoid whatever asphalt surface area possible since this will eliminate existing trees on the west side of the property.

Mr. Feverston stated that the proposed development requires 28 parking spaces.

Concern was expressed by members of Planning Commission regarding the proposed building materials since all buildings on the west side of Wilmington Pike from Whipp Road south to St. Francis Church are of brick construction and felt it was not appropriate to the surrounding neighborhood located in the City.

Mr. Lang presented a concept of the elevations for the proposed project done with a brick facade, stating that the B. P. Oil/Amoco corporate office had not seen this design.

Mr. Hansford suggested the site plan be approved at this meeting and the architecture return to the Planning Commission to be considered after a scheduled work session for further review of additional design concepts. He stated more traditional building forms should be considered for this location.

The members felt effort should be given to creating a pitch to the roof; however, if a flat roof is proposed, a cornice should be considered to give it a feeling of a terminated edge.

MOTION: Mr. Hansford moved to approve the Special Approval application submitted for B.P. Oil/Amoco Company, 6201 Wilmington Pike, subject to the following conditions:

1. The final architectural design of the buildings on the site shall be reviewed and approved by the Planning Commission.
2. Vehicle access and circulation shall be refined by the applicant to address turning radii, driveway widths, and merger point subject to approval by the City Engineering Department.
3. The landscape area behind the building shall be increased in width to a minimum of ten (10) feet with a minimum curb radius of ten (10) feet at the southwest corner to improve vehicular access for the restaurant drive-thru subject to approval by the City Engineering Department.
4. All parking lot landscape areas shall have a minimum width of nine (9) feet.

5. The access easement located along the south property line and the ingress and egress easement located along the western edge of the property shall be left in their current state with much of these easements undeveloped and wooded subject to approval by the City Planner until such time when development necessitates their improvement.
6. The walkway located on the north side of the building shall have a minimum width of 6.5 feet.
7. the trash enclosure shall be moved out of the front yard and screening plans must be approved by the Planning Department.
8. Detailed grading and stormwater drainage calculations and plans incorporating detention and erosion control during construction shall be approved by the City Engineering Dept.
9. A final grading and stormwater drainage plan shall be approved by the City Engineering Department.
10. All exterior lighting, including lighting under the canopy, must be approved by the Planning Department.
11. A final landscape plan shall be submitted and subject to approval by the City Planning Department. The plan shall identify existing trees and shrubbery to be preserved and a grading limit shall be established at the drip line of these areas. Trees and shrubbery preserved on site may be credited towards satisfying the landscape and screening requirements of the Zoning Ordinance.
12. 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.
13. No sign depicted shall be approved as part of this application.

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

A work session was scheduled to review new architectural concept on June 13th for the B. P. Oil Company.

There being no further business, the meeting was adjourned.

