

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, August 29, 2000**

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

Attendance: Mr. James Durham; Mr. Richard Pluckebaum; Mr. James Briggs; Mr. Joseph Weingarten; Mr. Rand Oliver; Mr. Jack Kindler. Absent: Mr. Patrick Hansford;. 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. Hansford from the meeting as he gave prior notice of his absence to staff. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

Approval of Minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission minutes of August 8, 2000, Regular Meeting, as written. Mr. Briggs seconded the motion. The motion was approved unanimously 5-0-1 with Mr. Durham abstaining..

COMMUNICATIONS

Holiday Inn Express - Access Drive to North Side of Building

Mr. Feverston stated that a condition of approval for the Holiday Inn Express required a turnaround or a driveway to connect the two parking areas on the site to provide access to the building for emergency situations at the request of the Fire Department. The application has purchased an additional 40 feet of property on the north side of the site and will construct a paved surface as a solution to the requirement.

Mr. Durham felt the addition of the extra property was the best solution concerning the access. He stated the plan submitted by the applicant for this issue indicated that the north building elevation was nothing more than a straight wall which was not approved in that fashion. He also asked about the berm shown on the plan, stating a berm was not approved for the site along the west property line.

Mr. Feverston stated the plan currently before the Planning Commission was approved as shown and he will review the construction drawings to be sure they are accurate.

PUBLIC HEARINGSWoodley Development Company/Encrete Investment Company - Rezoning from B-PD to I-PD

Mr. Feverston reviewed the Rezoning application submitted by the Woodley Development Company/Encrete Investment Company for approximately 12 acres of vacant property located in South Metro Industrial Park, Section Two, east of Bigger Road, north of Thomas Paine Parkway and south of I-675. The surrounding land uses include I-675 to the north; vacant, undeveloped B-PD zoned land to the east; residential, Thomas Paine neighborhood to the south; and South Metro Industrial Park, Section One, to the west.

This property was annexed to the City of Centerville in 1968 at which time it was zoned Washington Township R-4, Single-Family Residential. In 1973, the zoning was changed by Council to I-1, Light Industrial. When the new Zoning Ordinance was adopted in 1986, the zoning classification was changed to I-PD, Industrial Planned Development. In 1990, as part of a 60.4 acre rezoning request including lands south of I-675, west of Wilmington Pike, and north of Clio Road, the zoning was changed to B-PD, Business Planned Development.

Several years ago, as part of a Major Use Special Approval plan for the B-PD zoned land, the roadway layout to connect Wilmington Pike with the existing South Metro Parkway was changed to accommodate the overall development of this 60+ acres. As a result of the change in the roadway location, South Metro Industrial Park, Section Two, was bisected by a zoning boundary that runs diagonally across the parcels creating I-PD to the west and B-PD to the east.

Mr. Feverston reviewed uses permitted in both zoning districts and stated the buffering and landscaping requirements are the same for each district. The mound constructed in South Metro Park adjacent to the Thomas Paine Condominiums will be enhanced with additional landscaping as individual lots develop.

Based on the following analysis, staff recommended approval of the rezoning application:

1. South Metro Industrial Park, Section Two, is bisected by a zoning boundary that runs diagonally across the parcels. The northwestern portion of the site is zoned I-PD, Industrial Planned Development. The southeastern portion is zoned B-PD, Business Planned Development. The zoning boundary was based on the proposed road plan at the time. The road plan and parcels have changed since then, leaving a zoning boundary that runs across the development rather than down the centerline of the road.
2. The current zoning boundary was based on a now-obsolete development plan and is no longer logical.
3. A B-PD zoning district in this location is not logical given the way the surrounding lands have developed.

4. Rezoning of the development parcels to a single I-PD zoning classification is logical given the industrial nature of the existing developments in South Metro Industrial Park.
5. Rezoning the parcels to I-PD is consistent with the Comprehensive Plan and the Policy Plan.
6. A bufferyard and screening, including mounding, has already been approved as a part of South Metro, Section Two, along the southern boundary adjacent to the Thomas Paine neighborhood.

Mr. Durham opened the public hearing.

Mr. Gary Woodley, applicant, was present for the review of the Rezoning application. He stated the bufferyard will exceed the minimum 100 foot requirement to the Thomas Paine residences by approximately an additional 25 feet. The uses intended for the development will be a continuance of the types of small businesses currently located in South Metro Park requiring between 18,000 to 25,000 square feet in floor area. The road layout for this entire site was approved at the time the Wendy's restaurant located on the northwest corner of Wilmington Pike and Clyo Road as part of the Major Use Special Approval application required for the B-PD zoned land. Mr. Woodley stated they now have a user for a site located on the south side of South Metro Parkway which has a split zoning and are now seeking a change in the zoning to accommodate the development of a lawn care business currently located on Thomas Paine Parkway.

Mr. Tom Luneke, 6378 Adams Circle, stated that the application for rezoning imposes an industrial neighborhood on him. He stated he was aware of the existing business zoning when he purchased his unit, however, he felt an industrial use would increase the traffic and noise in the area as well as possible chemical pollution to the neighborhood. Also the possibility of two or three work shifts would affect the adjoining residential neighborhood. Based on these possibilities, Mr. Luneke asked that the rezoning be denied.

Mr. Joe Lang, 6363 Jason Lane, stated the extension of Clyo Road created a situation that left their residential community orphaned. He suggested the zoning line be changed to locate industrial zoning on the north side of South Metro Parkway and business zoning on the south side of South Metro Parkway.

Mr. Don Kuhr, 6359 Jason Lane, stated he was concerned with the possibility of two or three work shifts that are normal with an industrial use which generate traffic, noise and pollution.

Mr. Woodley responded to concerns of the residents stating with the road already in place, it limits the size of the lots and, therefore, are not suitable for a big user.

Mr. Mark Grunkemeyer, owner of Buckeye Lawn Service located on Thomas Paine Parkway, stated his business is interested in moving to the South Metro Parkway location because they have a need for a larger building, but want to stay in the same area. He stated that industrial does not necessarily mean more than one work shift, noise, increased traffic volume, etc. He stated the existing business zoning could produce more traffic volume than their particular use.

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

Mr. Durham stated the Planning Commission has always been very concerned with the residents of Thomas Paine and providing the best protection from non-residential uses as possible. He stated the surrounding land is exactly what is was in 1990 and felt the existing is logical for the area. He stated the redesign of the roadway was driven by a Wendy's Restaurant that was constructed at the opposite side of this development and was created to, when complete, get the traffic onto South Metro Parkway and off of Thomas Paine Parkway. To rezone the area as requested would not be consistent with the Comprehensive Plan as it would not create any type of transition to the residential neighborhood. Mr. Durham suggested staff work with the applicant and owners of the Miami Valley land to best terminate the I-PD zoning district.

Mr. Feverston pointed out that B-PD zoning is not a transitional zone either as it would allow two or three work shifts as well as increased traffic volume of a different kind than I-PD zoning. He stated staff felt I-PD zoning would be a better neighbor to the residents of Thomas Paine.

Mr. Oliver and Mr. Pluckebaum agreed with Mr. Durham stating they encouraged the applicant to work with staff.

Mr. Durham asked Mr. Woodley if he would prefer the Planning Commission table the request to discuss alternative zoning boundaries as suggested this evening or this application be forwarded to Council.

Mr. Woodley stated he would rather move forward with the application since he had a user for one of the lots at the present time.

MOTION: Mr. Weingarten moved to recommend denial of the Rezoning application submitted by Woodley Development Company/Encrete Investment Company to Council. Mr. Kindler seconded the motion. The motion was approved 5-1 with Mr. Briggs voting no.

#### NEW BUSINESS

##### Black Oak Estates-Two, Lots 218 and 253 - Record Plan Replat

Mr. Feverston reviewed the Record Plan submitted for Lots 218 and 253 in Black Oak Estates-Two which are located north of Ambridge Road and east of Bigger Road at 1515 and 1521 Langdon Drive. The purpose of the replat is to correct an error that occurred in the 1960's when

the original plan was recorded with Montgomery County. The current lot line bisects the existing driveway and garage on one of the lots and has become an issue at this time due to a proposed sale of one of that property. The owners have agreed to the proposed replat as a solution to the problem.

Staff recommended approval of the Record Plan as submitted.

MOTION: Mr. Pluckebaum moved to approve the Record Plan for Black Oak Estates-Two, Lots 218 and 253, to Council as submitted. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

#### Forest Walk, Sec. 2 - Record Plan

Mr. Feverston reviewed the Record Plan submitted for Forest Walk, Sec. 2, located along the east side of Clyo Road north of Black Oak Drive, property commonly known as the Weller Farm. The zoning on the 9.361 acre site is R-1c, Single-Family Residential, on which 25 single-family lots are proposed. As a part of this section, 0.651 acres of land will be added to Forest Walk Park.

Staff recommended approval of the Record Plan subject to the following conditions:

1. The side and rear yard building setbacks shall be in accordance with the Residential Cluster Development plan approved by the Planning Commission.
2. The final grading and stormwater drainage plan shall be subject to approval by the City Engineer.
3. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
4. Prior to any construction, grading or adding fill material on this property, a silt fence or other construction barrier shall be installed by the developer at the drip line of the tree canopy and maintained in a workmanlike condition at all times and remain in place until all construction is complete, the slopes are established, seeded and mulched.
5. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
6. The final landscaping and screening plan for Reserve Area "E" shall be subject to approval by the City.

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.

Mr. Ralph Amos, representing the applicant, stated they had no objection to the conditions as outlined and recommended by staff.

Mr. Durham questioned if Lot 35 was a buildable lot as it appears small in size.

Mr. Feverston stated the lot has a 65 foot by 50 foot building pad on that lot.

MOTION: Mr. Briggs moved to recommend approval of the Record Plan for Forest Walk, Sec. 2, to Council subject to the following conditions:

1. The side and rear yard building setbacks shall be in accordance with the Residential Cluster Development plan approved by the Planning Commission.
2. The final grading and stormwater drainage plan shall be subject to approval by the City Engineer.
3. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
4. Prior to any construction, grading or adding fill material on this property, a silt fence or other construction barrier shall be installed by the developer at the drip line of the tree canopy and maintained in a workmanlike condition at all times and remain in place until all construction is complete, the slopes are established, seeded and mulched.
5. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
6. The final landscaping and screening plan for Reserve Area "E" shall be subject to approval by the City.

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.

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

#### Just Saab - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Just Saab proposed to be located on the northeast corner of Loop Road and Alex-Bell Road (SR 725) west of RETS Tech Center. The 2.09 acre site is zoned Business Planned Development, B-PD, which permits the operation of an auto dealership. The number of parking spaces for this use is 44 spaces and the applicant is proposing 111 spaces. A plan was previously approved for Just Saab, however, an additional lot to the south has been leased by the applicant exclusively for vehicle inventory. The original plan was approved with E.I.F.S. as the building material and split concrete block as a foundation material to be at approximately knee height. This application has proposed the same split concrete block foundation material, however changing the building body material to concrete block rather than E.I.F.S.

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

1. The central access easement shall be expanded to a minimum width of 25 feet.
2. Landscape islands, with a minimum of 10 feet in width, shall be installed on either side of the central access easement at the east property line, subject to approval by the Planning Department.
3. The parking stalls in the northeast corner of the site shall be shifted to the south approximately 5 feet to assure a proper vision clearance at the northern driveway.
4. The parking and paving setback shall be a minimum of 20 feet along Loop Road and a minimum of 10 feet along the east property line.
5. 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. Specifically, the Planning Commission must approve the use of concrete block as an exterior siding material for the body of the building.

6. The dumpster screening shall be a masonry structure with split-face block to match the base of the building subject to approval by the Planning Department.
7. A final grading and stormwater drainage plan shall be approved by the City Engineering Department.
8. A detailed lighting plan shall be subject to approval by the Planning Department.
9. A final landscape plan including the mounding along Alex-Bell Road shall be subject to approval by the City.
10. 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.
11. No sign depicted shall be approved as a part of this application.

Mr. Robert Matko, CESO, Inc., and Robin Horstmeyer, Just Saab, were present for the review of the application request.

Mr. Durham stated that surrounding buildings are constructed of primarily brick and E.I.F.S. material and questioned why concrete block was being proposed for this building which would be out of character for this location.

Ms. Horstmeyer stated that from a durability standpoint, E.I.F.S. is a nightmare material which is easily damaged and difficult to repair. She stated the concrete block material can be painted to be very attractive.

Mr. Pluckebaum stated this issue was discussed during the review of the previous application and he felt the decision of the building material should remain the same.

Mr. Oliver stated having just played a golf course lined with houses covered with E.I.F.S. and seeing dimpling on those structures where people have strayed their tee shots, you can never repair E.I.F.S. to make it look clean again. Damage can also occur as E.I.F.S. has a propensity to hold moisture so the structural integrity for long term use would be in jeopardy.



MOTION: Mr. Oliver moved to approve the Special Approval application submitted for Just Saab approving the use of concrete block as an exterior siding material for the body of the building subject to the following conditions:

1. The central access easement shall be expanded to a minimum width of 25 feet.
2. Landscape islands, with a minimum of 10 feet in width, shall be installed on either side of the central access easement at the east property line, subject to approval by the Planning Department.
3. The parking stalls in the northeast corner of the site shall be shifted to the south approximately 5 feet to assure a proper vision clearance at the northern driveway.
4. The parking and paving setback shall be a minimum of 20 feet along Loop Road and a minimum of 10 feet along the east property line.
5. The dumpster screening shall be a masonry structure with split-face block to match the base of the building subject to approval by the Planning Department.
6. A final grading and stormwater drainage plan shall be approved by the City Engineering Department.
7. A detailed lighting plan shall be subject to approval by the Planning Department.
8. A final landscape plan including the mounding along Alex-Bell Road shall be subject to approval by the City.
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. No sign depicted shall be approved as a part of this application.

Mr. Briggs seconded the motion. The motion was approved 4-2 with Mr. Durham and Mr. Pluckebaum voting no.

There being no further business, the meeting was adjourned.



