

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, October 10, 2000

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

Attendance: Mr. James Durham; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Mr. James Briggs; Mr. Joseph Weingarten; Mr. Rand Oliver; Mr. Jack Kindler (where noted). Also present: Mr. Steve Feverston, City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Approval of Minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission minutes of September 26, 2000, Regular Meeting, with the following change:

On Page 6, paragraph 3, should read, "Mr. Pluckebaum stated, as he had in a previous Work Session, he did not agree with attached housing on the west side of Paragon Road and could not support the application."

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

COMMUNICATIONS

Mr. Feverston informed the Planning Commission that an appeal application may be submitted from the franchise owners of Ritter's Frozen Custard proposing to locate on Dayton-Lebanon Pike in a B-1 zoning district. Staff has determined the proposed establishment is a B-2 use and, therefore, would not be permitted at the proposed site.

Annexation of the 7.132 acres to be part of the Yankee Trace expansion was approved by the County Commissioners today. Mr. Feverston stated since this annexation was approved, that additional acreage will be included as part of the Major Use Special Approval application for the overall Master Plan to be reviewed by Council at their next regular meeting.

Mr. Terrence Wright of Penney Satellite has indicated a revised plan will be submitted for review at the next meeting.

NEW BUSINESSClassic Car Wash - Record Plan

Mr. Feverston reviewed the Record Plan submitted by Classic Car Wash located at 915 South Main Street. The facility is situated on a 1.562 acre parcel zoned B-2, General Business, and B-PD, Business Planned Development. The request is for right-of-way dedication of a .149 acre parcel land along the west lot line abutting the access drive to Centerville Place Shopping Center.

Mr. Kindler arrived at this time.

Staff recommended approval of the Record Plan as submitted.

MOTION: Mr. Briggs moved to recommend approval of the Record Plan submitted for .149 acres of land as right-of-way dedication by Classic Car Wash, 915 South Main Street, to Council as requested. Mr. Hansford seconded the motion. The motion was approved unanimously 7-0.

Buckeye Ecocare - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Buckeye Ecocare proposed to be located on the north side of South Metro Parkway east of Bigger Road and south of I-675. The zoning on the 1.94 acre parcel is Industrial Planned Development, I-PD. The request is to relocate the company from Thomas Paine Parkway and construct a new 14,250 sq. ft. office/warehouse facility in the South Metro Industrial Park. The proposed 23 parking spaces satisfy the parking requirement for the facility.

The building on the site is to be placed with a 60 ft. setback from I-675 to provide space for a future building expansion on the southern portion of the lot. The foundation is to be constructed with split face block and a cap is provided around the entire building. The north elevation is proposed to be the front of the building facing I-675 and will be constructed with concrete block as the body material and vertical columns to provide architectural breaks in the building. The east, west and south elevation are proposed to be constructed with the metal panels with no vertical break as used on the front of the building. Landscaping is proposed along the south elevation to help screen the building. Access to the facility is from South Metro Parkway with the parking area on the east side of the building. A driveway extends around the building to provide a fire lane for emergency vehicles. The dumpster/mulch area is located on the east side of the building as well, abutting the parking area and will be screened with a concrete wall. Mounding and landscaping is proposed in front of the building along South Metro Parkway and along the foundation of the building to screen the building until such time a building expansion is complete. An additional 8% of parking lot landscaping is proposed to satisfy the requirement in the Zoning Ordinance.

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

1. The Planning Commission must approve the architectural design of the building to ensure that the form, massing, materials, and colors are compatible with the surrounding buildings and create a unified design on the premises. Specifically, the Planning Commission must approve the use of metal siding and painted concrete block on the building. The south building elevation shall be modified to reflect vertical breaks subject to approval by the Planning Department.
2. The final design of the dumpster and mulch/salt storage area shall be subject to approval by the Planning Department.
3. A fire lane shall be established around the building and designed to allow for maneuvering of emergency vehicles subject to approval by the City Engineering Department.
4. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
5. The final grading and final stormwater drainage plan shall be approved by the City Engineering Department.
6. The final lighting plan shall be approved by the Planning Department. Standard wallpacks shall be prohibited.
7. The final landscaping plan shall be subject to approval by the Planning Department.
8. 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.
9. No sign depicted shall be approved as a part of this application.

Mr. Chris Hinkle, Dryden Builders, and Mr. Mark Grunkemeyer, owner of Buckeye Ecocare, were present for review of the application.

Mr. Hinkle stated the proposed building materials are compatible with the buildings in the immediate area of the site. He stated he understood there has been a change to the architectural elements of a building in the industrial district, however, since the owner of the facility anticipates future expansion on the south side of the building, it would be more cost effective to

allow the metal panel on the south elevation as proposed. He stated the dock area located on the southwest corner of the building is set back approximately 50 ft. from the front building wall and, therefore does provide some vertical break. The mulch/salt storage area, as well as the dumpster, is proposed to be constructed of a precast concrete block, 2 ft. wide by 4 ft. long by 2 ft. in height to provide screening in those areas. Mr. Hinkle explained the precast concrete block is very durable, has an interlock system used for construction and is easily removable for relocation if necessary.

Mr. Hansford stated he felt the layout of the site needed to be "flipped" to provide a presence of the building toward South Metro Parkway rather than I-675.

Mr. Hinkle stated that traffic volume on I-675 will allow far more visibility to the general public to know Buckeye Ecocare exists.

Mr. Weingarten and Mr. Pluckebaum were concerned that should the expansion of the building never take place, the proposed building would have nothing more than metal panels visible from South Metro Parkway.

Mr. Pluckebaum stated that the northwest corner of the building will be visible from I-675 and he was concerned with metal panels being the only building material from that view.

Mr. Hinkle stated the building will be visible, however, the diving school property directly west of their site has approximately the same setback from I-675 and will block the building slightly.

Mr. Oliver stated he felt the south elevation should be heavily screened and allow the building to be constructed since it fits the character of an industrial zoning district.

Mr. Grunkemeyer stated that although he did not know when the building expansion would occur, it would be constructed prior to the completion of South Metro Parkway tying into Clyo Road. He stated there is little or no traffic on South Metro Parkway and the visibility along I-675 is a great asset to his business. He asked that the metal panels be approved on the south elevation so the building can be easily expanded in the future.

Mr. Durham suggested the paved area along the south elevation be located away from the future expansion is anticipated and this area be landscaped with trees, landscaping and mounding shall be installed between the paved area and South Metro Parkway. The additional landscaping along the building and the paved area on the south building wall could be installed to provide heavy screening until such time the expansion would be complete. He stated in this way, there would be no cost for pavement removal at the time of the expansion even though some landscaping would have to be removed.

The Planning Commission felt the coursing around the base of the building should be split face block rather than smooth, and staff be responsible to determine the location of the south drive to provide a landscape plan to shield the south end of the building as much as possible.

MOTION: Mr. Durham moved to approve the Special Approval application submitted by Buckeye Ecocare subject to the following conditions:

1. The coursing around the base of the entire building shall be split face block.
2. The final design of the dumpster and mulch/salt storage area shall be subject to approval by the Planning Department.
3. A fire lane shall be established around the building and designed to allow for maneuvering of emergency vehicles subject to approval by the City Engineering Department.
4. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
5. The final grading and final stormwater drainage plan shall be approved by the City Engineering Department.
6. The final lighting plan shall be approved by the Planning Department. Standard wallpacks shall be prohibited.
7. Staff shall work with the applicant to move the driveway to the south and provide for landscaping in the expansion area and landscaping between the driveway and South Metro Parkway to shield the south end of the building. The final landscaping plan shall be subject to approval by the Planning Department.
8. 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.
9. No sign depicted shall be approved as a part of this application.

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

There being no further business, the meeting was adjourned.



