

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, November 28, 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. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of Minutes:

MOTION: Mr. Kindler moved to approve the Planning Commission minutes of November 14, 2000, as written. Mr. Weingarten seconded the motion. The motion was approved 5-0-2 with Mr. Durham and Mr. Hansford abstaining.

COMMUNICATIONS

Mr. Feverston stated that a Record Plan for Hills Office Park and a Special Approval application for Buckingham Office Park have been filed and will be reviewed by the Planning Commission at the next regular meeting.

A Work Session with representatives from Ameritech was rescheduled for December 12, 2000, to begin at 6:30 P.M., to discuss their proposed equipment types/sites in the City.

PUBLIC HEARINGS

An Ordinance Amending Section 17, APD, Architectural Preservation District, Of Ordinance No. 11-86, Zoning Ordinance Of The City Of Centerville, Ohio.

Mr. Feverston reviewed the proposed Ordinance to amend Section 17, Architectural Preservation District, of the Zoning Ordinance to change the membership guidelines of the Board of Architectural Review (BAR). The purpose of the proposed amendment is to establish guidelines for membership of the BAR in order to be in compliance with the requirements to become a Certified Local Government. Becoming a Certified Local Government would allow the City and groups, such as the Landmark Foundation, to apply for grant funding for projects dealing with historic preservation.

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

Mr. Hansford stated that under the Composition section in the Ordinance, the grammar was inconsistent, specifically, stating "shall attempt" in one portion and "shall be" in another portion.

The members directed staff to make the appropriate grammatical changes to the ordinance, agreeing that the intent of the Ordinance was acceptable.

MOTION: Mr. Hansford moved to recommend approval of the Amendment to Section 17, Architectural Preservation District, with the proper grammar modifications to be made by staff. Mr. Briggs seconded the motion. The motion was approved unanimously 7-0.

UNFINISHED BUSINESS

Rindler Landscaping - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Rindler Landscaping to be located on South Metro Parkway north of Thomas Paine Parkway and east of Bigger Road. The zoning on the 2.39 acre parcel is primarily Industrial Planned Development, I-PD, with a small portion of the lot zoned Business Planned Development, B-PD. All construction on the site will be located on the I-PD portion of the lot. The request is to construct a new 15,000 sq. ft. building for the landscaping and office/warehouse facility. Thirty-two (32) parking are required which is the number proposed.

This application was tabled at the last meeting in order to review revisions submitted to the Planning Commission during the meeting. The revisions made to the building elevations now provide vertical elements on the corner of the front building facade. Composite panels are to be used as the body material with brick and scored concrete block which are now proposed to be used on the south elevation. The east and west elevations are proposed to be constructed with the textured metal panel and scored concrete block. The north elevation will be constructed with composite metal panels in its entirety. In a letter submitted by the applicant to revise the application, the rear elevation will provide a base constructed of scored concrete block.

The parking area has been revised to provide the additional landscaping required to satisfy the standards in the Zoning Ordinance.

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

1. The Planning Commission 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, "texturewall" panels, and colored concrete block on the building.
2. The final design of the dumpster and mulch/salt storage area shall be subject to approval by the Planning Department.
3. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

4. The final grading and final stormwater drainage plan shall be approved by the City Engineering Department.
5. The final lighting plan shall be approved by the 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.

Mr. Durham stated that a condition of approval should include the statement in the letter submitted to Planning Commission stating that the south elevation shall have a block base to be consistent with the other elevations as in drawings submitted.

Mr. Dan Rindler, applicant, stated the textured metal panel is being proposed for the south, east and west elevations; and, the straight metal panel is to be used on the north elevation only.

Mr. Briggs asked if the vertical columns at the building corners satisfied the requirement for vertical break on the front building elevation.

Mr. Feverston stated the revised elevations did satisfy that requirement.

MOTION: Mr. Hansford moved to approve the Special Approval application submitted for Rindler Landscaping subject to the following conditions:

1. The Planning Commission 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, "texturewall" panels, and colored concrete block on the building.
2. The final design of the dumpster and mulch/salt storage area shall be subject to approval by the Planning Department.
3. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
4. The final grading and final stormwater drainage plan shall be approved by the City Engineering Department.
5. The final lighting plan shall be approved by the 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. The south elevation shall have an intricately colored concrete block wainscot to match the other elevations in height, color and texture.

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

NEW BUSINESS

Far Hills Church - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Far Hills Church to be located at 5800 Clys Road east of the Nestle Creek subdivision and west of Wilmington Pike. The request is to construct a new 99,135 sq. ft. church facility. The zoning on the 39.229 acre site is R-1c, Single-Family Residential which allows a church as a permitted use. The facility requires 382 parking spaces and the applicant has proposed 929 spaces to satisfy what they feel will be the demand based on their growing congregation.

The Planning Commission approved a Special Approval application several years ago and the stormwater and grading improvements were made at that time. The utilities were installed at that time as well. This newest application, the third, downsizes the church for Phase 1. The proposed building is situated further to the north to better utilize the existing services on the site. The original application proposed the entire structure to be constructed of brick material. The application now proposes a combination of building materials to include brick, E.I.F.S., and split-face concrete block. The center entrance on the front elevation as well as the side entrances will be constructed with a brick material. Brick columns will be constructed at the front entrance. A brick banding will be used on the lower level throughout the split-face block with the top row of banding creating a cap to the building. The upper level of the building will step back from the lower level building wall and will be built with primarily an E.I.F.S. material. Split-face concrete block is proposed to be used on the south elevation in its entirety. The banding element will be mimicked on the south elevation by using a colored block rather than brick material.

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

1. The areas designated as future athletic fields and driveway to Wilmington Pike are approved in concept with the final plans subject to approval by the Planning Commission.

2. 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 split-face concrete block and E.I.F.S. as a building body material. The Planning Department recommends the use of brick for areas shown as split-face block for the building base. The cap shall be expressed on all building elevations, subject to approval by the Planning Department.
3. The enclosed mechanical area shall be gated, subject to approval by the Planning Department.
4. The center access aisles in the east and west parking areas shall be extended to improve access and circulation on the site, subject to approval by the City Engineering Department.
5. 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.
6. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
7. A final lighting plan shall be approved by the Planning Department.
8. A final grading and final stormwater drainage plan shall be approved by the City Engineering Department.
9. The final landscaping plan shall be subject to approval by the Planning Department. This plan shall incorporate an additional 2,300 sq. ft. of landscaping within the parking areas.
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.

Mr. Jim Faulkner, Matrix Architects, stated they agree with most of the conditions recommended by staff with the exception of the all brick construction. He stated the church project has been scaled back due to the building costs and savings would amount to about \$250,000. The split-face concrete block proposed for use is not a typical block, but rather is a mix of white cement and quartz to make it oyster in color to mimic the color of limestone. This particular type of block goes well with the proposed red brick. He stated they are simply asking for relief in the building body material.

Mr. Durham stated that the surrounding buildings to this site are residential uses to the west and south, and commercial to the east which is a BP Station currently under construction required to be done in brick.

Mr. Hansford suggested the amount of parking might be reduced to allow more funding for the brick building material. He felt the proposed was very handsome, however, the standards provided to the Planning Commission are that brick is the appropriate building material in this situation, stating the issue of brick could be appealed to Council.

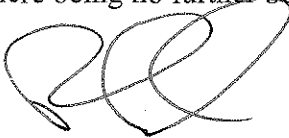
MOTION: Mr. Hansford moved to approve the Special Approval application submitted for Far Hills Church, 5800 Clyo Road, subject to the following conditions:

1. The areas designated as future athletic fields and driveway to Wilmington Pike are approved in concept with the final plans subject to approval by the Planning Commission.
2. The building materials for the building body shall be brick rather than split-face concrete block, and the building base may be split-face concrete block. The E.I.F.S. shown on the upper floor on the front elevation is approved. The cap shall be expressed on all building elevations, subject to approval by the Planning Department.
3. The enclosed mechanical area shall be gated, subject to approval by the Planning Department.
4. The center access aisles in the east and west parking areas shall be extended to improve access and circulation on the site, subject to approval by the City Engineering Department.
5. 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.
6. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
7. A final lighting plan shall be approved by the Planning Department.
8. A final grading and final stormwater drainage plan shall be approved by the City Engineering Department.
9. The final landscaping plan shall be subject to approval by the Planning Department. This plan shall incorporate an additional 2,300 sq. ft. of landscaping within the parking areas.

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.

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

There being no further business, the meeting was adjourned.



PATRICK HANSFORD

