

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, December 12, 2000

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

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

Motion to Excuse:

MOTION: Mr. Oliver moved to excuse Mr. Durham from the meeting as he gave prior notice to staff. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

Approval of Minutes:

MOTION: Mr. Weingarten moved to approve the Planning Commission minutes of November 14, 2000, as written. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Franklin Street Baptist Church - Nomination for Landmark Status

Mr. Feverston reviewed the Nomination for Landmark Status for a structure located on the site owned by Franklin Street Baptist Church at 230 West Franklin Street. The zoning on the 2.809 acre site is R-1d, Single-Family Residential. An application for demolition of the house on the site was filed with the City and, therefore, prompted the review for its potential landmark status. The house has been determined to have Landmark potential by the Planning Department. The application is being held by the City pending the decision of City Council as to the Landmark status of the house structure. Mr. Feverston explained the demolition is being sought as part of an expansion project for the Church.

Staff is in the process of hiring a firm to research the history of this particular structure as little is known about the history of the one-and-a-half story frame house. A report of the firm's findings will be made available prior the public hearing before the Board of Architectural Review (BAR). The original house reflects Craftsman architecture with a limestone foundation and basement. A front porch with rubble stone columns was added at a later date. The structure was maintained as a residence for many years and is currently being utilized for classes and meetings.

The Planning Department recommended nominating the house located at 230 West Franklin Street as a Landmark to the BAR based on the following criteria:

1. The Comprehensive Plan encourages the preservation of buildings possessing historical attributes. It also recommends that the quality and character of low density single-family residential areas be preserved. The house at 230 West Franklin Street serves as a visual transition between the non-residential buildings on West Franklin Street and the single-family homes on Gershwin Drive. The location of the building near the street helps define the southeast corner of West Franklin Street and Gershwin; the house, thus, serves as an entry feature to Centerville, the downtown area, and the single-family neighborhood.
2. A Landmark designation would benefit the surrounding neighborhood because it serves as an architectural transition to the neighborhood as stated above.
3. Should the Landmark designation be rejected and the demolition application ultimately approved by Council, alternative ways of establishing the design/scale transition between the non-residential architecture and the residential architecture should be considered. Examples include the placement of an accessory structure such as a pavilion near the street corner, or a landscaping feature incorporating decorative walls and trees, etc.

Mr. Hansford stated there is a definite feel as you enter the City from the west on Franklin Street because of the maintained street edge. He stated that at the time All Seal was developed directly to the west of the Church site, the applicant was asked by the Planning Commission to request a front yard setback variance in order to maintain the existing streetscape. He stated he did not necessarily feel the structure was a landmark, however, it is a contributing building as it maintains the street edge in the areas of Main and Franklin Streets. Should this building be approved for demolition, architectural features should be considered to maintain the street edge when the Church expansion is made.

Mr. Pluckebaum stated that staff, in their presentation, stated that there is no evidence that the structure has historic significance to date. There, he stated that he would struggle with designating this particular structure as a landmark. He also stated the north side of Franklin Street is well established, however, the south side is a mix of structures that creates no harmony or flow.

Mr. Hansford emphasized his concern to maintain the street edge stating that if the applicant were to submit a proposal to maintain the street edge with some architectural features, consideration could be given for the demolition of the existing structure.

Mr. Oliver stated that the church owner is not new to the community and the architect is a resident of the City, each with a sensitivity to maintain character of the streetscape as it is an entrance to the City from the west. He agreed with Mr. Pluckebaum that there is no evidence the structure has historic significance to be designated as a landmark.

Mr. Weingarten stated the demolition of the building would allow new development to create a better visual entrance to the City along the south side of Franklin Street.

MOTION: Mr. Briggs moved to recommend denial of Landmark Status to the structure located at 230 West Franklin Street to the Board of Architectural Review. Mr. Kindler seconded the motion. The motion was approved 5-1 with Mr. Hansford voting no.

MOTION: Mr. Oliver moved to recommend that should landmark designation be rejected and the demolition application ultimately approved by Council, alternative ways of establishing the design/scale transition between the non-residential architecture and the residential architecture should be considered. Examples include the placement of an accessory structure such as a pavilion near the street corner, or a landscaping feature incorporating decorative walls and trees, etc. Mr. Weingarten seconded the motion. The motion was approved unanimously 6-0.

Hills Office Park - Record Plan

Mr. Feverston reviewed the Record Plan submitted for Hills Office Park located on the northeast corner of Bigger Road and Clio Road. The four (4) lots proposed on the 4.5382 acre site are zoned O-S, Office-Service. All thoroughfare improvements have been completed. He stated the purpose of this Record Plan is to establish lots on the site one (1) of which will be the location of Rainbow Rascals previously reviewed and approved by the Planning Commission. Access to this property will be limited along Bigger Road to a right-in/right-out only with a full movement access point along Clio Road.

Montgomery County Sanitary has requested a title block be added to the Record Plan to allow the final sign-off on the plan to assure proper extension of water and sanitary sewer line.

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

1. A covenant shall be placed on this plat, subject to approval by the City Attorney, that limits vehicular access to a single location from Lot 4 on Bigger Road, and a single location from Lot 1 to Clio Road and prohibit direct vehicular access from Lot 2 or 3 unless specifically modified by the City of Centerville. The location of each access point shall be subject to approval by the City Engineer.
2. An access easement shall be established through the property providing vehicular access from Bigger and Clio Roads to all lots. The private drive constructed in this easement shall be at a minimum, a two-way hard surface drive. Completion of this drive shall be required when Lot 3 is developed. The final design and engineering shall be subject to approval by the City Engineer.

3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
4. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

Mr. Glenn Brehm, Hills Development Group, was present for the review of the Record Plan and stated he had no objection to the conditions for approval as recommended by staff.

Mr. Pluckebaum asked if Lot 3 would provide adequate space for a building to be constructed without variances since this lot will contain the retention and easement areas.

Mr. Brehm stated those conditions have been considered and Lot 3 will be a buildable lot.

MOTION: Mr. Oliver moved to recommend approval of the Record Plan for Hills Office Park to Council subject to the following conditions:

1. A covenant shall be placed on this plat, subject to approval by the City Attorney, that limits vehicular access to a single location from Lot 4 on Bigger Road, and a single location from Lot 1 to Cloy Road and prohibit direct vehicular access from Lot 2 or 3 unless specifically modified by the City of Centerville. The location of each access point shall be subject to approval by the City Engineer.
2. An access easement shall be established through the property providing vehicular access from Bigger and Cloy Roads to all lots. The private drive constructed in this easement shall be at a minimum, a two-way hard surface drive. Completion of this drive shall be required when Lot 3 is developed. The final design and engineering shall be subject to approval by the City Engineer.
3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
4. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

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

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be "J. B. Oliver", is written over the text of the meeting adjournment.