

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, March 9, 1999**

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

Attendance: Mr. James Durham, Chairman; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Mr. Rand Oliver; Mr. Jack Kostak; Mr. Richard Tompkins. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer; Mr. Robert N. Farquhar, City Attorney.

Approval of minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission minutes of February 23, 1999, with the following change:

On Page 6, last full paragraph, the first sentence shall read " The members of Planning Commission agreed long streets should not be constructed with narrow lots."

Mr. Hansford seconded the motion. The motion was approved 5-0-2 with Mr. Kostak and Mr. Tompkins abstaining.

COMMUNICATIONS

Mr. Feverston reported that the Miami Valley Sports Foundation/Kyle Kramer Sports has applied for a building permit for the first phase of the improvement to the K-Mart building on South Main Street. Other improvements will be made in two additional phases when tenant spaces are leased.

Mr. Feverston stated that a City initiated rezoning has been set for Public Hearing before the Planning Commission on March 30, 1999. The property is located on the north side of Clio Road, east of Centerville Business Parkway and west of Bigger Road.

UNEFINISHED BUSINESS

Lamon, Thomas II - Variance/Planning Commission Special Approval

Mr. Feverston reviewed the Variance application submitted by Thomas Lamon II requesting front yard parking at 121 South Main Street in the Architectural Preservation District (APD). To satisfy the parking requirement, the applicant intends to use the 2 existing driveway spaces as well as provide 5 additional spaces in the front yard. The APD Ordinance does not permit front or side yard parking. The stormwater detention basin is to be located to the east of the front yard parking area. An low evergreen hedge is proposed to screen the parking area from South Main Street. A new access will be created along Westerly Lane in addition to the existing driveway. Given the dimensions of the rear yard and the proximity of the building on the lot, it is impossible to construct parking in the rear yard without seeking a variance of some sort which would have potentially a more negative impact to the residences to the west.

Staff recommended approval of the Variance application subject to the following condition:

1. The proposed parking lot shall be screened from South Main Street to a height of three (3) feet using a combination of landscaping and mounding subject to approval by the Planning Department.

In reference to the Special Approval application, staff recommended approval subject to the following conditions:

1. The Planning Commission must approve a variance to permit front yard parking.
2. A final grading and stormwater drainage plan shall be approved by the City Engineering Department in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
3. A detailed screening plan for the parking lot and the west property line shall be subject to approval by the Planning Department.
4. 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 asked how many existing trees would have to be removed.

Mr. Feverston advised that several of the pine trees will have to be removed, however, the large deciduous tree that serves as a canopy tree will be preserved.

Mr. Richard Carr, attorney representing the applicant, explained that the applicant has worked with staff to develop a workable plan and will work to provide a variation in the screening and structural elements between the front yard parking area and South Main Street. He stated that the applicant agrees with the readjustment of the detention basin to the south in order to save the large deciduous tree in that location, as well as the recommended conditions reviewed by staff. Mr. Carr advised that an agreement had been worked out between the applicant and the Walden Place Homeowners' Association regarding a maintenance agreement. That agreement provides for private tow zone signs to be placed so parking will not occur other than at the facility.

Mr. Ken Klipfer, attorney representing the Walden Place Homeowners' Association, stated his clients were opposed to creating a business use in front of a residential use. They are opposed to the continuation of the APD area being commercialized with parking in front or in back of the buildings. He stated the site plan being discussed shows no new entrance into Westerly Lane, although one (1) will be necessary for the front yard parking area. An additional entrance

will be created onto a 20 foot wide private lane and serious problems will occur. He stated they have not seen any landscape plan and how it will be designed along the rear property line. They have not seen the plan showing the relocation of the detention basin. Mr. Klipfer asked how a plan can be approved when it does not seem to exist.

Mr. Feverston located on the entrance areas to the property on the site plan. He identified the screening included on the proposed plan between the parking area and South Main Street to be a variation of shrubs, trees and ornamental iron fencing.

Mr. Hoffman has reviewed the relocation of the detention basin to the south and stated it was acceptable. He indicated staff will make every effort to save as many of the trees on the property as possible.

Mr. Durham asked that the landscape plan be submitted to the Planning Commission for review and approval should the Variance be approved. Further, he asked should additional front yard parking be sought in the future, a new application be submitted for consideration by the Planning Commission.

Mr. Carr concurred that a more detailed site plan should be submitted for review and requested that the Special Approval application remain on the table.

MOTION: Mr. Hansford moved to remove the Variance application submitted by Thomas Lamson II for property located at 121 South Main Street from the table. Mr. Kostak seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Hansford moved to approve the Variance application submitted by Thomas Lamson II to permit front yard parking at 121 South Main Street subject to the following conditions:

1. The proposed parking lot shall be screened from South Main Street to a height of three (3) feet using a combination of landscaping, mounding and structural elements subject to approval by the Planning Department;
2. If additional parking is proposed in the future, a new Variance application must be filed with the City for consideration by the Planning Commission.

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

#### Forest Walk, Sec. 1 - Record Plan

MOTION: Mr. Hansford moved to remove Forest Walk, Sec. 1, Record Plan from the table. Mr. Kostak seconded the motion. The motion was approved unanimously 6-0.

Mr. Feverston reviewed the Record Plan for Forest Walk, Sec. 1, located along the east side of Clyo Road north of Black Oak Drive, property commonly known as the Weller Farm. Twenty-one (21) lots are proposed on the 10.563 acre parcel appropriately zoned R-1c, single-family residential. To satisfy the parkland dedication requirement, 0.651 acres will be added to

existing Forest Walk Park. This revised plan now includes parkland dedication and reserve areas to maintain the proper density standards which was not the case in the original submittal. Drainage issues have been reviewed and accepted by the City Engineer.

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

1. The final design of the left turn lane shall be subject to approval by the City Engineer.
2. Side and rear yard building setbacks shall be according to the Residential Cluster Development Plan approved by the Planning Commission.
3. A final grading and stormwater drainage plan shall be subject to approval by the City Engineer.
4. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater retention basin.
5. The treatment of the edge along the retention pond shall be subject to approval by the Planning Commission.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
7. 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.
8. In lieu of completion of the required improvements prior to the recording of this 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.
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 or Ordinances.

Mr. Charles Simms, developer, stated that all staff recommendations, as reviewed, were acceptable.

MOTION: Mr. Hansford moved to recommend approval of the Record Plan for Forest Walk, Sec. 1, to Council, subject to the following conditions:

1. The final design of the left turn lane shall be subject to approval by the City Engineer.
2. Side and rear yard building setbacks shall be according to the Residential Cluster Development Plan approved by the Planning Commission.
3. A final grading and stormwater drainage plan shall be subject to approval by the City Engineer.
4. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater retention basin.
5. The treatment of the edge along the retention pond shall be subject to approval by the Planning Commission.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
7. 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.
8. In lieu of completion of the required improvements prior to the recording of this 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.
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 or Ordinances.

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

#### NEW BUSINESS

##### Evergreen Veterinary Hospital - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for the Evergreen Veterinary Hospital to be located at 6600 Centerville Business Parkway across from United Health Care. The request is to construct a 2,7000 sq. ft. veterinary hospital on the 1.164 acre parcel which is the last to be developed in the industrial park, and one of the most densely wooded. The zoning is Industrial Planned Development, I-PD, and permits the proposed use. The 20 parking spaces proposed for Phase 1 satisfies the requirement of 15 spaces.

The proposed building is a brick structure with an E.F.I.S. type product to be used on each of the gabled areas. Mr. Feverston stated one of the things that would help make the entrance more interesting would be to create a greater width column to help anchor the front entryway and front porch area. Within the Design Guide Ordinance, a maximum height of any cap material cannot be greater than the base height. The proposal exceeds that standard and needs to be eliminated from the design in some fashion.

The driveway to the facility is on the southern portion of the site and extends back to the dumpster and loading areas. Although sight distance is limited at this point, the proposed location of the driveway is the best available for development of the entire site as well as preservation of existing trees. Future expansion to the north and south of Phase 1 are anticipated by the applicant.

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

1. The future building and parking expansions are approved in concept only. The final plans shall be subject to approval by the Planning Commission.
2. A final grading and stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
3. A detailed landscape plan shall be submitted and subject to approval by the City Planning Department. The plan shall identify existing trees to be preserved and a grading limit shall be established at the drip line of those trees.
4. 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.
5. A detailed lighting plan shall be subject to approval by the Planning Department.
6. The dumpster screening shall be subject to approval by the City Planning Department.
7. The front entrance of the proposed building shall be modified subject to approval by the City Planning Department. Specifically, the columns shall be thickened and a base, cap and cornice added.
8. The use of E.F.I.S. shall be limited to the building cap, the height of which shall not exceed the height of the base. The entire wall area on all sides, including the areas under the gables, shall be brick.

9. The building base shall contain at least three (3) of the following design changes that distinguish it from the body: a change in color, material, pattern, profile or texture, subject to approval by the City Planning Department.
10. Final building colors shall be subject to approval by the City Planning Department.
11. No sign depicted shall be approved as part of this application.

Dr. Michael Grant, applicant, was present for the review of the project. Upon question of Mr. Oliver, Dr. Grant explained that two separate entrances were proposed, one for dogs and one cats, a design consideration driven by the customer. The window space throughout the building is limited for security reasons.

Mr. Oliver stated that the main entrance should be re-designed to create a more uniform design.

Mr. Hansford expressed concern regarding the architecture any how it relates to surrounding buildings. Discussion followed by the Planning Commission members relative to the pitch of the roof as it compares to other projects within the project and the limited amount of windows. They suggested the pitch be increased and more glass block windows be added to break up the mass of the building.

Dr. Grant advised that he would submit more detailed architectural plans for the project as this was prepared to get the application to the Planning Commission in a timely fashion.

MOTION: Mr. Hansford moved to approve the Planning Commission Special Approval application submitted for Evergreen Veterinary Hospital, 6600 Centerville Business Parkway, subject to the following conditions:

1. The future building and parking expansions are approved in concept only. The final plans shall be subject to approval by the Planning Commission.
2. A final grading and stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
3. A detailed landscape plan shall be submitted and subject to approval by the City Planning Department. The plan shall identify existing trees to be preserved and a grading limit shall be established at the drip line of those trees.
4. 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.
5. A detailed lighting plan shall be subject to approval by the Planning Department.

6. The dumpster screening shall be subject to approval by the City Planning Department.
7. No sign depicted shall be approved as part of this application.
8. The final architectural design shall be approved by the Planning Commission.

Mr. Oliver 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. S. Oliver", written in a cursive style.