

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, May 11, 1999

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

Attendance: Mr. James Durham, Chairman; Mr. Jack Kostak; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Ms. Cheri Williams; Mr. Richard Tompkins (where noted). Absent: Mr. Rand Oliver. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

MOTION: Mr. Pluckebaum moved to excuse Mr. Oliver from the meeting as he gave prior notice to Planning staff. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Hansford moved to approve the Planning Commission minutes of April 13, 1999, as written. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Hansford moved to approve the Planning Commission Work Session minutes of May 4, 1999, changing the title heading from "Regular Meeting" to "Work Session". Mr. Kostak seconded the motion. The motion was approved 3-0-2 with Mr. Durham and Mr. Pluckebaum abstaining.

Mr. Tompkins arrived at this time.

COMMUNICATIONS

Mr. Feverston stated that both Best Friends Pet Resorts and Salon, and Goddard School had withdrawn their applications for Variance and Planning Commission Special Approval.

Mr. Feverston informed Planning Commission that he had been in contact with the representative for McDonald's Restaurant and they are still working on a revised sign proposal.

NEW BUSINESS

The Castle - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted by Anthony Staub for The Castle located at 133 North Main Street in the Architectural Preservation District (APD). The request is to construct a 1,581 square foot building addition to the existing structure. The applicant has proposed 37 parking spaces which satisfies the parking requirement. The addition will be a two-story structure with a hip roof and wood siding on the exterior. A set of central double doors will be located facing the existing handicapped ramp. A two-level deck is also proposed on the north side of the addition to externally connect it to the existing building.

The Board of Architectural Review has reviewed this project and recommends approval subject to the following conditions:

1. The wood siding on the addition shall be extended down so as to be flush with the top of the ramp and the platform of the lower deck.
2. The window muttons shall be redesigned to be consistent with the vertical nature of the windows, subject to approval by the Planning Department.
3. A window shall be added to the top middle of the west elevation to complete the wall opening pattern. The window shall match the other windows on the west elevation.
4. The materials and colors of the entire building shall be compatible and create a unified appearance, subject to approval by the Planning Department.
5. All vents and other roof-mounted equipment shall be painted to blend in with the roof.

Staff recommended the following be added as a condition of approval:

6. The curbs shall be cut and the surfaces leveled where the handicapped parking spaces are proposed.

Mr. Rick Holmes, architect for the project, stated the conditions recommended for approval had been reviewed and were acceptable.

MOTION: Mr. Kostak moved to approve the Special Approval application for The Castle, 133 North Main Street, subject to the following conditions:

1. The wood siding on the addition shall be extended down so as to be flush with the top of the ramp and the platform of the lower deck.
2. The window muttons shall be redesigned to be consistent with the vertical nature of the windows, subject to approval by the Planning Department.
3. A window shall be added to the top middle of the west elevation to complete the wall opening pattern. The window shall match the other windows on the west elevation.
4. The materials and colors of the entire building shall be compatible and create a unified appearance, subject to approval by the Planning Department.
5. All vents and other roof-mounted equipment shall be painted to blend in with the roof.
6. The curbs shall be cut and the surfaces leveled where the handicapped parking spaces are proposed.

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

Voss Dodge - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Voss Dodge, 90 Loop Road, requesting approval to construct a 3,168 square foot building addition to the existing building. The proposed addition would serve as a customer write-up area for the service department. The zoning on the property is Business Planned Development, B-PD.

As staff was reviewing the application, it was determined that the site plan does not accurately depict the footprint of the building and several parking spaces will have to be removed as a result of the new construction.

Staff recommended the Special Approval application be tabled until a revised site plan is submitted showing an accurate footprint of the building, the parking spaces, and the traffic circulation on the site.

MOTION: Mr. Pluckebaum moved to table the Special Approval application for Voss Dodge, 90 Loop Road, until a revised site plan is submitted. Mr. Tompkins seconded the motion. The motion was approved unanimously 6-0.

The Franciscan at St. Leonard, Phase 1 - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application for The Franciscan at St. Leonard, Phase 1, located along Clyo Road north of Washington Creek Drive. The zoning on the 14 acre site is Residential Planned Development, R-PD, on which the request for Phase One is to construct 25 single-family garden homes and 22 duplex cottage units. Road improvements along Clyo Road are required as a part of Phase One, as well as parkland dedication.

Phase 1 will extend a spine road up to St. Francis Court and nestle the cottages against the wooded area along the stream valley on the site with duplexes to be constructed abutting the green space.

City Council has reviewed the building elevations and materials for this phase and approved brick to be used on all sides with dryvit and siding materials to be used as companion building materials. Mr. Feverston explained that Council had to approve the building elevations as a condition of the Major Use Special Approval application.

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

1. The first access drive onto St. Francis Drive shall be located a minimum of 145 feet from the centerline of Clyo Road.
2. All driveways accessing St. Francis Drive shall be separated a minimum of 120 feet from centerline to centerline and driveways on opposite sides of the street shall align directly across from each other.

3. The pedestrian path along St. Francis Drive shall be extended north to connect to the pedestrian path at Moundview Court.
4. A pedestrian path shall be constructed at the end of Drive "B" to connect with the pathways in the wooded area.
5. The property owner shall dedicate .35 acres of parkland per the requirements of Ordinance 15-86, the Parkland Dedication Ordinance.
6. A final grading and stormwater drainage plans shall be subject to approval by the Engineering Department.
7. An exterior lighting plan shall be submitted and subject to the approval of the City Planner.

Mr. Gary Scanlon, the Miller-Valentine Group representing St. Leonards, stated that the conditions for approval as recommended by staff were acceptable. He stated that the density proposed is 4 dwelling units per acre which is less than proposed on the approved Major Use Special Approval. The building elevations were revised as a result of comments from the Planning Commission concerning the units recently constructed along Clio Road.

When asked about the type of street construction, Mr. Jeff VanAtta, project engineer, stated that the streets will be a inverted crown construction with no curb, and sidewalks installed on the east side.

Mr. Hansford expressed his desire for the future phases of the project to include a loop street back to St. Francis Drive to provide better traffic circulation for those residents as well as emergency personnel.

MOTION: Mr. Kostak moved to approve the Special Approval application submitted for The Franciscan at St. Leonard, Phase 1, subject to the following conditions:

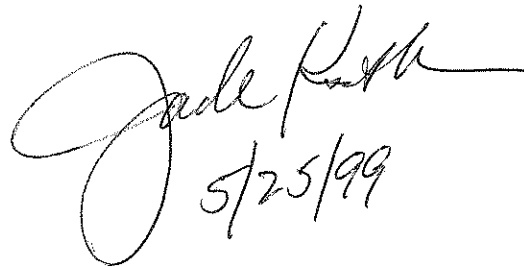
1. The first access drive onto St. Francis Drive shall be located a minimum of 145 feet from the centerline of Clio Road.
2. All driveways accessing St. Francis Drive shall be separated a minimum of 120 feet from centerline to centerline and driveways on opposite sides of the street shall align directly across from each other.
3. The pedestrian path along St. Francis Drive shall be extended north to connect to the pedestrian path at Moundview Court.
4. A pedestrian path shall be constructed at the end of Drive "B" to connect with the pathways in the wooded area.
5. The property owner shall dedicate .35 acres of parkland per the requirements of Ordinance 15-86, the Parkland Dedication Ordinance.

6. A final grading and stormwater drainage plans shall be subject to approval by the Engineering Department.
7. An exterior lighting plan shall be submitted and subject to the approval of the City Planner.

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

A work session was scheduled for Tuesday, May 25, 1999, at 7:00 P.M., to discuss the area to be developed in Yankee Trace, west of Yankee Street.

There being no further business, the meeting was adjourned.


5/25/99