

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, June 29, 1999

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

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

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

Approval of minutes:

MOTION: Mr. Kostak moved to approve the Planning Commission Work Session minutes of June 8, 1999, as written. Ms. Williams seconded the motion. The motion was approved 2-0-3 with Mr. Durham, Mr. Hansford and Mr. Tompkins abstaining.

MOTION: Ms. Williams moved to approve the Planning Commission Regular Meeting minutes of June 8, 1999, as written. Mr. Kostak seconded the motion. The motion was approved 2-0-3 with Mr. Durham, Mr. Hansford and Mr. Tompkins abstaining.

COMMUNICATIONS

Mr. Feverston stated the Bill Knapp's Restaurant has been purchased and will be utilized as a dental office. The new owner will remove some of the existing asphalt parking area and replace it with landscaping in a first phase of improvements to the building. A second phase is being considered in the future to construct a 4,500 square foot addition to the east elevation.

UNFINISHED BUSINESS

Voss Dodge - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Voss Dodge located at 90 Loop Road. The zoning on the property is Business Planned Development, B-PD. The proposal is to construct a 3,168 foot building addition to provide a customer write-up area to help shield the customer from the weather when obtaining service for their vehicles. This addition will be located on the west side of the existing building.

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

1. The drive aisle west of the building addition shall be redesigned and re-stripped to create a longer taper (approximately 50 feet) subject to approval by the City Engineering Department.

2. A raised curb shall be constructed along the west side of the building addition spaced 5 feet away from the building wall subject to approval by the City Engineering Department.
3. The final grading and stormwater drainage plan shall be approved by the City Engineering Department.
4. The Planning Commission shall approve the design of the proposed building addition to assure the materials, shape and architecture create a unified design on the premises and are visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the flat roof and the use of concrete block, glass block and E.I.F.S., as an exterior siding material.

Mr. Oliver arrived at this time.

Mr. Rick Beatty, representing Voss Dodge, stated that the existing dealership does not have a indoor customer write-up area and the addition is being proposed to provide convenience to their customers. He stated that the conditions reviewed by staff were acceptable.

When questioned by Mr. Hansford, Mr. Feverston stated the building is constructed with concrete block.

Mr. Hansford was concerned with the existing striping located in the parking area proposed to be the drive aisle.

Mr. Beatty stated the asphalt will be removed from that area to redirect the drainage on the site, therefore, the asphalt will require new striping rather than simply painting out the original striping lines.

MOTION: Mr. Kostak moved to approve the Special Approval application submitted for Voss Dodge, 90 Loop Road, subject to the following conditions:

1. The drive aisle west of the building addition shall be redesigned and re-striped to create a longer taper (approximately 50 feet) subject to approval by the City Engineering Department.
2. A raised curb shall be constructed along the west side of the building addition spaced 5 feet away from the building wall subject to approval by the City Engineering Department.
3. The final grading and stormwater drainage plan shall be approved by the City Engineering Department.

Further, the Planning Commission approves the flat roof and the use of concrete block, glass block and E.I.F.S., as an exterior siding material. Mr. Tompkins seconded the motion. The motion was approved 5-0.

NEW BUSINESS

Yankee Trace, Section 20 - Record Plan

Mr. Feverston reviewed the Record Plan submitted for Yankee Trace, Section 20, located as an extension of Yankee Trace Drive east of the #4 Fairway and south of section 17. Thirty-one (31) lots are proposed on the 13.318 acre parcel zoned R-1c, Single-Family Residential. Two (2) cul-de-sac streets will locate from Yankee Trace Drive as part of this section. The ten (10) feet of building separation plus a drainage easement between Lots 373 and 374 will provide a view to Fairway #4. Construction of an "eyebrow" street will leave only Lot 369 with direct access from Yankee Trace Drive.

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

1. In lieu of completion of the required improvements prior to the recording of the 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.
2. The record plan shall be modified to prohibit direct access to Yankee Trace Drive.

Mr. Jim Kiefer, Great Traditions, was present for the review of the plan.

When asked by Mr. Hansford if Lot 369 was a buildable lot, Mr. Kiefer responded the lot appears more narrow because of its depth and will have ample building area.

Mr. Tompkins asked when Yankee Trace Drive will be completed to extend from Yankee Street to Social Row Road.

Mr. Kiefer stated although he did not know specifically, there being only a small distance between sections, it should be in the near future.

MOTION: Ms. Williams moved to recommend to Council approval of the Record Plan for Yankee Trace, Section 20, subject to the following conditions:

1. In lieu of completion of the required improvements prior to the recording of the 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.
2. The record plan shall be modified to prohibit Lot 369 direct access to Yankee Trace Drive.

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

OTHER BUSINESS

Mr. Feverston stated the owners of the Cottage on Main, 50 South Main Street, are considering the purchase and relocation of their business to 60 South Main Street, which is the house directly south of their existing business.

Mr. Shrimplin explained that the existing barn on the property would also be used for retail space. A minimum requirement of 15 parking spaces would be needed based on the entire amount of retail space on the site. There is also a possibility a future building addition on the south elevation would be constructed to the existing structure. The owners have an agreement to purchase a portion of the lot adjoining 60 South Main Street along the south property line to provide parking area. The existing driveway would be removed and a new curb cut would be created further to south and align with the access to Independence Square on the opposite side of the Main Street. The parking area will be removed as well, and replaced with landscaping and herb garden. A new parking area will be created on the east and south sides of the newly created lot. Two (2) variances would be required for this proposal--the first, for side yard parking; and the second, for parking and paving setback requirements.

The owners are requesting input from the Planning Commission concerning this potential parking area layout.

Mr. Durham asked how the building additional would appear and what review procedures would be followed.

Mr. Shrimplin stated the architectural design would be submitted to the BAR for their review. The addition has not been designed and staff has no idea what would be proposed at that time.

Mr. Feverston stated the architectural design would have to emulate the existing building.

Mr. Durham stated it was his feeling the owners are creating their own hardship by not purchasing enough land to provide parking in the rear yard as required in the APD.

Mr. Shrimplin stated the remainder of the southern lot has an existing garage structure which the property owner at the corner of South Main Street and Martha Avenue wishes to retain for his home on Martha Avenue.

Mr. Oliver stated he did not think it was appropriate to create a parking area widely visible from Main Street because the business owner wanted to have an herb garden where a parking area could be located. He felt the herb garden should be placed in the side yard rather than the parking area.

The majority of the members of Planning Commission felt the side yard parking was not appropriate in the Architectural Preservation District (APD); however, the variance to reduce the parking and paving setback requirement would be considered by the Commission. They concurred that there are other solutions to provide the required parking without a side yard parking variance.

There being no further business, the meeting was adjourned.

